

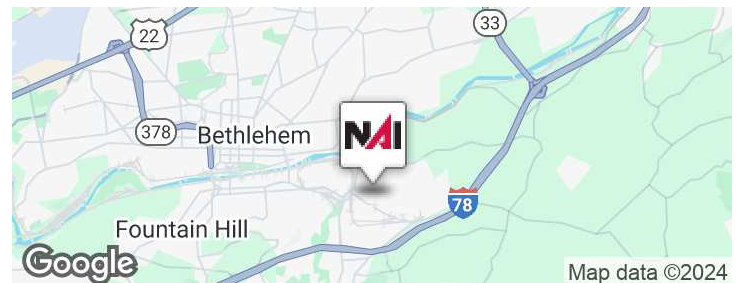


## 1070 Applebutter Rd

Bethlehem, Pennsylvania 18015

### Property Overview

- 10 Bay Garage
- 3,792 SF auto repair shop, detailing, and garage facility
- Three (3) of the garage bays & office area are available for sublease totaling +/-1,100 SF
- Ideal for auto garage or small contractor business
- Move-in ready
- Building available for sale at 11.6% cap rate
- Convenient to/from I-78 and Routes 378, 22, & 33



### Offering Summary

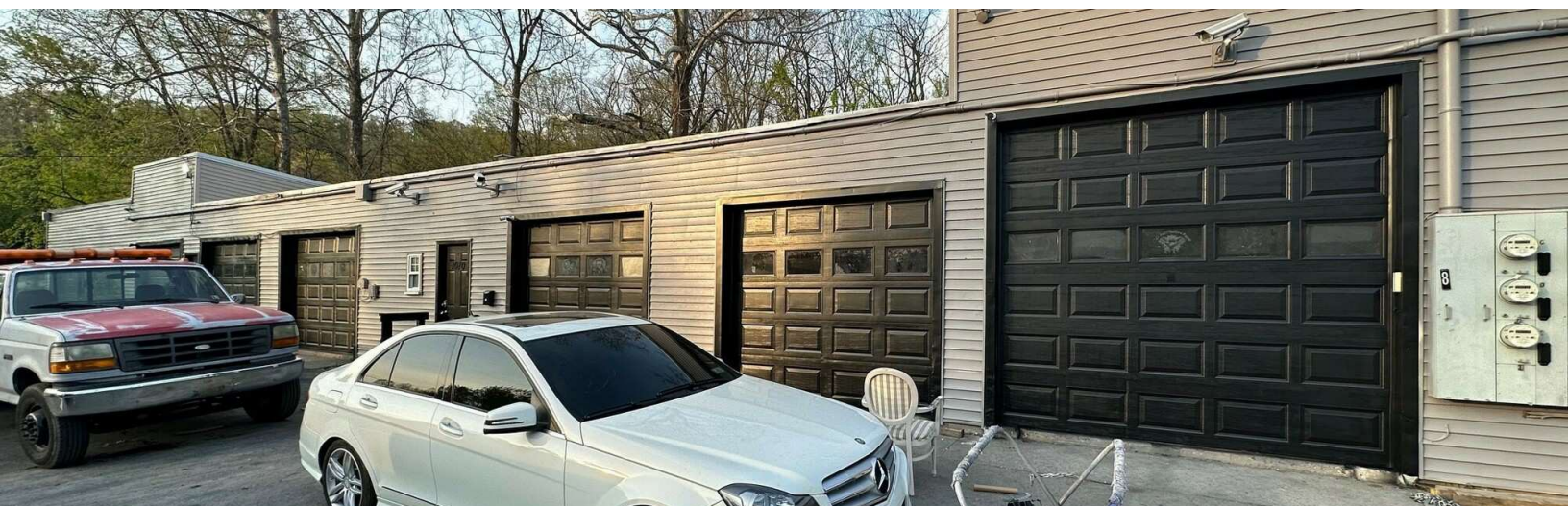
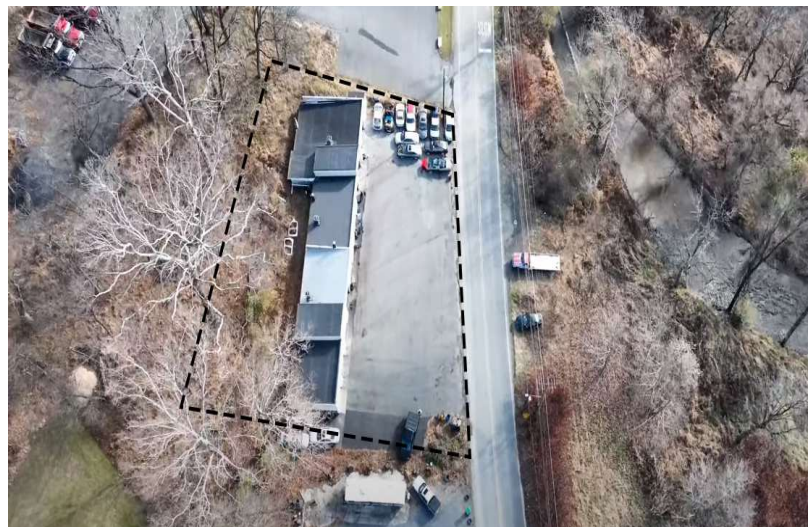
<b>Sale Price:</b>	\$615,000
<b>Building Size:</b>	3,792 SF

