

# 4-unit 9,200 +/- SF Medical / Office Building

204 N 8th St, Lehighton, PA 18235



## OFFERING SUMMARY

|                 |                   |
|-----------------|-------------------|
| Sale Price:     | \$489,000         |
| Lot Size:       | 0.31 Acres        |
| Year Built:     | 1955              |
| Building Size:  | 9,200 SF          |
| Zoning:         | Commercial        |
| Market:         | Carbon County     |
| Submarket:      | Lehighton Borough |
| Price / SF:     | \$53.15           |
| Property Taxes: | \$12,373.13       |

## PROPERTY OVERVIEW

4-unit medical / office building available for sale in downtown Leighton, PA. This former Blue Mountain Health / St. Luke's office is an approximately 9,200 SF corner location with great visibility and access. Parking on-site and overall a well-maintained building. The property is a great opportunity for medical / office professionals looking for a new home or for an investor looking to lease to the Medical and/or office Industry. Currently divided into 4 units with separate utilities and entrances from the street to the units.. One is currently occupied by a tenant. 3 units are available for occupancy.

## PROPERTY HIGHLIGHTS

- Well Maintained
- Central Utilities
- 4-Units
- On-site Parking
- Non-Conforming Zoning Use - Medical Related Current Use

### Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

### Jennifer Mickens

Broker / Owner / Property Manager

570.801.6170

570.620.6931

jennifer@tacmcommercial.com

TACM Commercial Realty Inc

2331 Route 209/Suite 5

Sciota, PA 18354

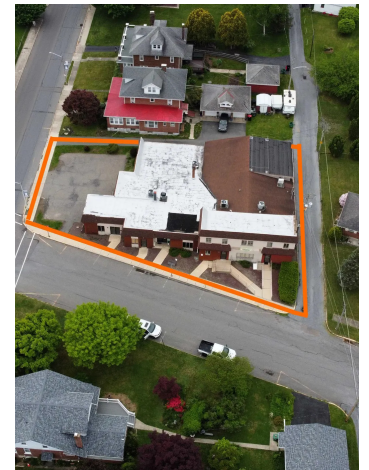
No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.



