

Businesses / Restaurants ■ **Industrial/Warehouse/Flex**
Office ■ **Retail / Mixed Use** ■ **Investment/Land/Development**

FEATURED PROPERTY

417 N 14th Street, Allentown



Solid brick investment property with over 24,181 SF, 24 parking spaces and plenty of on-street parking. Great income producer—gross income presently \$188,978 with a couple of suites in the process of being leased. Second floor lease space of 1,629 SF available for \$12.50/SF MG. Projected income of \$230,315. Upgrades include new HVAC and sprinkler systems. Long term tenants. Terrific location. Asking \$2,650,000

Ken Palumbo 610.216.9934 • MLS# 694665 / 694662



INTERESTED IN A CAREER IN REAL ESTATE?

CALL 610.398.0411

www.LehighValley.HannaCRE.com

BUSINESSES / RESTAURANTS



Utility Business, Bethlehem

\$1,200,000

Sale includes business name, customer list & records, licensed vehicles, & all non-vehicle equipment. Customer base is 65% residential and 35% commercial by sales. Current owner is offering up to six (6) months of training & support to ensure a smooth transition to the new owners & to introduce them to the customers.

Carrie Ward 484.347.2359 • MLS# 676149

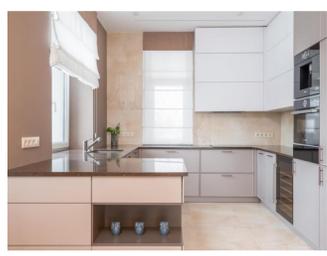


1605 PA Route 100, Washington Township, Berks County (LEASE)

• \$7,500/M

What an opportunity! Professional designed full service restaurant now available for lease! Open the door and start your business immediately – fully outfitted and ready to go. This rebuild of an iconic Allentown Restaurant has plenty exposure on every growing Route 100 in Berks County. With seating of over 140, make it your own! Public water and sewer. NOW AVAILABLE FOR LAND LEASE TOO!

Jane Schiff 610.216.5232 • MLS # 691347



Custom Design Home Furnishings

• \$947,250

BUSINESS ONLY, NO REAL ESTATE: The Custom Design Home Furnishings and Cabinetry business offered for sale is regional, privately-owned and operated, people-focused business. The business prides itself on meeting client's challenges and exceeding expectations. Operating in a \$10+ Billion industry with industry positive increases projected through at least 2023. Transition support is included in the sale.

Carrie Ward 484.347.2359 | Jane Schiff 610.216.5232 • MLS # 686980



Beauty Salon, Allentown

Price Reduced

• \$30,000

BUSINESS FOR SALE – NO REAL ESTATE: Capitalize on your strong talents in the beauty industry and leapfrog to the next revenue level by inheriting the large and loyal client base established at this hair, skincare and nail salon in a great central location. The owner is moving out of the area, so will not be your competitor. Lease terms are reasonable.

Carrie Ward 484.347.2359 • MLS # 686979



234 Hunter Highway S, Drums, Luzerne County

• \$795,000

Restaurant/Bar, tenant-occupied building. Step into a successful, turn-key operation with incoming rentals on 2nd & 3rd floor. Drive-through pick-up window in rear of building. 40-car lot, close to I-80 and amenity filled neighborhoods.

Robert Nemeth 570.578.4358 | Joanne Scalleat 570.956.8655 • MLS # 674327

BUSINESSES / RESTAURANTS



Confidential Fitness Business, Lower Saucon Township

• \$325,000

BUSINESS ONLY FOR SALE: Long established, very profitable Lehigh Valley fitness and health business in operation more than 20 years. Strong membership. Business sale includes business name & signage, client database and current agreements, existing website presence, all equipment, fixtures, furniture and inventory, and up to 12 weeks of training and support from the current owner.

Carrie Ward 484.347.2359 • MLS # 642777



Custom Manufacturing Business, Allentown

Price Reduced

• \$2,200,000

BUSINESS ONLY-Long established with highly-skilled, well-trained workforce to fabricate & machine custom products to exact specification. Approximately 80% of the products produced are custom design and build. The remaining 20% is supplied by an inventory of several standard designs manufactured to meet common recurring demand. The company serves several industries including: steel mills, refineries, cement, glass, power plants, waste processing, thermal plants, and automotive.

