

Flex Building/Contractor's Yard and Office w/ Additional Income.

269 Blue Valley Dr, Bangor, PA 18013



OFFERING SUMMARY

Sale Price:	\$1,575,000
Available SF:	16,000
Lot Size:	3.46 Acres
Year Built:	1954
Building Size:	19,000
Renovated:	2018
Zoning:	C
Market:	Northeast PA
Submarket:	Lehigh Valley
Price / SF:	\$82.89

PROPERTY OVERVIEW

Rare Opportunity for a Flex Building with additional Income! 2 Buildings on 3.5+/- Acres. Renovated in 2018, this is an amazing opportunity for an End-User in the Construction/Contracting business. Main building is a 12,000+/- SF Warehouse with office, a huge (1.5+/- Acres) outdoor storage area, 18' ceilings, Three 14' drive-in bays, 1 Loading Dock, 3-phase power, and upgrades including a New Roof! The Southern building is 2 two-story office building with a long-term Tenant paying great rent on the 1st floor and a vacant second floor. This building is a total of 7,000 SF, allowing complete flexibility of the 3,500 SF 2nd floor. A buyer can use the space for their office, or renovate and rent it out! This building was also updated in 2018 and features a new roof and new HVAC.

PROPERTY HIGHLIGHTS

- 1.5 Acre Outdoor Storage Area
- Renovated 2018
- Additional Income from District Magistrate Tenant
- Upside Rent Potential from Vacant 2nd Floor Office

Dan Lichty

Commercial Advisor

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TACM Commercial Realty Inc

2331 Route 209/Suite 5

Sciota, PA 18354

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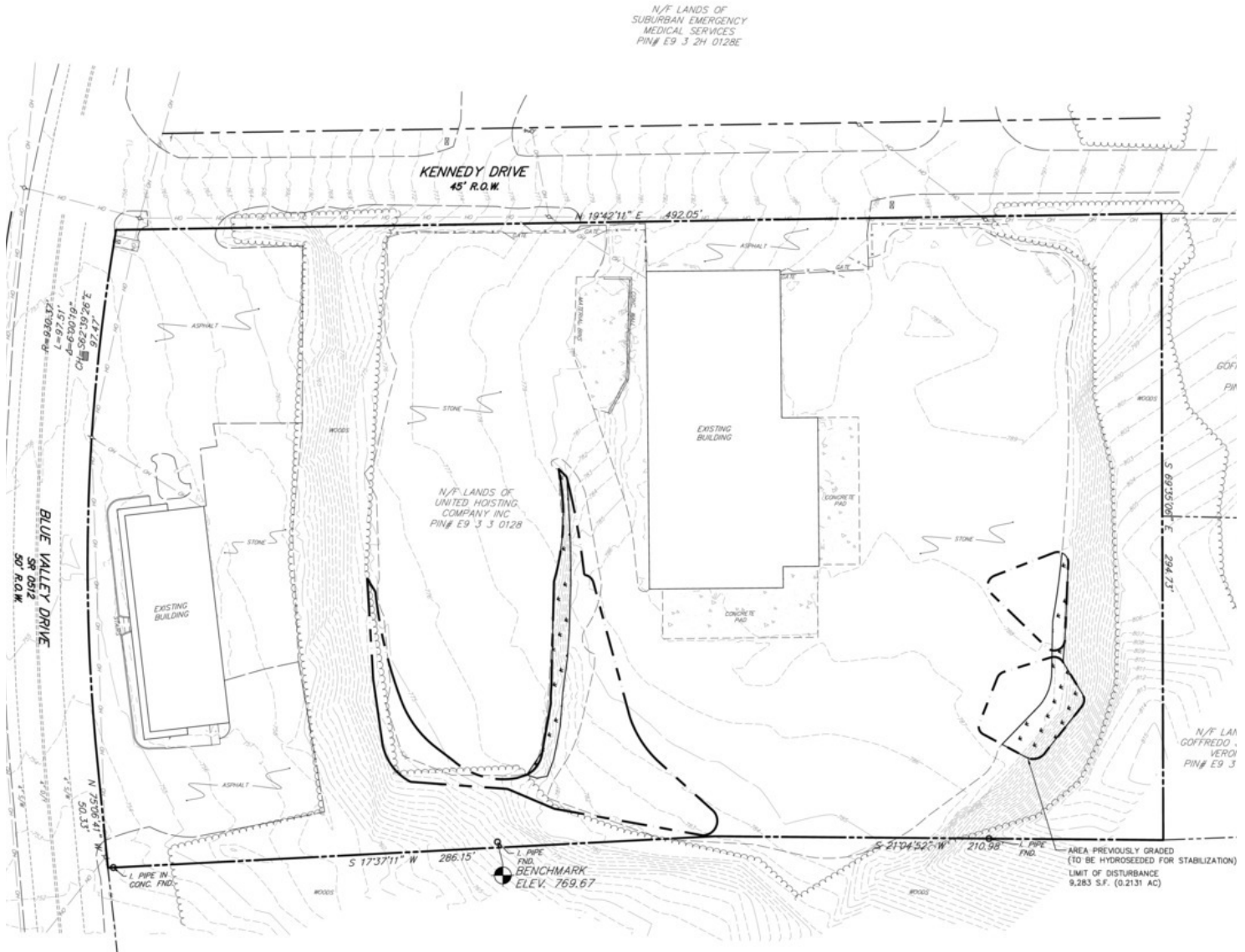
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CONSTRUCTION CONTROL NOTES

