

FOR SALE

**1619 W. HAMILTON STREET**

Allentown, PA 18102



**PRICE REDUCED \$725,000**



*For more information please contact:*

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Director

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**CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC**

4423 North Front Street

Harrisburg, PA 17110 | USA

+1 717 231 7290

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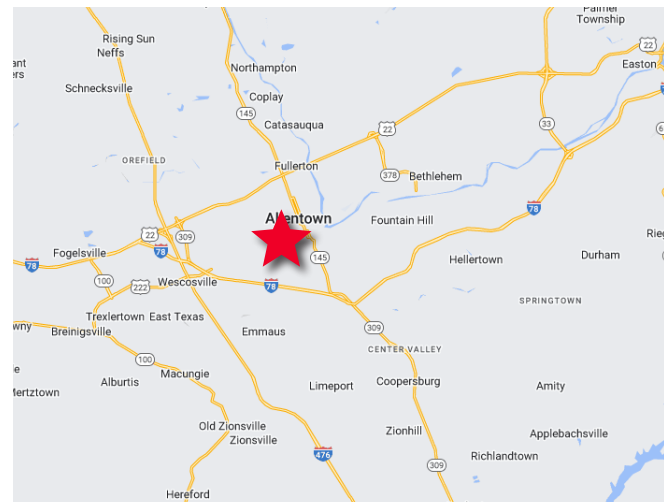
## 6,322 SF | 2 STORY OFFICE BUILDING

Charming two-story office building currently being utilized as a funeral home. The building is 6,322 SF with 20 parking spaces and a two-car garage. This property is situated on 0.42 acres and zoned R-H (High Density Residential). This property lends itself well to professional office users looking for visibility on highly travelled Hamilton Street. This property lends itself well to an office suite on the first floor with 2-3 apartments on the 2nd and 3rd floor, as this property was once utilized.

The Lehigh/Northampton Submarket consists of retail/commercial, medical office and residential uses. The property is adjacent to St. Luke's Allentown Campus, the Scottish Rite Cathedral, the Community Music School and the Masonic Temple. The property is located in close proximity to Route 22, I-78 and I-476.

### PROPERTY DETAILS

ADDRESS	1619 W. Hamilton Street Allentown, PA 18102
COUNTY	Lehigh County
MUNICIPALITY	Allentown
TOTAL BUILDING SF	6,322 SF
ACRES	0.42 acres
STORIES	2 stories
BUILT	1920
ELEVATOR	Yes
SPRINKLERS	No
LIGHTING	Fluorescent
CEILING	8'-10' ceiling height
ZONING	R-H — High Density Residential
CONSTRUCTION	Stucco
PARKING	2 car garage + 20 spaces in parking lot



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## PROPERTY PHOTOS



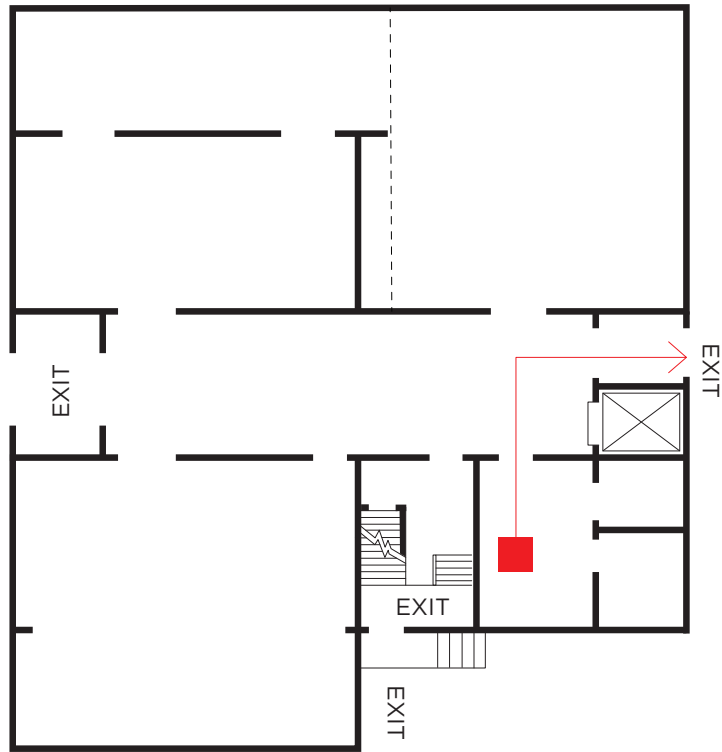
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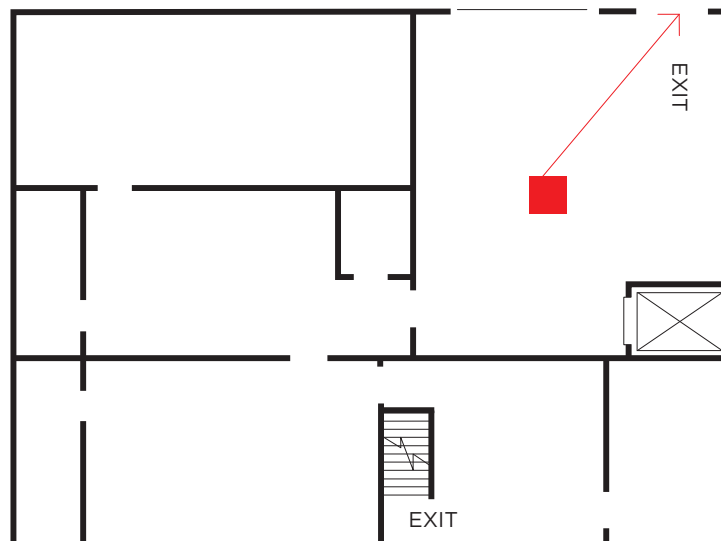


