

SALE

Multi-Family - 23 Units + Restaurant/Bar

Lehigh Valley, PA

PRESENTED BY:

GREGG MARZANO

O: 484.245.1018

gregg.marzano@svn.com

PA #RS297418

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,750,000
NUMBER OF UNITS:	23
LOT SIZE:	0.74 Acres
BUILDING SIZE:	26,079 SF

PROPERTY DESCRIPTION

Excellent investment opportunity in one of the fastest growing markets in the country. Enjoy steady income from 23 lodging units including 11 1 & 2-bedroom apartments and 12 studio/hotel-style rooms. Grow recently opened restaurant and bar revenues or lease the restaurant and bar to third party. Trailing 12-month food and beverage revenue approximately \$1,200,000. Apts. & hotel rooms total \$26,065 in monthly gross rent.

PROPERTY HIGHLIGHTS

- Bar & Restaurant with hotel liquor license and PA Skill Games License
- Banquet rooms with private bar and entrance - 2 rooms seating 150 & 50 guests.
- Recent upgrades to restaurant kitchen and full banquet kitchen in lower level
- Outdoor dining with LL variance
- 5 one & 6 two-bedroom apartments (\$1150-\$1350 rents)
- 12 Short-term rentals with private bath (\$925 - \$1050 rents)

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| Address Not Disclosed

ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	858	2,220	3,318
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME

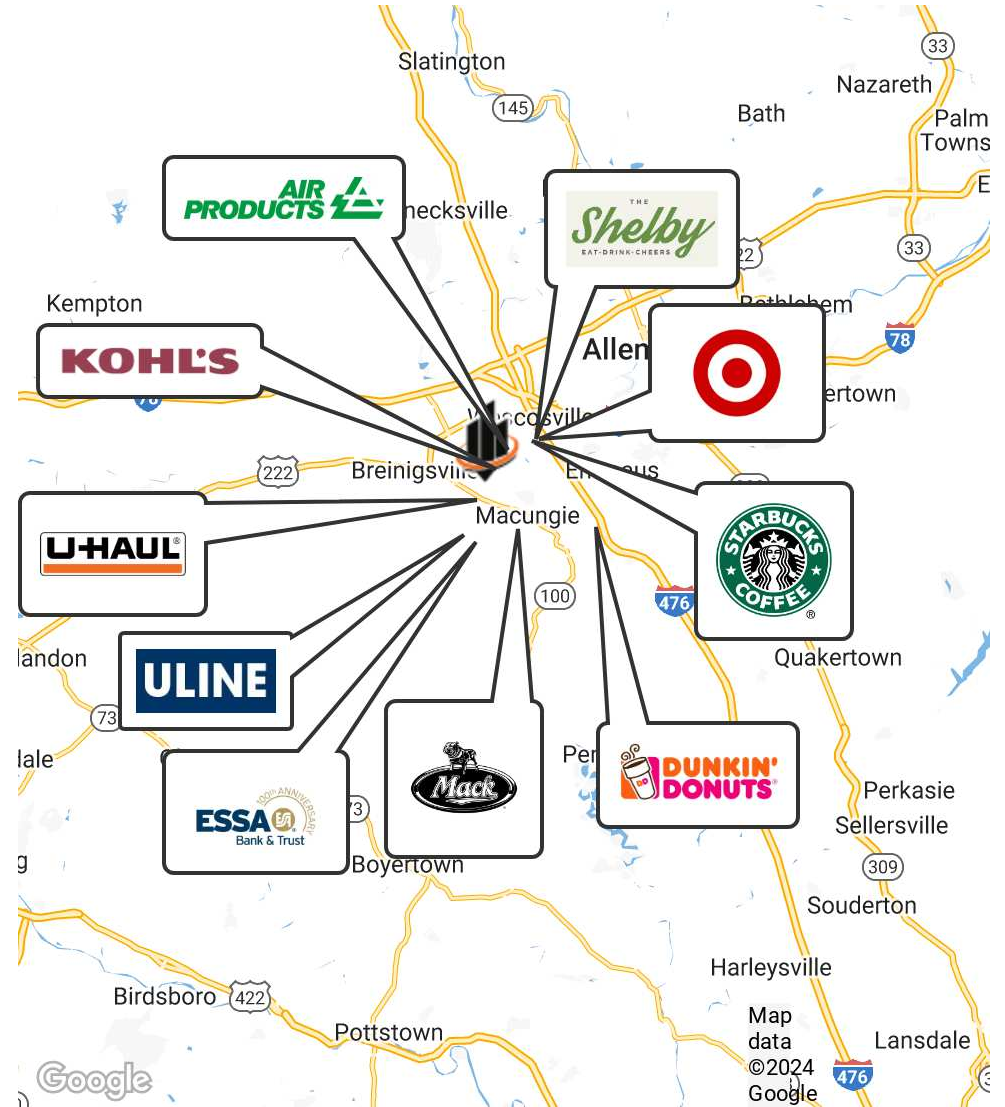
0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	321	829	1,229
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$108,174	\$108,724	\$116,922
AVERAGE HOUSE VALUE	\$281,046	\$281,964	\$296,489

TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap



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CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This Confidentiality Agreement May Be Executed and Returned via Facsimile or Email to
SVN | Imperial Realty

SUBJECT PROPERTY: Lehigh Valley Multi-Family, Restaurant and Bar

SVN | Imperial Realty has been authorized by the Owner of the Subject Property (the "Seller") to provide you with certain confidential information, which is not generally available to the public, and to assist in the marketing and sale of the above referenced real estate (the "Property").

By signing this Confidentiality Agreement, certain information and financial materials will be provided to you (the "Potential Purchaser"), solely for your use in determining whether you have an interest in acquiring the Property. Such information and materials (including, without limitation, any photocopies or duplicates made thereof) are referred to collectively in this Confidentiality Agreement ("Agreement") as the "Evaluation Materials." For the purposes of this Agreement, the word "sale" shall be deemed to mean and shall be construed as though it were the phrase "sale, purchase, lease, land lease, encumbrance, pledge or other transfer." Unless otherwise specifically directed in writing signed by Owner or SVN, all communications relating to the Evaluation Materials or the possible sale of the Property shall be directed to SVN.

By signing below, you represent and agree as follows:

1. The written materials or oral communications relating to the Property (collectively, the "Evaluation Materials") that are or may in the future be furnished to Potential Purchaser by SVN or Seller, or any agent or representative thereof, will be kept confidential as set forth herein.
2. All Evaluation Materials furnished to the Potential Purchaser by or on behalf of SVN or the Seller shall continue to be the property of the Seller. The Evaluation Materials may be used by the Potential Purchaser solely for the purpose of reviewing the Property and shall not be copied, duplicated or disclosed to anyone else without the prior written consent of Seller or SVN, other than for Potential Purchaser's internal use by its directors, officers, employees and legal counsel ("Permitted Parties") in connection with such review. Such Permitted Parties shall be informed by Potential Purchaser of the confidential nature of such information and shall be directed by Potential Purchaser to hold such information in strict confidence and otherwise comply with the terms of this Agreement. Potential Purchaser shall be responsible for breach of this Agreement with such persons. All Evaluation Materials must be returned to SVN immediately upon SVN's request thereof.
3. The Potential Purchaser acknowledges that neither SVN nor Seller, or any person acting on their respective behalf, has made any representation or warranty as to the accuracy or completeness of the Evaluation Materials or the suitability of the information contained therein for any purpose whatsoever, and any representation or warranty in connection therewith is hereby expressly disclaimed. The Evaluation Materials provided to the Potential Purchaser are subject to, among other things, correction of errors and omissions, addition or deletion of terms, conditions, change of price or terms, withdrawal from market without notice and prior sale. Potential Purchaser agrees that neither SVN, nor Seller, or any of their respective affiliates, or persons acting on their respective behalf, shall have any liability to you resulting from the delivery to, or use by, Potential Purchaser or any of the Permitted Parties, of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold SVN and Seller harmless from and against all loss, damage and expense including, but not limited to, reasonable attorneys' fees, sustained or incurred by SVN and/or Seller by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or any of the Permitted Parties.
4. Potential Purchaser is advised that SVN is acting on behalf of Seller as exclusive agent in connection with the investment in this Property. You represent (Please check one. If one is not selected, the first box shall apply):

