

Route 191 Commercial Building

Nazareth Pike Commercial Building

4122 Nazareth Pike, Bethlehem, PA 18020



LOCATION DESCRIPTION

Corner property located 1/2 mile north of the Route 191 Exit of Route 22. LVIA Regional Airport is 7 miles west of this property. The PA/NJ State Line is 9 miles east of this site. The average daily traffic count is 10,500+ cars per day. This is a busy commercial artery with several established businesses within the vicinity of this property.

OFFERING SUMMARY

Sale Price:	\$1,045,000
Lot Size:	1.32 Acres
Building Size:	3,000 SF

PROPERTY DESCRIPTION

Introducing a prime retail opportunity at 4122 Nazareth Pike, Bethlehem, PA. This 3,000 SF building is adaptable for many uses. It was originally constructed in 1962. The building was renovated in 1998. Roof well-maintained. Zoned within the Commercial Enhancement Overlay District, this property presents a good opportunity for retail or service businesses. This is a high traffic location with potential for expansion on the site. Lease terms are available. The property owner would consider leasing this building. The quoted lease rate is \$12.95 per square foot net [3].

PROPERTY HIGHLIGHTS

- 3,000 SF building
- Built in 1962, renovated in 1998
- Zoned Commercial Enhancement Overlay District
- Prime location in Bethlehem area
- Lease terms are available. Asking \$12.95 per SF net [3]

Amy Hawley, SIOR

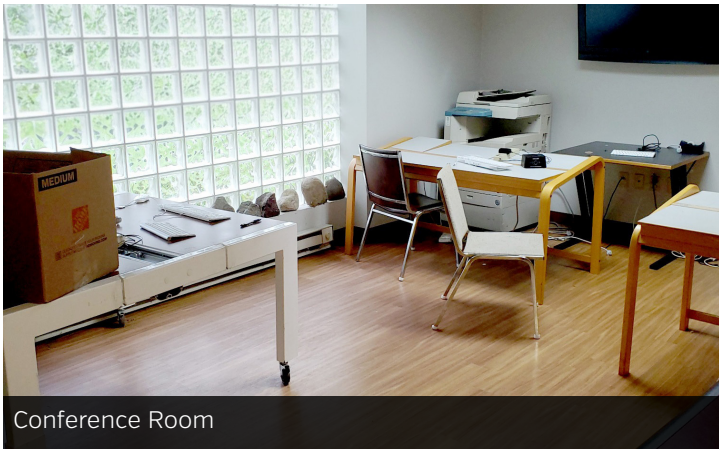
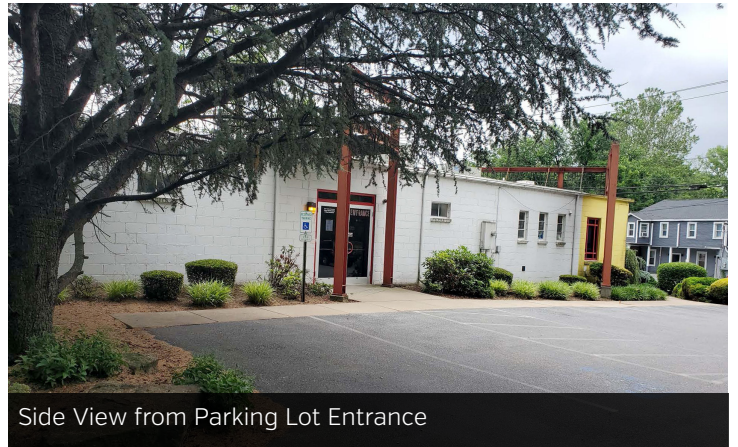
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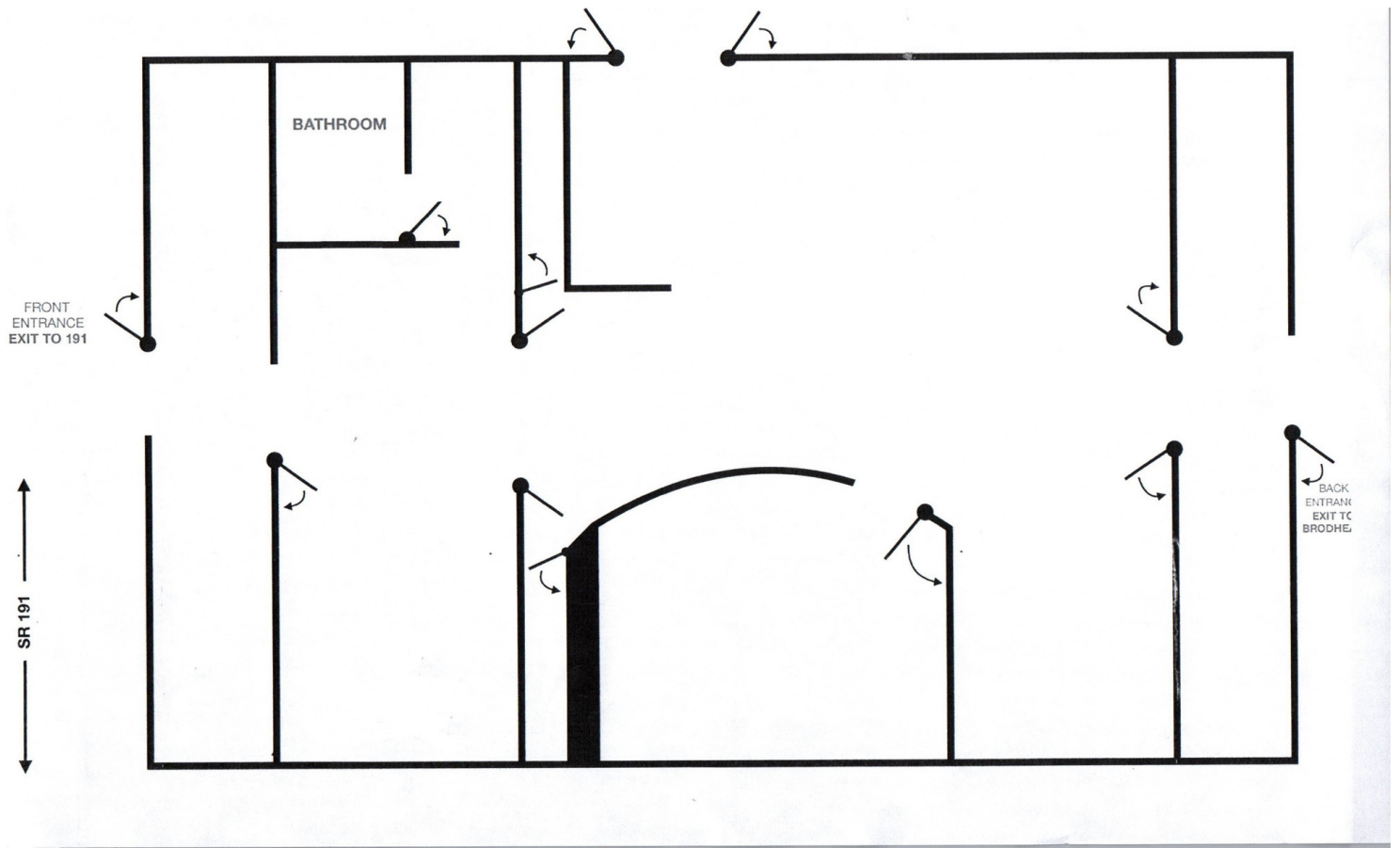


