



For Sale

Flex Industrial Opportunity - 981 Riverview Drive

981 Riverview Drive, WALNUTPORT, PA 89460



OFFERING SUMMARY

SALE PRICE: \$425,000

LOT SIZE: 1 Acre

**BARN SIZE
(INCLUDES
LOWER LEVEL
WORKSHOP):** 5,733 SF

HOUSE SIZE: 1,456 SF

NO. OF UNITS: 2

**TRAFFIC
COUNT:** 8,200 VPD

MARKET: Lehigh Valley

ZONED: Industrial, Retail
Sales and
Service

PROPERTY OVERVIEW

Positioned on a highly visible one-acre parcel, this unique property combines historic character with modern functionality, offering excellent potential for owner-user occupancy, investment, or redevelopment. Ideal for industrial, flex, retail, sales, or service businesses, the site also presents an opportunity for future flex building development.

The centerpiece is a renovated 5,733-square-foot, two-story barn featuring an open floor plan, loft, private office, restroom, 400-amp electric service, a 1,248-square-foot lower-level workshop, and a spacious attic with a 12-foot peaked roof for additional storage or expansion. The 1,456 square-foot two-story house is a non-conforming use and in the past used as a residence. Served by public water and on-site septic. Public sewer located approx. 250 feet away.

Whether you're seeking a unique owner-occupied business location, an investment property, or a redevelopment opportunity, 981 Riverview Drive offers versatility, visibility, and long-term potential.

PROPERTY HIGHLIGHTS

- Zoned Industrial and a variance for retail sales and service operation, it boasts versatility and potential for a range of business ventures.
- Public water and access to public sewer connection approx. 250' away
- Only a 15-minute drive to the Northeast Extension of the Pennsylvania Turnpike (I-476) and PA Route 22 MacArthur Road Exit
- Across the street from the former K-mart and 2 minutes to the commercial district



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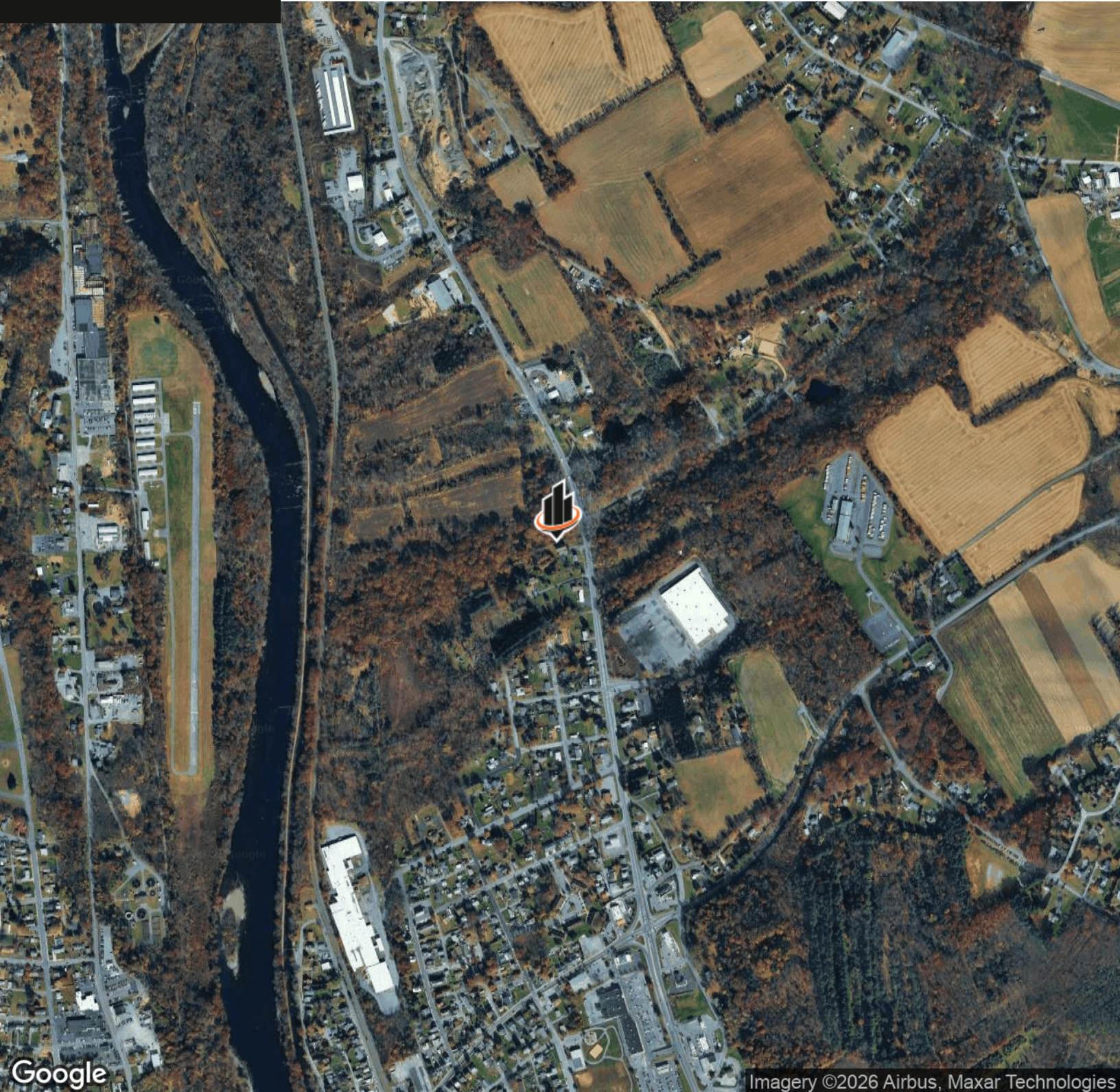