### For More Information

**Matt Sprung**

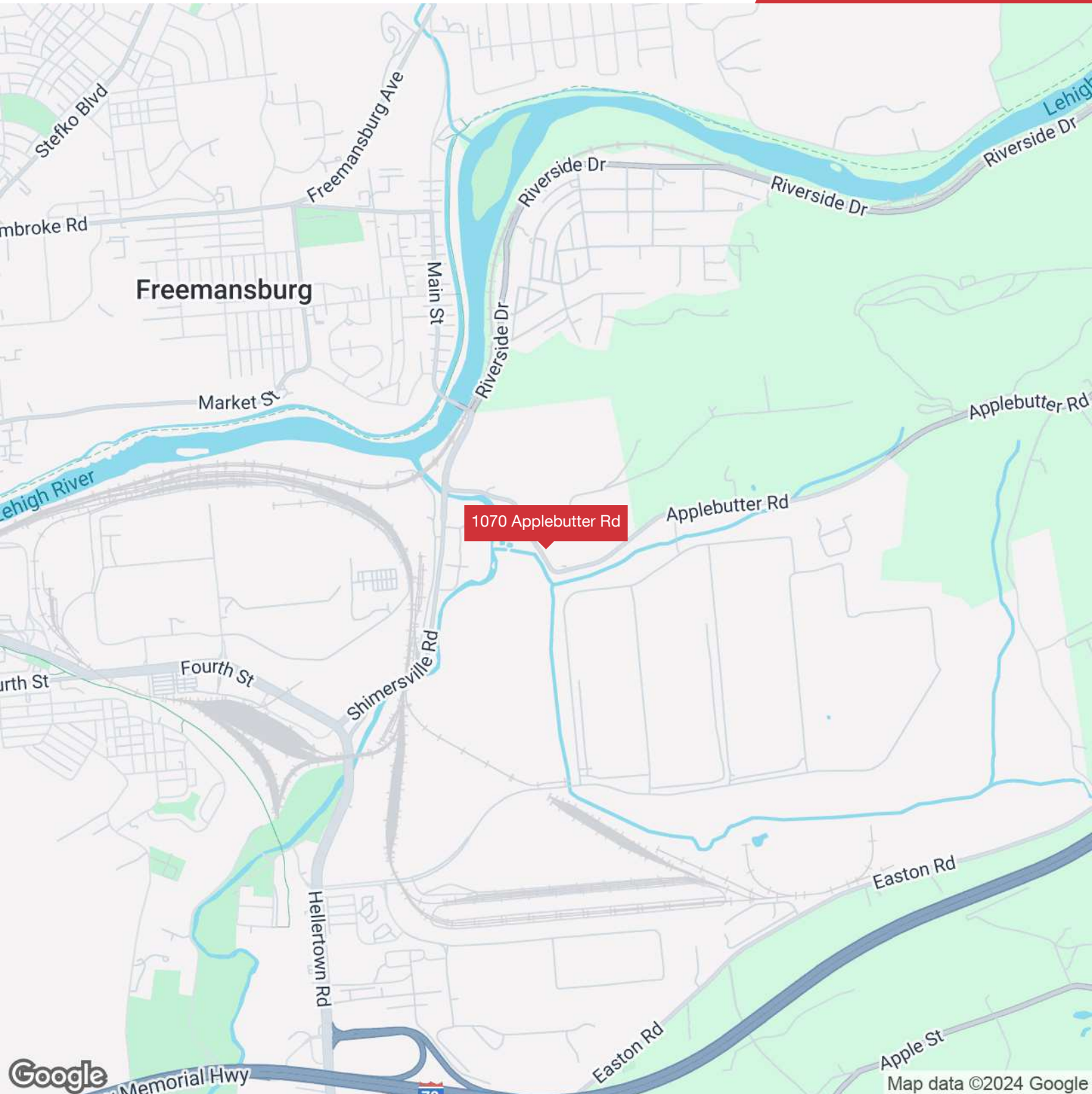
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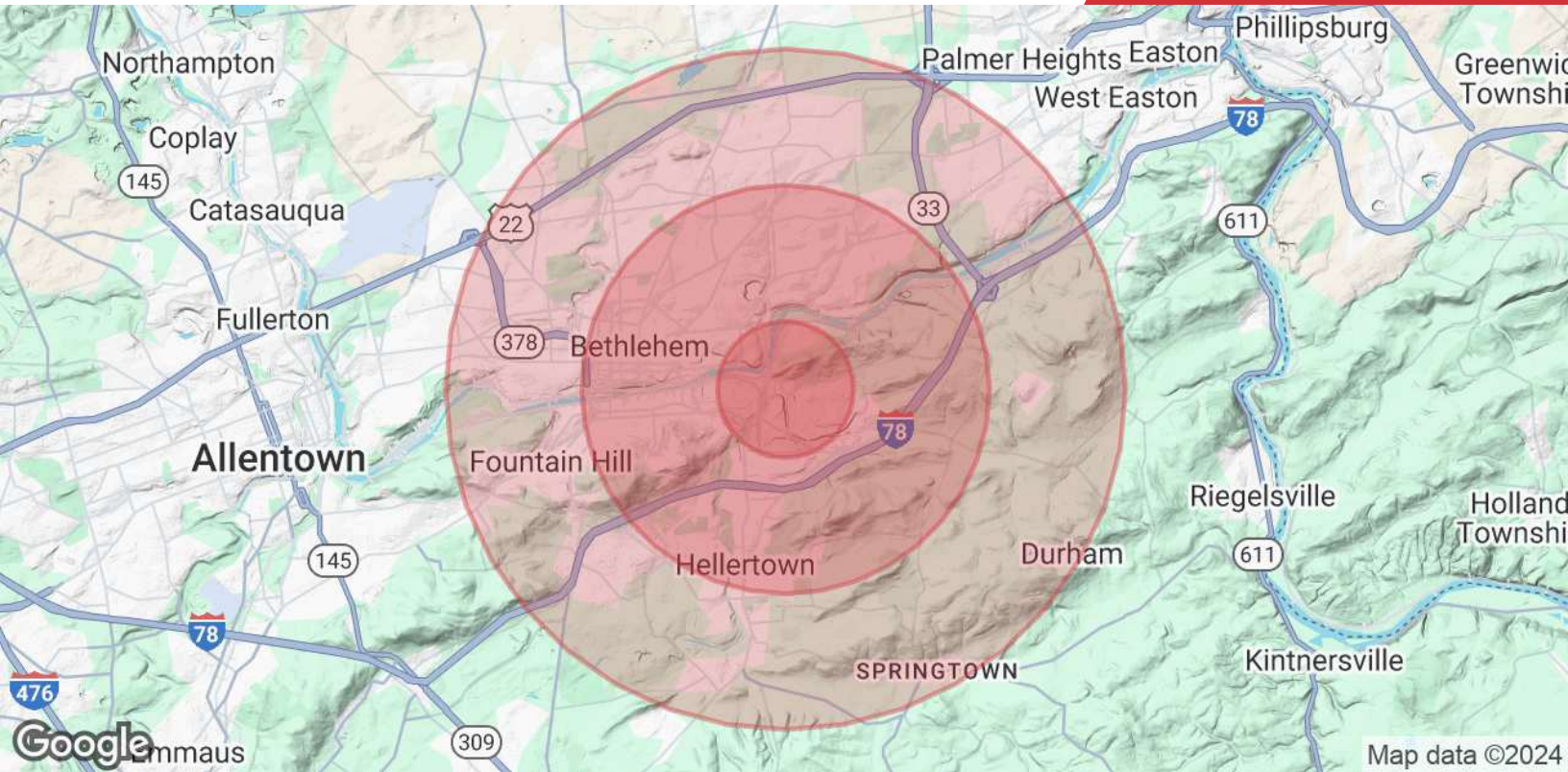
msprung@naisummit.com



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## Population

	1 Mile	3 Miles	5 Miles
Total Population	1,983	66,865	134,975
Average Age	39.5	38.2	40.7

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	914	27,328	55,089
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$82,441	\$80,743	\$89,777

2020 American Community Survey (ACS)