OFFICE BUILDING FOR SALE

# 4-unit 9,200 +/- SF Medical / Office Building

204 N 8th St, Lehighton, PA 18235



**Dan Lichty**

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

**Jennifer Mickens**

Broker / Owner / Property Manager

570.801.6170

570.620.6931

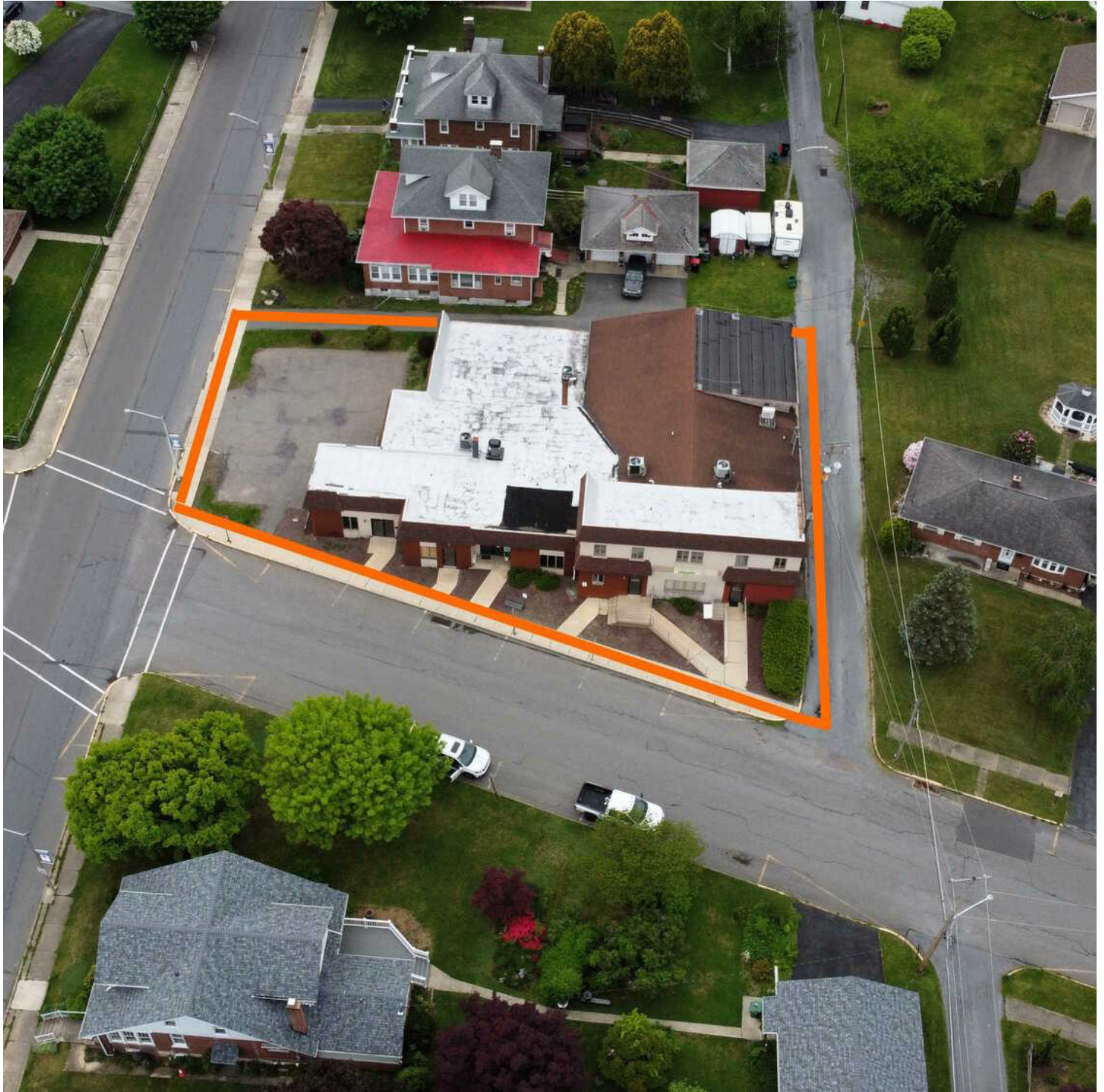
jennifer@tacmcommercial.com



OFFICE BUILDING FOR SALE

# 4-unit 9,200 +/- SF Medical / Office Building

204 N 8th St, Lehighton, PA 18235



## Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

## Jennifer Mickens

Broker / Owner / Property Manager

570.801.6170

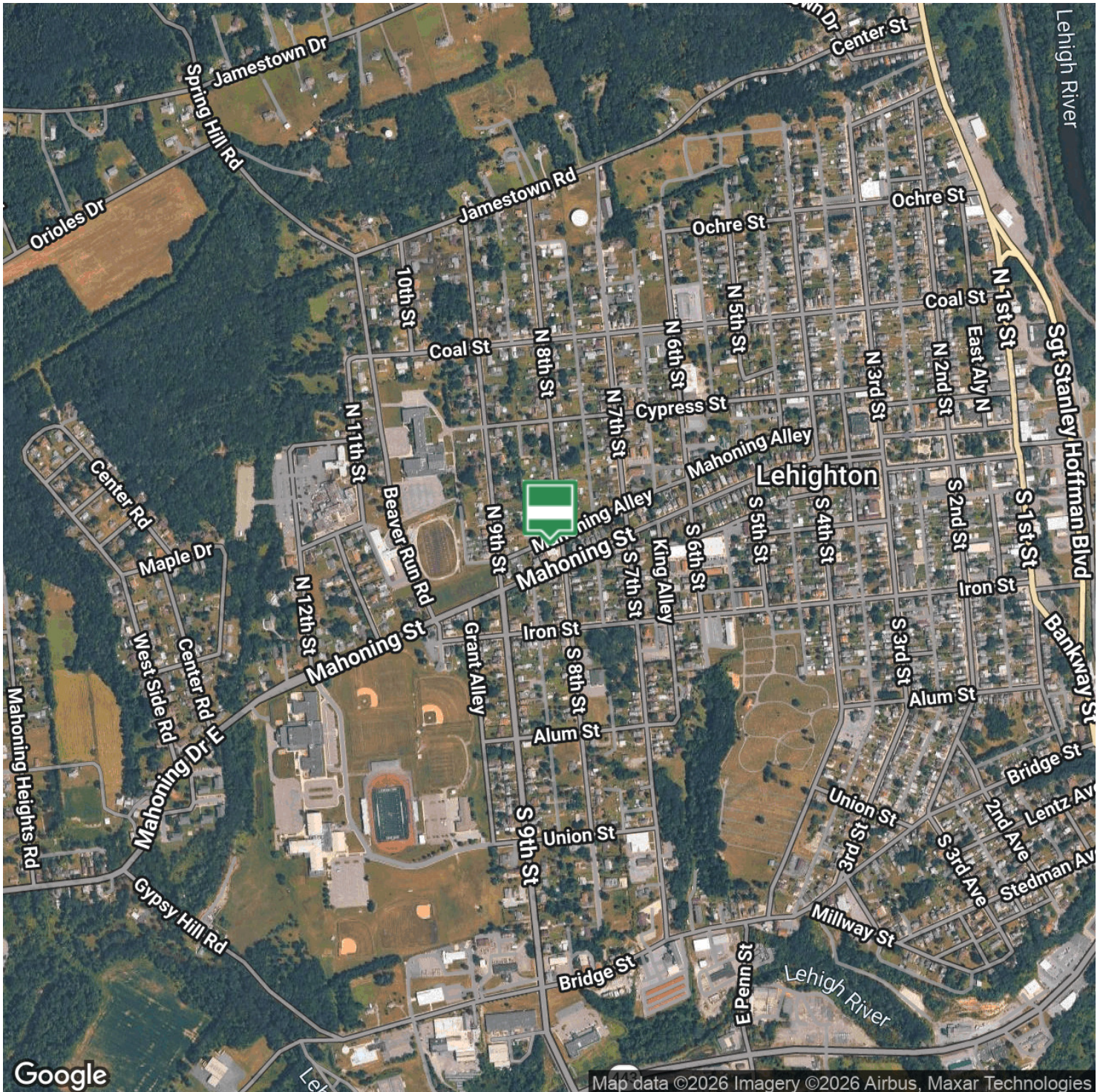
570.620.6931

jennifer@tacmcommercial.com



# 4-unit 9,200 +/- SF Medical / Office Building

204 N 8th St, Lehighton, PA 18235



## Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

## Jennifer Mickens

Broker / Owner / Property Manager

570.801.6170

