

FOR SALE

INVESTMENT PROPERTY

746 MAIN STREET, BETHLEHEM, PA



OFFERING MEMORANDUM



LIST PRICE: \$559,000

PRESENTED BY:

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Each Office Independently Owned and Operated

746 MAIN STREET, BETHLEHEM, PA

EXECUTIVE SUMMARY



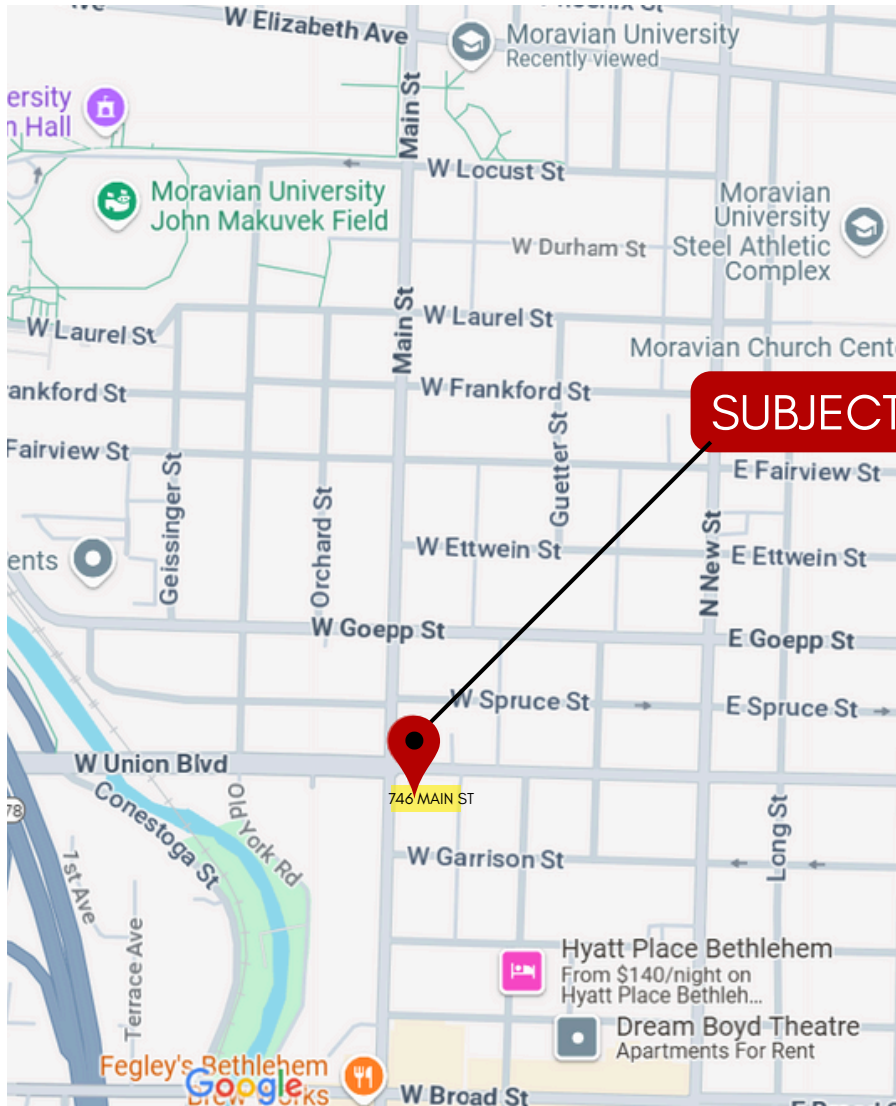
PROPERTY OVERVIEW

Multi-tenant investment property on north side of Bethlehem containing a total of 3251 gross square feet, at the corner of Main Street and Union Boulevard. Building contains one (1) retail tenant and two (2) residential rental units. Additional income possible from two bay garage. Building overall is in good condition and offers attractive cap rate in a desirable Bethlehem location. Easily walkable location to Main Street shopping and Moravian College.



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LOCATION MAP



SUBJECT PROPERTY



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