Carrie Ward 484.347.2359 • MLS # 688455



14232 Kutztown Road, Richmond Township, Berks County

Under Agreement

• \$550,000

High traffic volume and great visibility on one of Berk's County's newest traffic roundabout's make this an exceptional business/development opportunity on the busy Route 222 between Allentown and Reading. Property is zoned commercial and can accommodate a wide range of uses. Existing restaurant building available with all equipment for a quick start-up!

Joe McDermott 484.860.2289 • MLS # 656771



Construction Service/Customer Renovations, Allentown

• \$1,300,000

Owner is looking for a solid business manager and majority equity owner with vision and experience in systematizing/standardizing the offerings with the intention of growing to potentially a nation level. Lines include: End-to-end Project & Construction Management of large & small projects • General contractor for individuals and builders of custom homes or entire subdivisions • Builder warrantee work • Property maintenance work • Specialty remediation/recovery/cleanup work and more.

Carrie Ward 484.347.2359 • MLS # 688875



Pack and Ship Business Center, Allentown

New Listing

• \$425,000

Well-established business services retail operation now available for sale. Services include packing, shipping, mail center, notary and more. Continued growth with positive cash flow. Ready for expansion. Relocate business to site of Buyer's choice. Sellers agrees to negotiate or accept all offers between \$375,000-\$425,000.

Jane Schiff 610.216.5232 | Carrie Ward 484.347.2359 • MLS# 695216

INDUSTRIAL / WAREHOUSE / FLEX



430 Springfield Street, Coopersburg

• \$3,999,999

Immediate access to Route 309 and major Roads. Warehouse will be extended to 24,281 SF by July 2022. Office consists of 4,000 SF fully renovated in 2022. Warehouse heated by natural gas. 25 foot ceiling and concrete block foundation with structural steel. 3 drive-in doors and 1 loading dock. Security system with cameras linked to mobile app. 120/240 V 3 phase electric. 35 parking spaces in the front lot. All on 3.8 acres with public water and septic.

Ken Palumbo 610.216.9934 • MLS # 690871



3948 Portland Street, North Whitehall Twp

• \$950,000

Unique four Acre industrial zoned property. Zoning allows for many uses, contact North Whitehall zoning office to verify potential use. The main building on the property is 3 floors with basement. Former lab building for concrete industry. Solid Masonry building, could be rehabbed or removed depending on use. Great location for possible self storage facility.

Randy Beitler 610.393.9629 • MLS # 693431

OFFICE



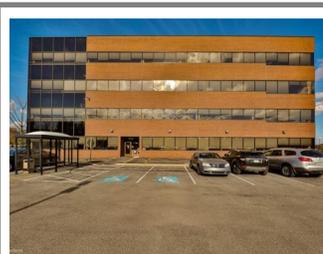
863 E 4th Street, Bethlehem

Under Agreement

• \$975,000

Very solid building with parking lot close to casino, transportation & Lehigh Univ. Join this growing renaissance area with a reuse of this 14,000 SF building. Currently consists of 58 private office/consult rooms, several lg conference rms, cafeteria style area, reception/waiting area, records and bookkeeping rooms. Sliding glass door entranceway enhanced with elevator lift and stairs to lower level. Easily divided into multi-tenant building. Upgraded bathrooms & waiting area. Building in terrific condition!

Doug Frederick 610.360.4993 • MLS # 687656



3500 Winchester Road, #130 & #404, South Whitehall Twp (LEASE)

• \$950/M

The Frederick Building! 1st floor EXECUTIVE SUITE with beautiful glass wall FULLY FURNISHED!! All utilities included. Tenant pays phone and internet. This suite offers shared/scheduled use of large training room and conference room. Available on the 4th floor is 1,025 SF at \$16.50/SF. These suites are located in a Class A office building, with window views to a park like setting and located in close proximity to shopping, restaurants, airport, routes 22 and 78.

Doug Frederick 610.360.4993 • MLS # 676513, 684426

OFFICE



2236 12th Street, Allentown

Under Agreement

• \$2,500,000

44,000 SF to purpose however desired. Good condition, ready to rent office space with 2 elevators, 2 stairways, abundant parking. Center lobby, front to back hallway creating great accessibility and divisible to any size space you like. Great for many other uses including apartments, storage, special interest, medical, etc. Tremendous access to major roadways, public transportation.