NO CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN THIS PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE ENGINEER) SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED 30 DAYS PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION. DURING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER SHALL NOTIFY THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EAS PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY CALLED SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF THE PROJECT. I SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN. ANY CHANGES MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY CALLED SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF THE PROJECT. STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT.

ZONING DATA:

ZONING DISTRICT:	C. COMMERCIAL	EXISTING	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	147,500 SF	20,000 SF		
MINIMUM LOT WIDTH:	301 FEET	75		
MINIMUM YARDS:	FRONT: 14 FEET	40		
	SIDE: 63 FEET	20		
	REAR: 439 FEET	30		
MAX. BUILDING HEIGHT:	<35 FEET	35		
MAX. LOT COVERAGE:	9.79%	25%		9.79%
SEWER DISPOSAL:		PUBLIC		
WATER:		PUBLIC		

SITE DATA:

RECORD OWNER/DEVELOPER:	UNITED HOUSING COMPANY INC
38-51 11TH ST	
LONG ISLAND CITY, NY 11101-6113	
DEED REFERENCE:	269 BLUE VALLEY DR
DBV: 2017-1 PG. 159662	
PARCEL ID:	E9 3 0128
GROSS TRACT AREA:	3.46 ACRES
EXISTING USE:	C. COMMERCIAL
DATE:	DECEMBER 2017

