

SERHANT.



1707 Washington Boulevard
Easton, PA 18042



1707 Washington Boulevard

EASTON, PA 18042

ID: PANH2009506

\$1,475,000

- SF: 12 SF
- RE Taxes: \$8,998/yr
- Parking: Yes
- Zoning: C1

Mixed-Use Investment Opportunity with Commercial Kitchen | Washington Boulevard | Easton, PA (Wilson Borough)

Positioned along Washington Boulevard in Easton, PA (Wilson Borough), this mixed-use commercial property offers a compelling combination of in-place income, functional commercial infrastructure, and long-term upside in one of the Lehigh Valley's most active local corridors.

The property consists of a well-maintained mixed-use building featuring both commercial and residential components. The residential apartment is currently occupied, providing stable income, while the commercial spaces offer a blend of active use and future flexibility.

A key differentiator is the presence of a dedicated commercial kitchen in the rear of the building,

supporting catering, food production, and event-based operations. The larger commercial areas are currently utilized for catering and events, making the property especially well-suited for operators in hospitality, food service, or experiential concepts that require both prep space and customer-facing square footage.

Additionally, a smaller studio apartment is currently utilized by a religious organization for worship services, contributing to the overall income mix with a consistent occupancy profile.

The asset benefits from strong visibility along Washington Boulevard, a well-traveled corridor within Wilson Borough, just outside of Downtown Easton. The location offers convenient access to Route 22 and the broader Lehigh Valley market, supporting both local and regional draw for service-based and destination-oriented uses.

Zoning supports a range of commercial applications, allowing future ownership to reposition, re-tenant, or further optimize the property based on evolving demand. With its existing kitchen infrastructure, open layout, and mixed-use configuration, the property is particularly well-positioned for continued event use, catering operations, shared kitchen concepts, or adaptive reuse.



Frank Lombardo

Managing Director | Commercial at SERHANT. Pennsylvania
francis@serhant.com
(267) 718-2433



Kylie Miller

Real Estate Salesperson
kyliem@serhant.com
(215) 906-0799



Kyle Brown

Licensed Real Estate Salesperson
kyle.brown@serhant.com
(267) 944-6328

COMMERCIAL
PARTNERS

SERHANT.

See all of our properties at serhant.com
commercialpartners@serhant.com |



© 2023 Serhant LLC. All Rights Reserved. Serhant LLC is a licensed real estate broker, licensed to do business in New York. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), which should be independently verified, and Serhant LLC expressly disclaims any liability in connection therewith. No financial or legal advice provided. Equal Housing Opportunity.