

# Route 191 Commercial Building

## Nazareth Pike Commercial Building

4122 Nazareth Pike, Bethlehem, PA 18020



### LOCATION DESCRIPTION

Corner property located 1/2 mile north of the Route 191 Exit of Route 22. LVIA Regional Airport is 7 miles west of this property. The PA/NJ State Line is 9 miles east of this site. The average daily traffic count is 10,500+ cars per day. This is a busy commercial artery with several established businesses within the vicinity of this property.

### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,195,000 |
| Lot Size:      | 1.32 Acres  |
| Building Size: | 3,000 SF    |

### PROPERTY DESCRIPTION

Introducing a prime retail opportunity at 4122 Nazareth Pike, Bethlehem, PA. This 3,000 SF building boasts a rich history, originally constructed in 1962 and tastefully renovated in 1998. Zoned within the Commercial Enhancement Overlay District, this property presents an exceptional investment prospect for retail or street retail ventures. Ideally situated in the bustling Bethlehem area, it offers a coveted location with significant potential. Don't miss the chance to secure a prominent presence in this thriving commercial hub.

### PROPERTY HIGHLIGHTS

- 3,000 SF building
- Built in 1962, renovated in 1998
- Zoned Commercial Enhancement Overlay District
- Prime location in Bethlehem area
- Lease terms are available. Asking \$17. per SF net [3]

**Amy Hawley, SIOR**

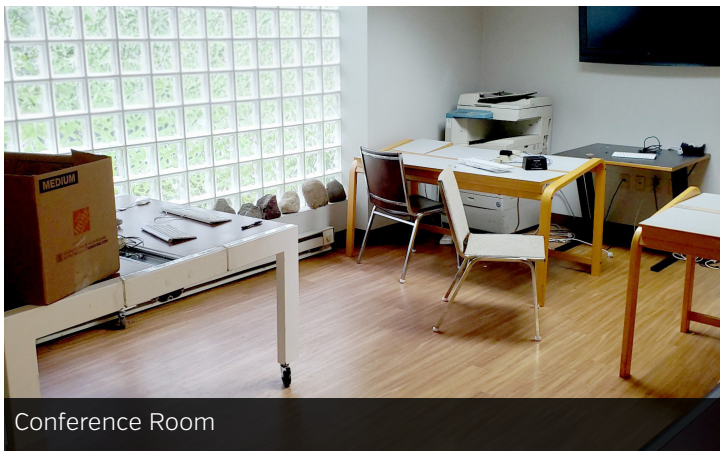
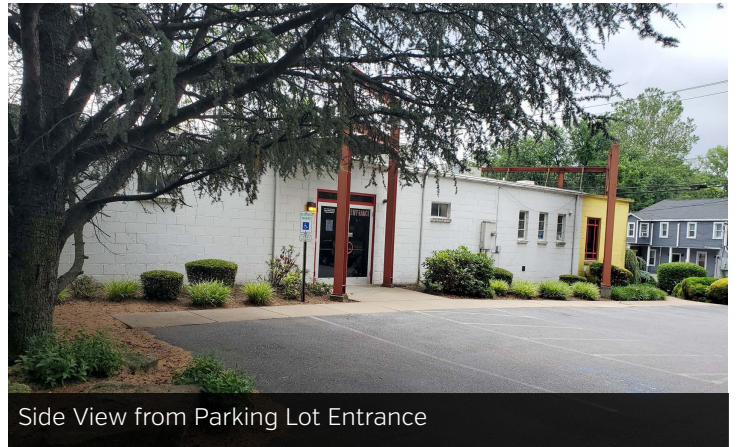
484.245.1014

