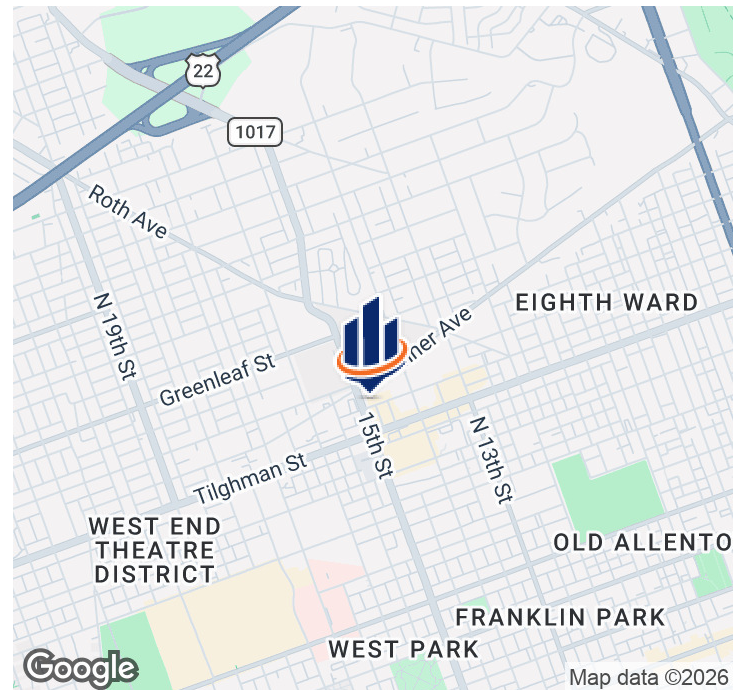


Prime Commercial Income Property

725 North 15th Street Allentown, PA 18102



PROPERTY HIGHLIGHTS

- 35,941 SF office/commercial building
- 17 units
- Renovated in 2011 and 2020
- Zoned Highway Commercial
- Located in the Lehigh Valley area
- 100% occupancy
- Primary lot size is .973 acres, total land area with all 3 lots is 1.6895 acres

OFFERING SUMMARY

Sale Price:	\$4,495,000
Number of Units:	17
Lot Size:	1.689 Acres
Building Size:	35,941 SF

PROPERTY DESCRIPTION

Introducing 725 North 15th Street, a prime office building offering a stable rental income. This historic 35,941 SF property was renovated in 2011 and 2020. There are 17 units and is currently at full capacity, ensuring immediate rental income. Situated within the thriving Lehigh Valley area and zoned for Highway Commercial use, this property presents an attractive prospect for office building investors seeking a well-maintained, fully-occupied asset with a an urban setting. Don't miss the chance to add this exceptional property to your portfolio and capitalize on the robust opportunities it presents.

LOCATION DESCRIPTION

There are three lots that are part of this package. This is a corner location with frontage along five streets. The two parking lots are located along W. Green Street. There are two parking lots that are .386 acres and .3305 acre for a total lot size of .7165 acre. These lots are paved for a total of 108 cars. There are two Route 22 highway exits within 2 miles of this property. This is a mixed commercial neighborhood with some residences in the area.

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