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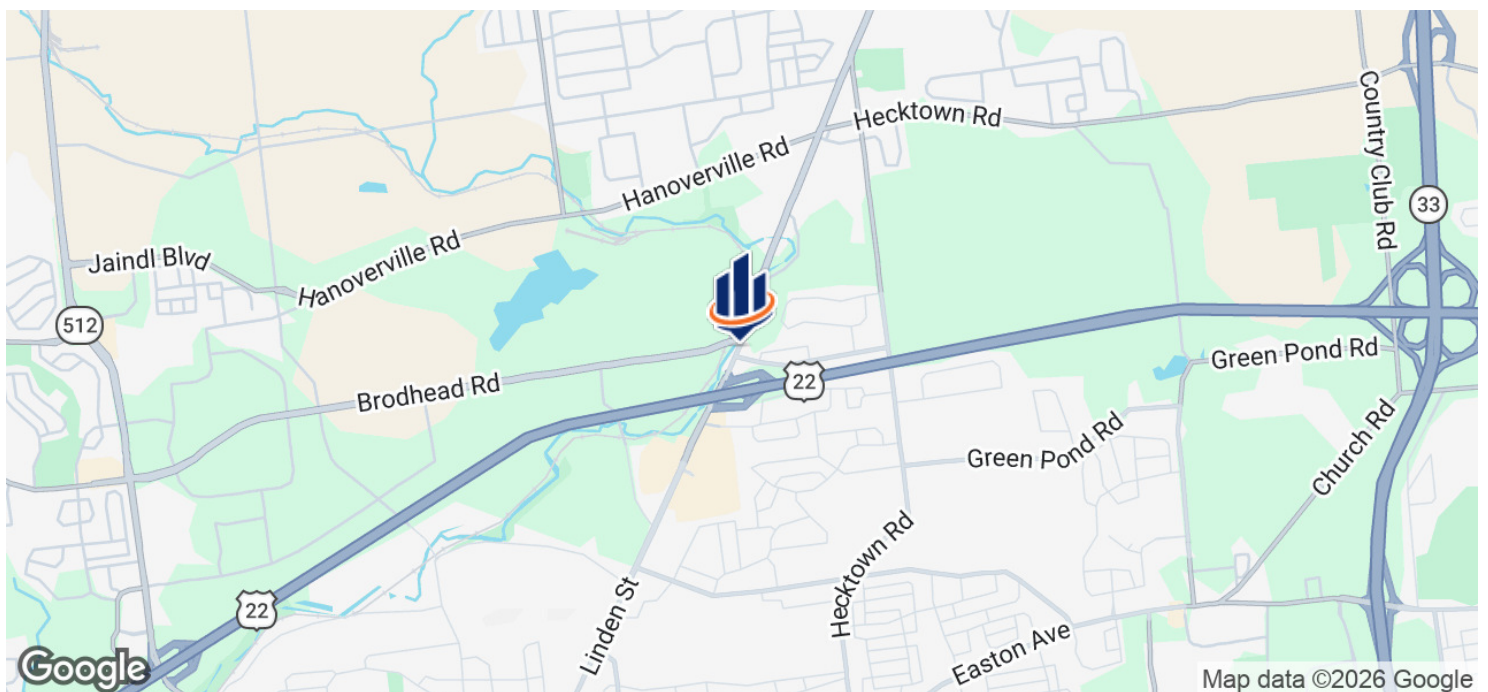
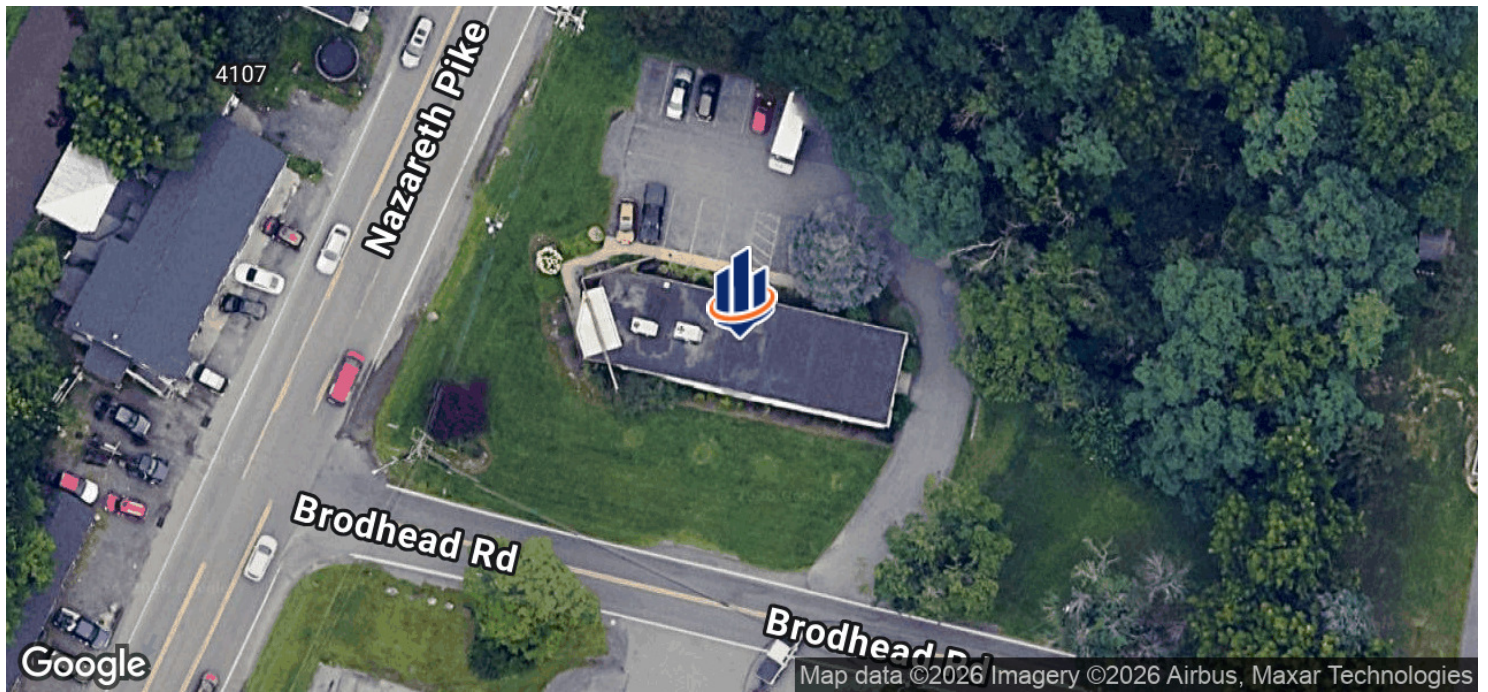


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