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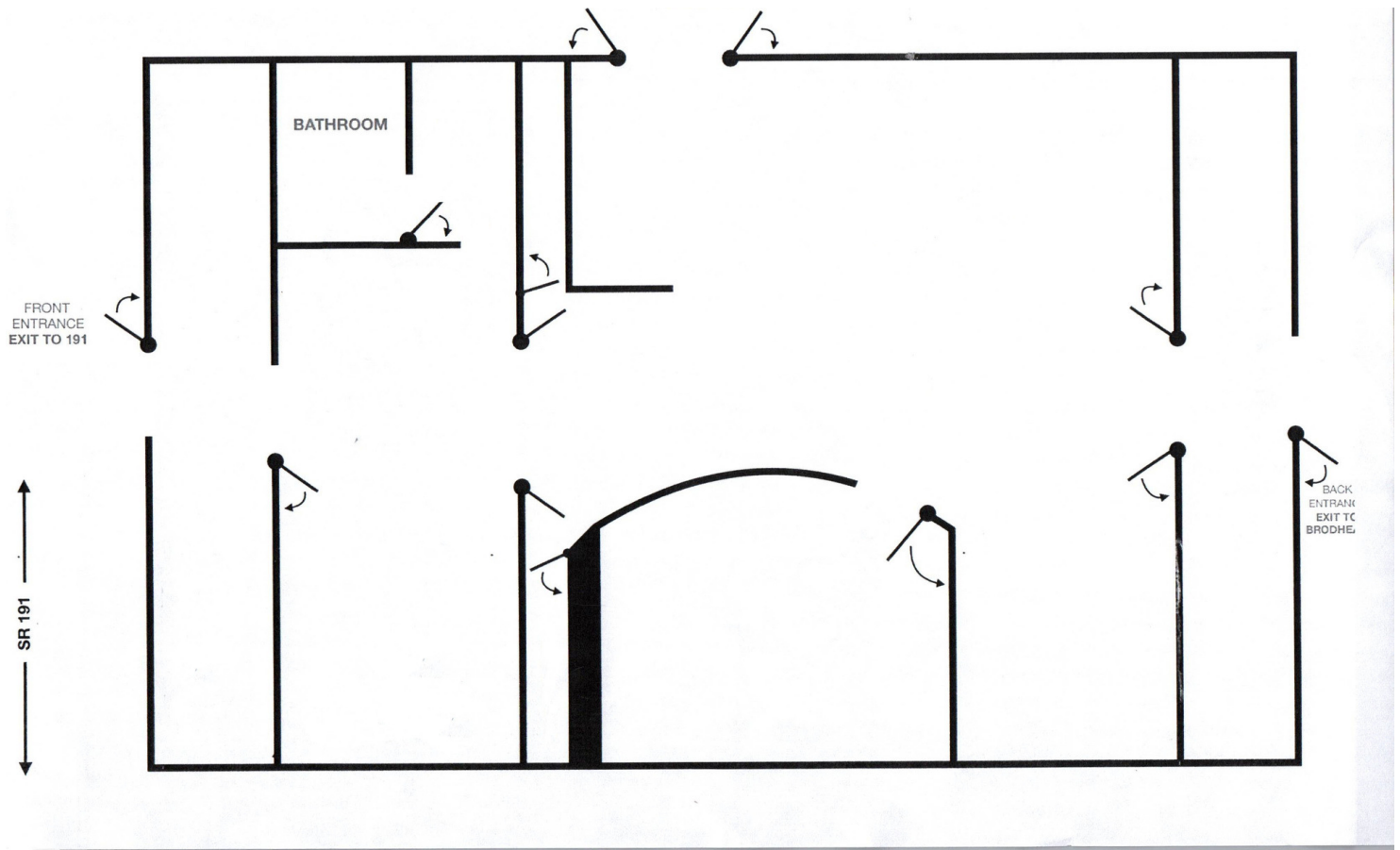


