

Cross Property Client Full

1501 W Chew Street, Allentown City PA, 18102-3665

LP: \$588,900

MLS#: **760090** Status: **Available**

Area: **16 - Allentown-West**

SubDiv: **Not in Development**

A collage of five images showing a three-story brick townhouse. The top-left image shows the exterior with a bay window. The top-right image shows a modern kitchen with white cabinets and a stainless steel refrigerator. The middle-right image shows a living room with a black sofa, a dining table, and a kitchen area. The bottom-right image shows a basement rec room with a sofa, a television, and a ping pong table. The bottom-left image shows the entrance with a green door and a white porch railing.

Change Info:

Remarks

Immediate income with upside: this cashflowing, fully rented 9-unit mixed-use brick property is offered with a clear Certificate of Occupancy from the City—no work required. Situated on a visible corner in the desirable West End, this turn-key investment features a balanced mix of residential, commercial, and garage income streams. The property includes (2) true two-bedroom apartments, (1) studio/one-bedroom apartment, a long-term updated nail salon tenant, and (5) single-bay garages. Current Gross Income is \$57,660 with Operating Expenses of only \$9,901, producing an Actual Net Operating Income of \$47,759 @ full occ, self-managed. Projected Gross climbs to \$67,560. Residential units feature hardwood floors and solid layouts, while the commercial space is updated, attractive, and leased to a reliable long-term tenant. Additional upside potential exists by converting the large basement workroom into tenant storage and coin-operated laundry, further increasing revenue. With durable brick construction, efficient expense structure, diversified income from apartments, commercial, and garages, and compliance already cleared with the city, this property offers investors immediate cash flow, minimal risk, and long-term appreciation. A rare opportunity to acquire a stabilized, high-performing West End Allentown investment with upside built in.

General Information

Prop Type: **Investment Property** Sub Prop: **Apartment Style, Mixed Use, Row/Townhouse**
 Beds: **5** Baths: **4 (4 0)** Appr SF: **2,375** SF Src: **Tax Records**
 Yr Built: **1910** Lot Acres: **0.05** Lot SF: **2,160** Lot Src: **Tax Records**
 Price/SF: **\$247.96** AdltCmm55&Ovr: **No** School D: **Allentown**
 Cross St: **15h St.**
 Spc Cond: **Not Applicable**
 Directions: **Route 22 to 15th street. take south to Chew street--on the corner of 15th and chew**

Listing Information

#Stories: **3** Use Code: **Brick**
Prk Spc: **6 on street** Parking: **1591-720**
Garage: **Parking Garage 5 garages**
Lot Dims: **100' x 100'** Construct: **Brick**
Zn Cde: **R-MH** Dd/Dc ID: **1591-720**
Features: **Fire Escape**

Unit Information

<u>Unit</u>	<u>Bds</u>	<u>Bths</u>	<u>SF</u>	<u>Rms</u>	<u>Rent</u>	<u>Occ</u>	<u>Description</u>
1	2	1		5	\$1,415	Yes	Occupied
Oven/Range, Refrigerator							
2	2	1		5	\$1,240	Yes	Occupied
Oven/Range, Refrigerator							
3	1	1		4	\$900	Yes	Occupied
Oven/Range, Refrigerator							
4	0	1		2	\$750	Yes	Commercial hair salon
5				1	\$100	Yes	Single Bay Garage
6				1	\$100	Yes	Single Bay Garage
7				1	\$100	Yes	Single Bay Garage
8				1	\$100	Yes	Single Bay Garage
9				1	\$100	Yes	Single Bay Garage
Unit Totals				Efficiency:		Total Units:	
1 Beds:				1			
2 Beds:				2			

Utility Information

Heat Typ: **Baseboard**
Water: **Public**

Cool: **Window ACs**
Sewer: **Public**

Financial Information

Cnty Taxes:	\$501.00	Mun Taxes:	\$731.00	Sch Taxes:	\$3,002.00	Ttl Taxes:	\$4,235.00
Manage:		Maintenance:	\$1,100	Cnty Asmt:	\$132,600.00	Taxes:	
Trash Rem:				Lawn/Snow:		Oth Exp:	\$500
Electric:	\$480			Heat:			
Water/Sewer:	\$1,100						
Insurance:	\$2,486						
Gas:							
Gross Inc:	\$57,660 All details provided by owner.						

Net Inc: **\$47,759 At Full OCC, self managed**
Operate Exp: **\$9,901 Estimated.**

Information is reliable but not guaranteed.