In addition to the foregoing, you represent that you **HAVE NOT** contracted with or otherwise engaged any broker, finder, agent or representative in connection with Potential Purchaser's possible acquisition of the Property, and you agree to indemnify, defend and hold Seller and SVN harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys fees, arising out of or in connection with any claim or suit asserted or brought by any broker, finder, agent or representative for commissions, fees or other compensation to the extent such claim or suit is based in whole or in part on dealings with or through Potential Purchaser, or its directors, officers, employees, partners, agents, representatives or advisors; or

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You represent that you **HAVE** contracted with or otherwise engaged a broker, finder, agent or representative ("Potential Purchaser's Agent") whose name is _____ and email address is _____, in connection with Potential Purchaser's possible acquisition of the Property, Potential Purchaser hereby agrees that any fees earned by or owed to Potential Purchaser's Agent in connection with this transaction will be paid by the undersigned Potential Purchaser, unless otherwise agreed to in writing by SVN, Potential Purchaser, and Potential Purchaser's Agent. Potential Purchaser hereby agrees to indemnify, defend and hold Seller and SVN harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys fees, arising out of or in connection with any claim or suit asserted or brought by any broker, finder, agent or representative for commissions, fees or other compensation to the extent such claim or suit is based in whole or in part on dealings with or through Principal, or its directors, officers, employees, partners, agents, representatives or advisors.

5. Potential Purchaser acknowledges that you are not engaged by Seller in any other manner or in any capacity. Seller reserves the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement for the sale of the Property without prior notice to Potential Purchaser. While Seller and/or SVN may discuss the purchase and sale of the Property with Potential Purchaser, either Seller or SVN, in our sole and absolute discretion, may terminate discussions at any time and for any reason. Potential Purchaser acknowledges Seller has no obligation to discuss or agree to the sale of any of the Property. The discussions may be lengthy and complex. Notwithstanding that the parties may reach one or more oral understandings or agreements on one or more issues under discussion, neither party shall be bound by an oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, whether express or implied, shall arise or exist in favor of or be binding upon either Seller or Principal except to the extent expressly set forth in a separate written agreement signed by both parties and delivered to you.

6. Seller reserves the right to terminate, at any time, further involvement to the investigation and proposal process by any party and to modify data and other procedures without disclosing any reason thereof. Seller reserves the right to take any action, whether in or out of the ordinary course of business, which it deems necessary or prudent in connection with the Property. The terms of this Agreement will apply to you and any related entities.

7. The prohibition against disclosure of the Evaluation Materials shall survive the return of the Evaluation Materials to Seller or SVN and the cessation of discussions regarding the Property, either indefinitely, or, at a minimum, for a period of one year following the later of such return or cessation.

8. This Agreement shall be governed and construed in accordance with the laws of the State of Pennsylvania. This Agreement may be amended by a written agreement signed by both parties.

9. This Agreement shall remain in effect for a period of two (2) years. Please acknowledge your agreement to and acceptance of the foregoing terms by signing this Agreement where indicated below, and returning same to the undersigned at your earliest convenience. Upon receipt, the Evaluation Materials will be promptly e-mailed to Potential Purchaser and/or Potential Purchaser's Agent, as applicable.

10. **BROKER:** If you are a broker requesting to review the Evaluation Materials for your sole purposes, only, and are not disclosing the Evaluation Materials to a Potential Purchaser, please sign here _____. Please complete the information below in order to receive the Evaluation Materials. You acknowledge that all the terms and conditions outlined in Agreement apply to you.

ACCEPTED AND AGREED this _____ day of _____, 2024.

COMPANY: _____

PRINTED NAME: _____ TITLE: _____

BY: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

OFFICE PHONE/FAX: _____

EMAIL*: _____

Be sure to include **BOTH** pages of Confidentiality and Non-Disclosure Agreement and provide your email address so that a link to access the Offering Memorandum can be emailed to you. If you require a hard copy Offering Memorandum, please contact **Gregg Marzano**, gregg.marzano@svn.com