



For Sale

438 N 7th St
Allentown, PA 18102

**LISTED AT:
\$480,000**

Value-Add Mixed-Use Opportunity – Three (3) Units For Sale An excellent investment or owner-user opportunity is now available with this fully renovated mixed-use property.

The building includes two (2) residential units and one (1) ground-level retail/commercial space, offering strong value-add potential.

- Unit 1: Approx. 800 SF commercial/retail space featuring a private restroom, kitchenette, and generous storage—ideal for an owner-occupant or to maximize rental income.
- Unit 2: One-bedroom studio apartment, perfect for consistent rental income.
- Unit 3: Two-bedroom apartment with separate living and dining rooms.

Currently tenant-occupied with approximately four months remaining on the lease. Renovated in 2020, the property features updated electrical and plumbing systems throughout, ensuring modern infrastructure and long-term durability. Additional highlights include rear parking and approved plans for an ADA ramp to the commercial space, adding both accessibility and value. Disclosure: The retail unit and select portions of the property still require finishing touches. The seller is open to completing the remaining work or offering the property as-is at a more favorable price. This flexibility allows you to customize or add value to the property according to your vision.

Building for Sale



Each Office Is Independently Owned And Operated



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**Contact me for more details
or to schedule a tour**