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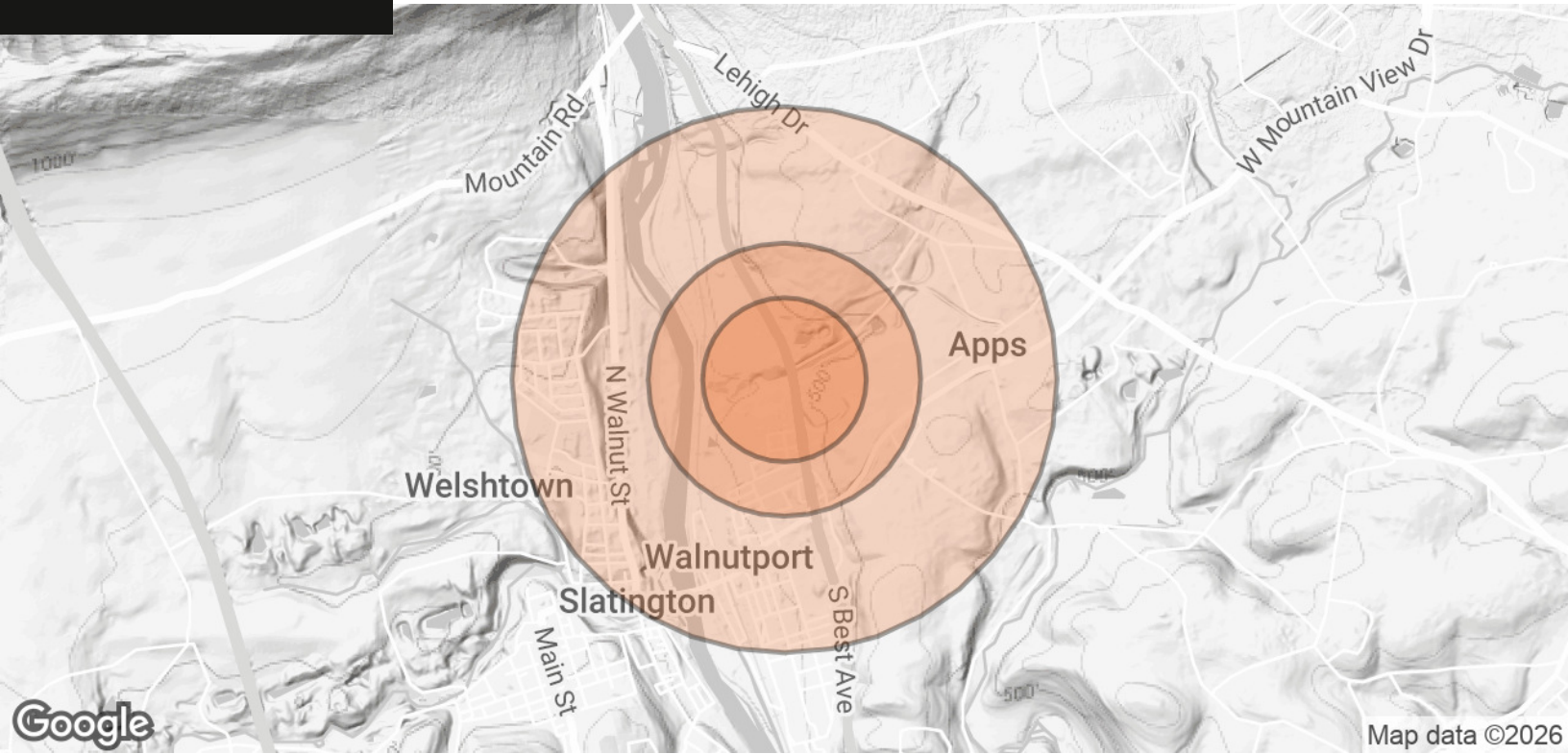
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	98	477	2,884
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	45	220	1,226
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$72,504	\$72,723	\$82,482
AVERAGE HOUSE VALUE	\$219,026	\$220,521	\$249,819

2020 American Community Survey (ACS)



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