

1921 Union Boulevard, Allentown City 18109-1629MLS® #: **697561**County: **Lehigh**DOM: **21**CDOM: **21**LP: **\$1,260,000**OLP: **\$1,260,000**Area: **14 - Allentown-East**Status: **Available**

Comments:

SubDiv:



Remarks

Renovated in 2004, this 10,270 SF building sits on a .38 AC lot & is located on a heavily traveled street within the City of Allentown. Commercially zoned as B-3-Highway Business allowing versatile uses, the Property was previously the location of Lehigh Valley's premiere beauty institute producing the best in the business. The building had a new roof replacement in 2013. The building is broken down into 3 units that could be leased including a 1,200+ SF end unit & two units that are approx. 4,500 SF each (separate utilities for each). The going lease rate is \$10/sf (NNN) "as is" condition totaling over \$100K in income equalling an 8% cap rate at asking. The building has multiple offices with an open floor plan as well as Stunning curb appeal with a modern design & the 140 feet of frontage is highlighted with large glass panels. With a traffic count of over 15K per day & located at a busy traffic light, this property's location to the airport & RT 22 makes it perfect for any use.

Agent/Office Information

Agent: **James J. Reardon** Lic#: **RS342638**Agent Ph: **(484) 866-2495**

Agent 2nd Ph:

Agent Email: **j.r@thetgteam.com**Office: **EXP Realty LLC** Lic#: **RB067456**Office Ph: **(888) 397-7352** Ofc Fax: **(412) 360-7875**Address: **1 South Third St, Ste 203, Easton PA, 18042**Sub Agency: Buy Agency: **2**

Trans Brkr:

Dual/Var: **Yes**Association: **MLS**

General Information

Prop Type: **Commercial**Sub Prop: **Commercial, Office Building, Retail**Yr Built: **1960** Price/SF: **\$122.69**Appr SF: **10,270** SF Src: **Tax Records**Front: **140.00** Lot Acres: **0.386**Lot SF: **16,814** Lot Src: **Tax Records**Avl SF: **10,270**Cross St: **Sherman**Tax ID: **641739239323001**School D: **Allentown**List Dt: **07/25/2022** Entry Dt: **07/25/2022**Pend Dt: Exp Dt: **07/25/2023**

Occ Nm:

Ph Show: **4848662495**Owner Nm: **Paradise Farm Forests Lp**Own Ph: **4848662495**Occupancy: **Vacant**Occ Typ: **Vacant**Spc Cond: **Not Applicable**Show Typ: **Appointment Only, Lock Box**Directions: **1921 Union Blvd
Allentown, PA 18109**

Listing Information

Pub Int: **Yes**

Use Code:

Payment:

Dd/Dc ID: **2022007182**Zn Cde: **B-3-HIGHWAY BUSINESS**

Options:

Possesion: **Immediate, Negotiable**

Building/Site Information

#Stories: # Doors:

Unit: Block:

Blg SF: **10,270** CAM SF:

Office SF: Parcel:

Location: **Corner, Free-standing**Truck: **0-7 Feet**

Busns Nm:

Ceiling: **10-12 Feet, 13-15 Feet, 16-18 Feet**Prk Spc: **6 Paved Parking**Level: **Grade**Parking: **Off Site, On Site Parking on location and plenty on str**

Acreage:

Lot Dims: **140X120**Surface Typ: **Black Top**

Rail Service:

Perc Test:

Road: **City Road Extremely busy traffic light intersection**

Last Use:

Roof: **Flat Replaced in 2013**Included: **Real Estate Only**

Potent Use: **Apartments, Church, Convenience Store, Grocery Store, Manufacturing, Medical Service, Office, Other, Professional Service, Restaurant, Retail, Shopping Center, Warehouse B-3-Highway Business - Can become anything commercial with**

Construction: **Brick, Other**

Utility Information

Heat: Cool: **Central AC**
 Water: **Public** Sewer: **Public**
 Utility: **3 Phase 3 phase, can power anything.**

Financial Information

Cnty Taxes: **\$3,209.98** Mun Taxes: **\$6,025.69** Sch Taxes: **\$19,228.61** Ttl Taxes: **\$28,464.28**
 Cnty Asmt: **\$849,200.00** Poss Finance: **Cash, Conventional**

CRS Tax

Tax ID: **641739239323001** Prop Type: **COMMERCIAL**
 Address: **1921 Union Boulevard, Allentown 18109-1629** City Tax: **\$6,025.69**
 County: **Lehigh** SF: **10,270** Cnty Tax: **\$3,209.98**
 Sub-d: **Park Place** Acres: Ttl Tax: **\$27,496.53**
 Water: Year Built: **1960** Lot Dim: **140 X 120** Ap Impv: **\$731,600.00**
 Sewer: Electric: Gas: Ttl Asmnt: **\$849,200.00**
 Impv Type: **SCHOOL MULTIPURPOSE BLDG** Ap Land: **\$117,600.00**
 Road Type: Ap Ttl Tx: **\$849,200.00**
 Owner: **Paradise Farm Forests Lp** Owner 2:
 Owner Add: **228 Oceano Irvine CA 92602-1853**
 Land Use: **1 Story Converted To Office**
 Legal: **Property Address: 1921-1929 Union Blvd /Tile Number: 476102A/School District: Allentown School District**

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
07/25/2022	1:56 pm		A	New Listing	JREARDON

Photos