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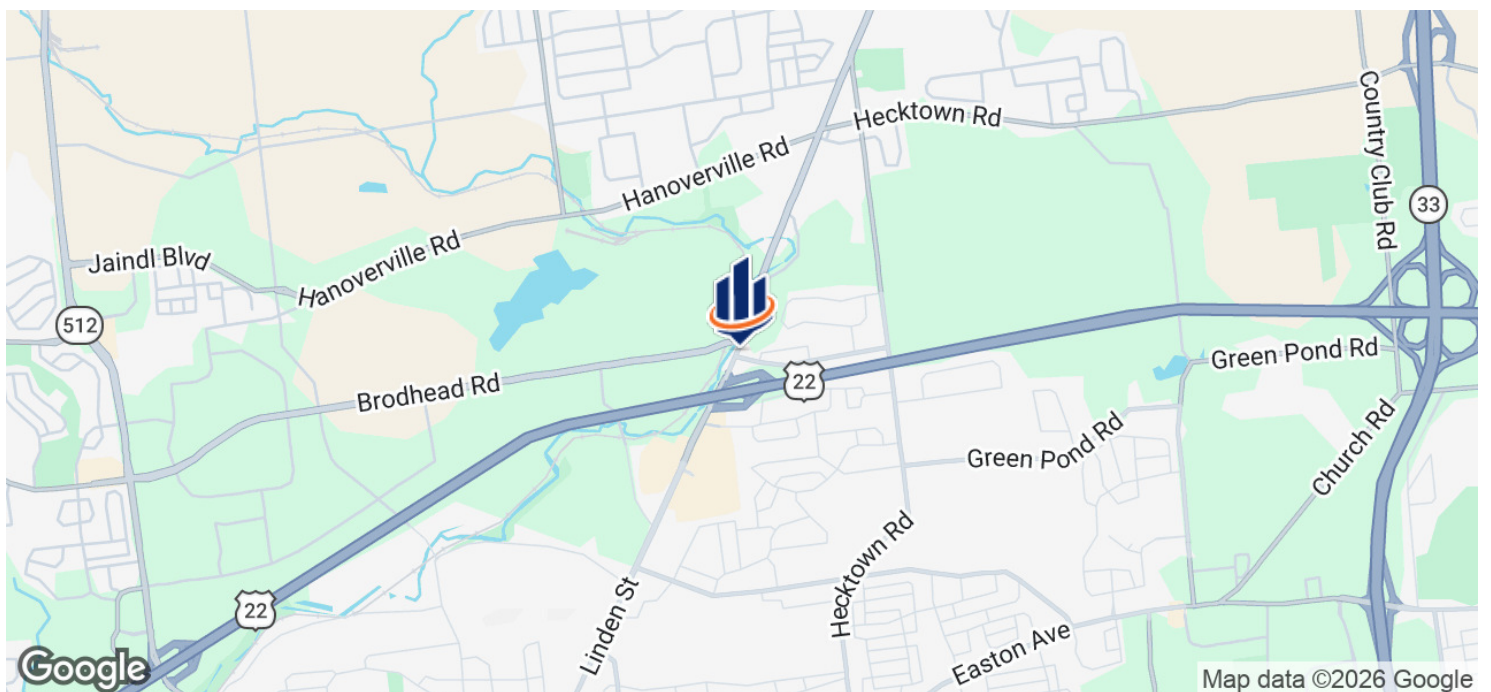
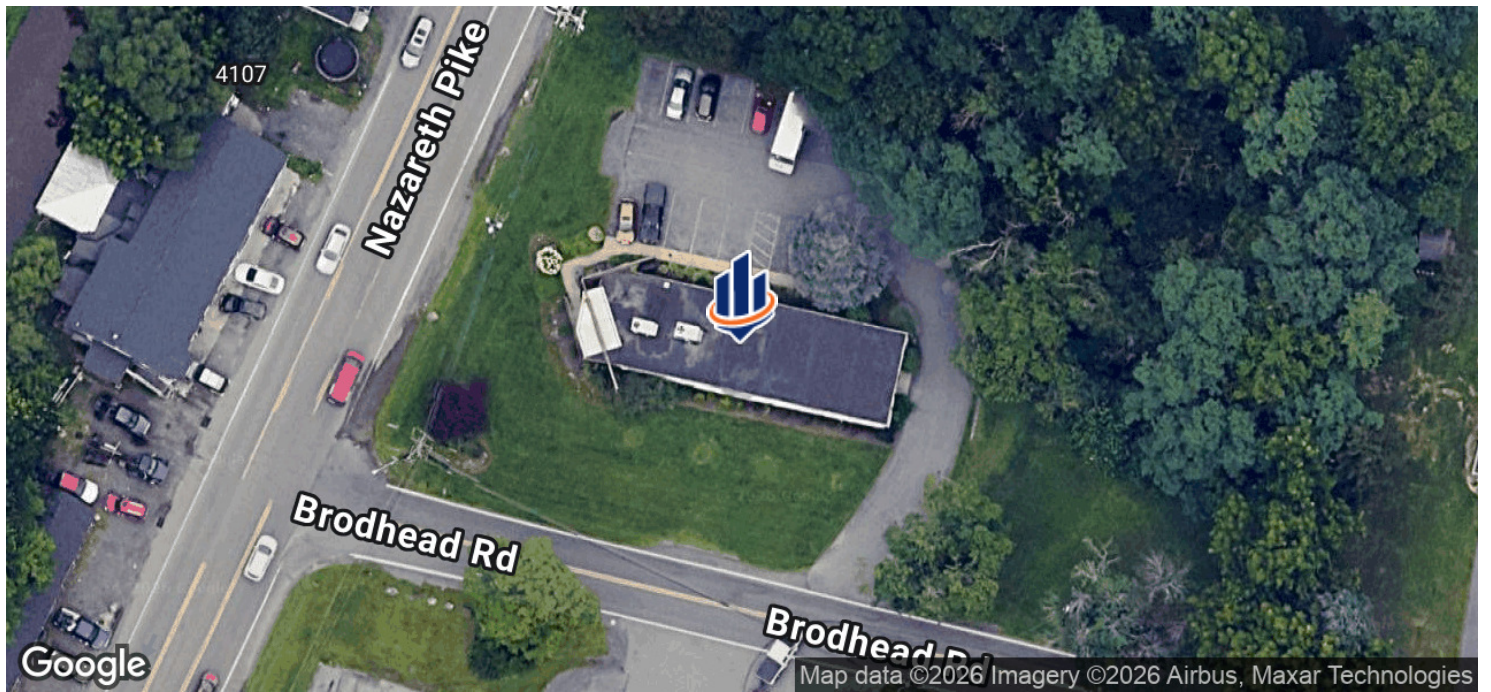


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