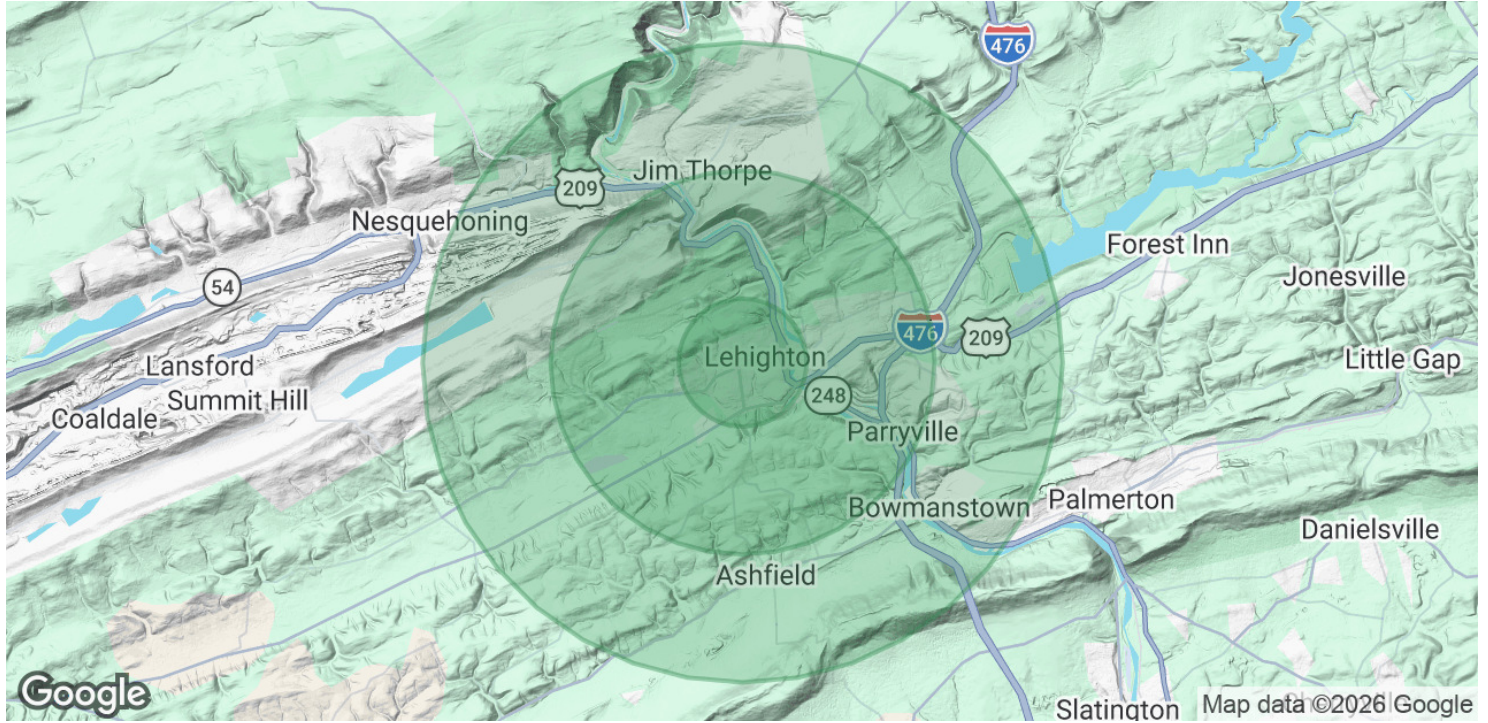
570.620.6931

jennifer@tacmcommercial.com



# 4-unit 9,200 +/- SF Medical / Office Building

204 N 8th St, Lehighton, PA 18235



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,628  | 12,849  | 23,912  |
| Average Age          | 43.6   | 44.4    | 44.5    |
| Average Age (Male)   | 40.1   | 41.7    | 42.0    |
| Average Age (Female) | 45.6   | 46.0    | 46.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,859     | 5,353     | 9,753     |
| # of Persons per HH | 2.3       | 2.4       | 2.5       |
| Average HH Income   | \$50,030  | \$54,909  | \$58,154  |
| Average House Value | \$127,098 | \$140,480 | \$149,846 |

2020 American Community Survey (ACS)

## Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

## Jennifer Mickens

Broker / Owner / Property Manager

570.801.6170

570.620.6931

jennifer@tacmcommercial.com