



2302-2310 S 5th St

Allentown, Pennsylvania 18103

Property Highlights

- Three (3) separate multi-story buildings on a fenced 0.34-acre lot
- Sale includes adjacent 0.57-acre parcel with parking lot
- Opportunity for investment, user occupancy, or repositioning

Property Overview

Currently improved with three multi-story buildings, the property has been utilized for a daycare and may appeal to users seeking a similar setup or those exploring alternative permitted uses. Opportunity for multifamily investor or continued use as a daycare. Recent capital improvements have been made to the buildings, including new windows, upgraded electrical panels, and kitchen enhancements, among other updates. Sale also includes a 0.57-acre parcel which has a small parking lot.

Offering Summary

Sale Price:	Call for Details
Building Size:	7,055 SF
Lot Size:	0.34 Acres
Includes Adjacent Parcel with Parking Lot:	0.57 Acres

For More Information

Michael Adams, SIOR

O: 610 871 1701 | C: 610 704 3681
madams@naisummit.com

Sarah Finney Miller

O: 610 871 1719 | C: 610 554 5695
sfinney@naisummit.com

Collin Holben

O: 610 871 1691 | C: 484 951 4517
cholben@naisummit.com

Building Information

Total Sq Ft	7,055 SF
Year Last Renovated	2025
Condition	Average
Free Standing	Yes
Number of Buildings	3
Kitchens	2
Restrooms	4

Property Information

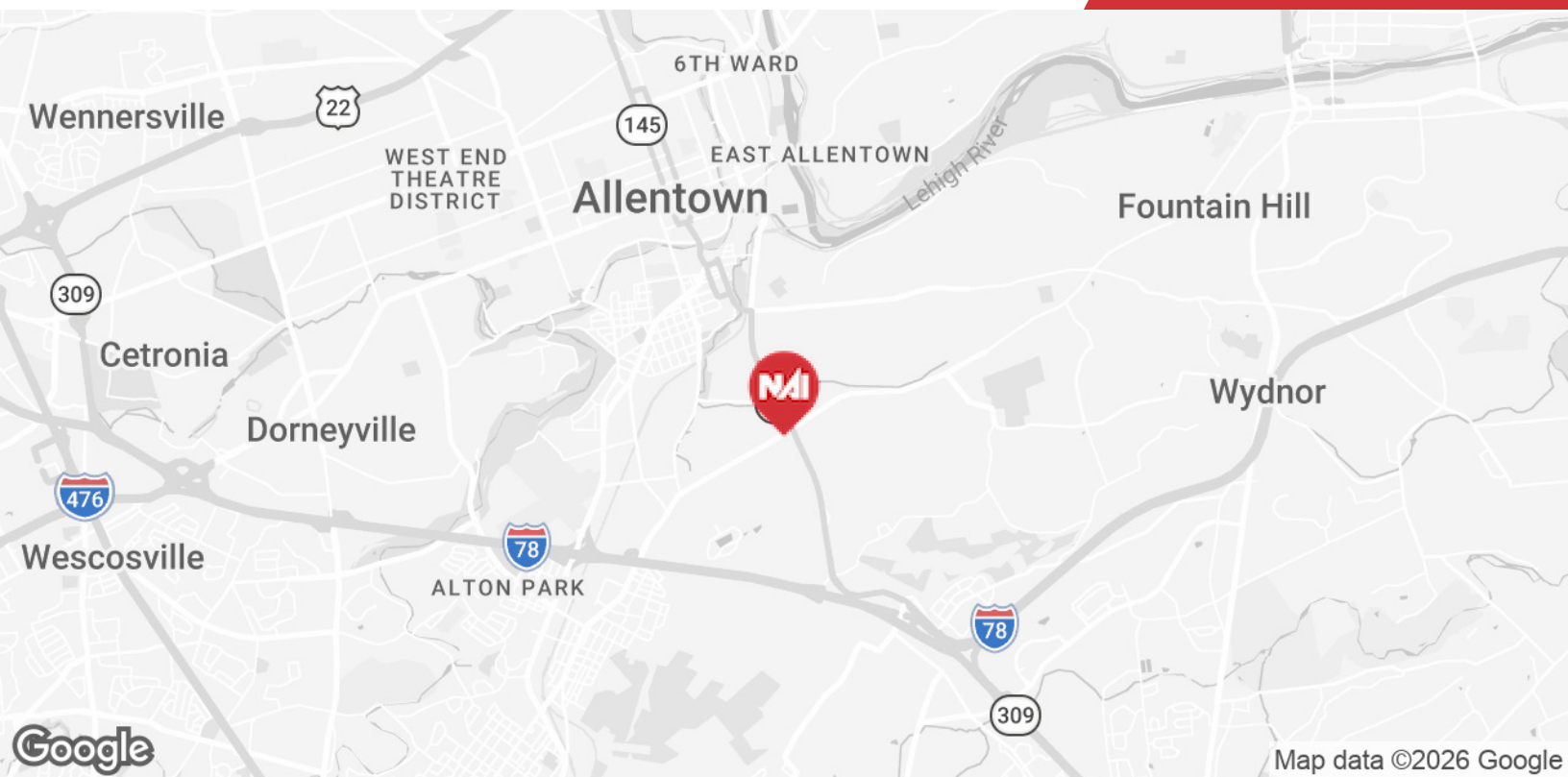
Property Type	Multifamily
Zoning	N-3 Twinhouse-House Neighborhood 1
Lot Size	0.34 Acres
APN #	640651709707-1
Lot Frontage	93 ft
Lot Depth	166 ft





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1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com



Location Advantages

- The Lehigh Valley continues to experience strong and sustained population growth, adding more than 20,000 residents since 2020 and ranking among the fastest-growing regions in Pennsylvania.
- The Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Michael Adams
Senior Vice President / Broker of Record
O: 610 871 1701
madams@naisummit.com

Sarah Finney Miller
Senior Vice President
O: 610 871 1719
sfinney@naisummit.com

Collin Holben
Associate
O: 610 871 1691
cholben@naisummit.com