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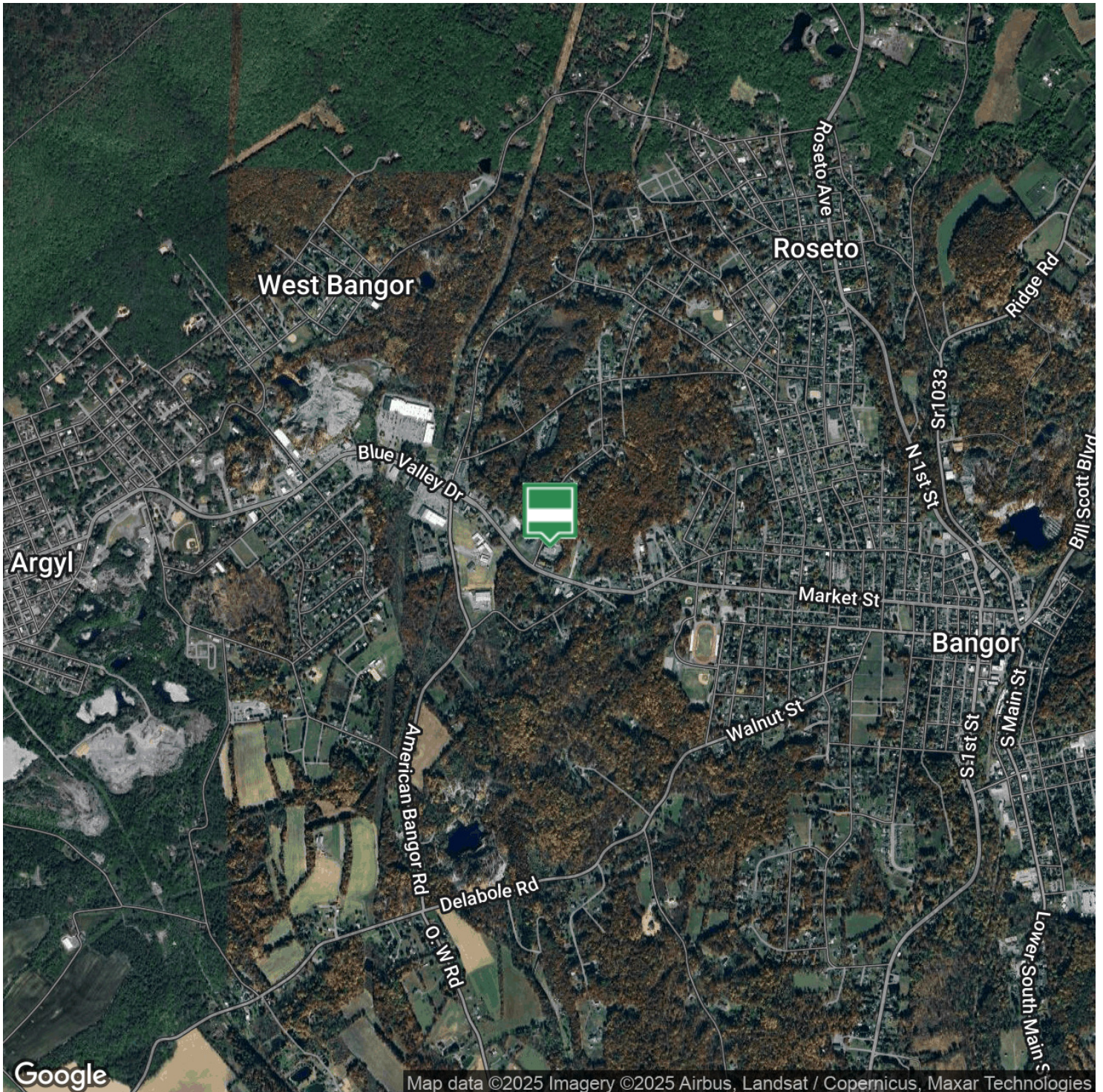
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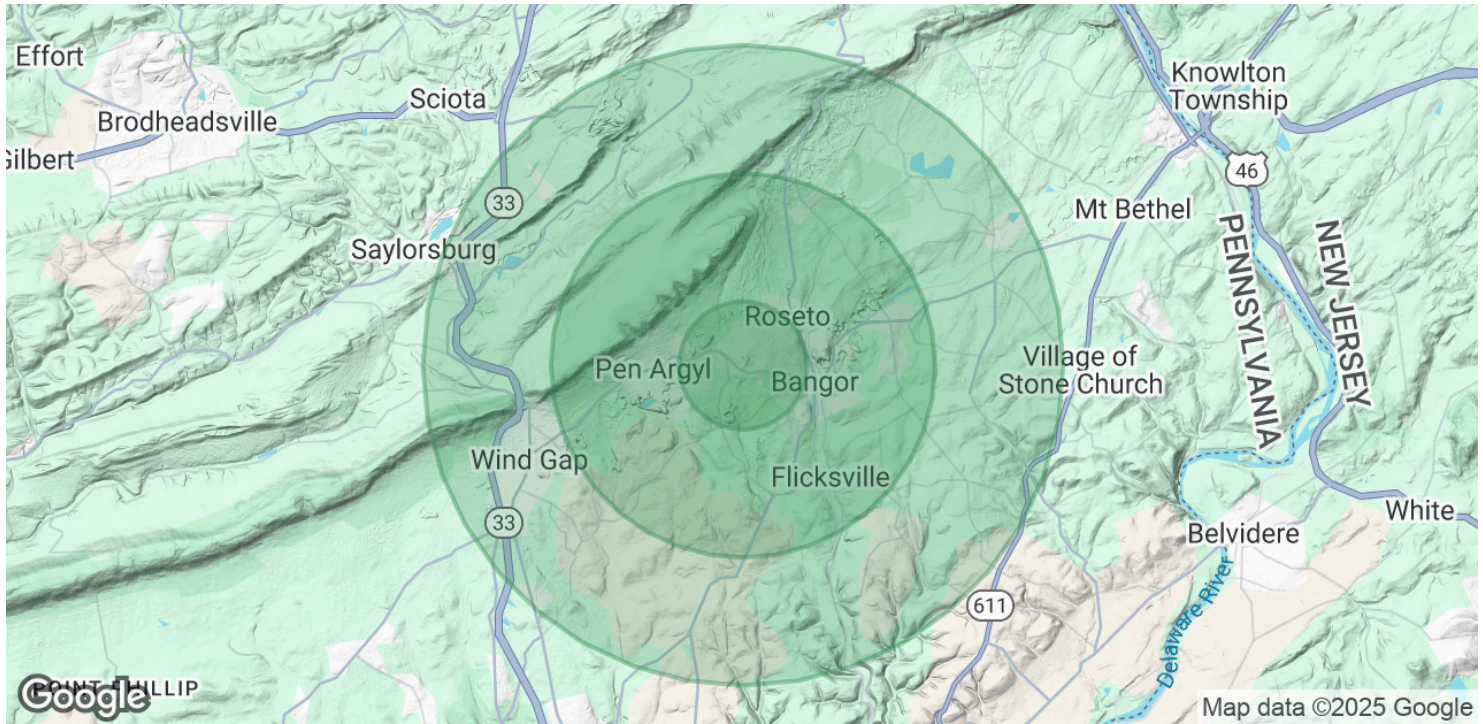
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,010	17,326	27,915
Average Age	43	42	44
Average Age (Male)	41	41	43
Average Age (Female)	44	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,009	6,901	11,267
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$86,160	\$92,328	\$95,172
Average House Value	\$312,607	\$307,726	\$320,327

Demographics data derived from AlphaMap

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