## FLOOR PLANS

First Floor



Second Floor

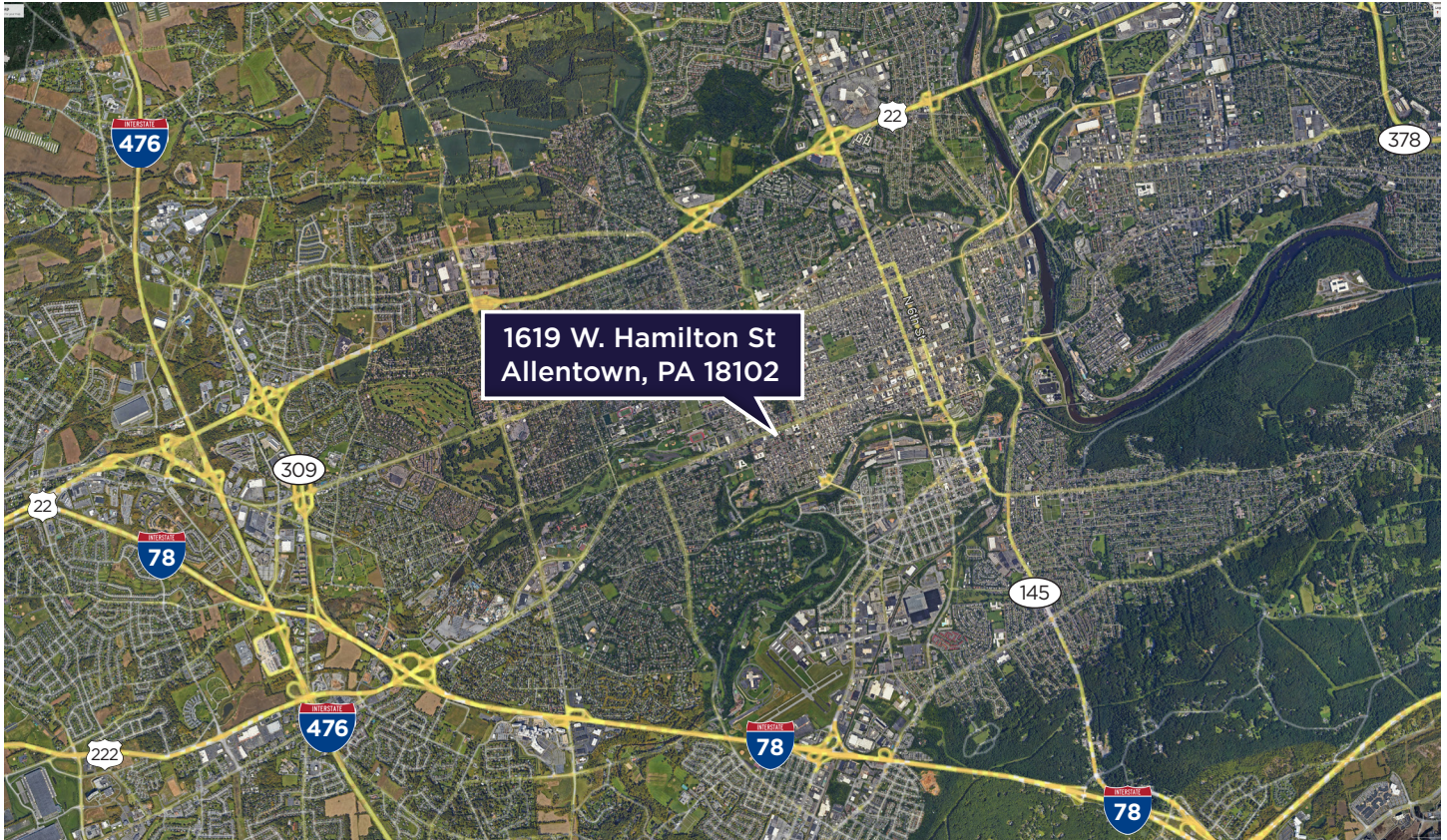


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## AERIAL MAP



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