Doug Frederick 610.360.4993 • MLS # 682333



210 6th Street, Allentown (LEASE)

• \$960/M

OFFICE SPACE FOR LEASE - 1383 SF between two separate ground floor areas of the building. Rent one or both spaces. Left side of 836 SF is \$960/M Gross. Right side of 547 SF is listed for \$640/M Gross. Rent both spaces for \$1,500/M Gross. Tenant is responsible for fit-out of the suite. Tenant pays utilities, janitorial service, minor interior repairs, business and tenant insurance, licenses and fees.

Carrie Ward 484.347.2359 • MLS # 673142



145 Mickley Road, Whitehall (LEASE)

• \$2,500/M

Multi tenant office building, well-maintained with upgraded lighting. Large open office space/work area, 3 private offices / conference areas in addition to the open space. Suite has its own private Rest Rooms. Common Lobby entrance to building lobby has 3 private suites entrance doors. Very efficient Rent model with the Tenant only paying for their electric uses. All common area maintenance, Property Taxes, snow plowing and grass cutting is paid by the Landlord. Backlit Building sign is ready for your business name. Kevin Yarnall 610.360.2735 • MLS # 684137



701 Union Blvd, #AA, Allentown (LEASE)

• \$750/M

Great small space impossible to find. Terrific location with two options: single room rental with a shared waiting room and bathroom \$750/M.

Doug Frederick 610.360.4993 • MLS # 679520



4525 Spring Hill Drive, North Whitehall Twp (LEASE)

New Listing

• \$950/M

Excellent professional office building. Approx. 972 Sq. Ft. to lease. Handicap accessible, security system, level grade with door front parking. Rental fee includes heating, water, sewer, and all exterior maintenance. Tenant pays own electric. On-site parking.

Randy Beitler 610.93.9629 • MLS# 694839

RETAIL / MIXED USE



7720 Main St (Route 100 & I-78), Fogelsville (LEASE)

• \$100,000

Retail space with drive-through. Former Long John Silver's next to Arby's. 3,400 SF—\$100,000/year NNN plus CAM \$6.76/SF pass through costs. High traffic counter, interstate corner and high income demographics. Seven hotels, millions of SF of office/industrial nearby.

Steve Cihylik 610.212.6535 • MLS # none



2500 Lancaster Pike, Shillington (Berks County)

• \$1,500,000

11,139 SF one-level Retail / Commercial building with a 2,150 SF home on 1.2 acre lot. Traffic count is approximately 11,000 vehicles per day. Very visible and accessible. Commercial tenant on a short term lease but willing to extend. Residential tenant on a yearly lease. Net operating income just over \$80,000.

Steve Cihylik 610.21.26535 • MLS # none



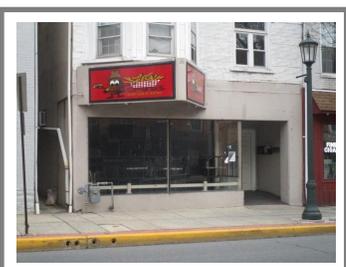
164 W Main Street, Kutztown (Berks County) (LEASE)

Under Agreement

• \$1,100/M

Turn Key Restaurant in the Heart of Kutztown University community. With in walking distance of the main campus. Larger sitting area than most of the other restaurant or fast food stores. Two bathrooms.

Ken Palumbo 610.216.9934 • MLS # 689853



163 W Main Street, Kutztown (Berks County) (LEASE)

• \$1,400/M

Fully Turn Key Restaurant for lease. Located in the Heart of Kutztown University Community. Fully operational kitchen with all furniture, fixtures and equipment included in the lease. 2 functional walk-in freezers included. Seating available for 49. Heat is included in the lease terms. Tenant responsible for electric and base rent. Storage and office space in the basement.

Ken Palumbo 610.216.9934 • MLS # 689838



6299 PA Route 309, Heidelberg Twp (LEASE)

New Listing

• \$15/SF

Prime commercial space, one suite currently available 1320 SF. Traffic count 12,000 VPD, high visibility, perfect location for medical, business professional, retail, restaurant, & other uses. Current tenants include Daycare, Transform Rehab, Chinese, Hair salon, Physical Therapy, Ambition Gym, Next Level Dance Academy, Pilates of the Lehigh Valley & Lina's Cucina Restaurant. Last space remaining. NO CAM CHARGES!! LANDLORD WILL PROVIDE TENANT FITOUT!!

Randy Beitler 610.393.9629 • MLS # 694728

INVESTMENT / LAND / DEVELOPMENT



414 W. Main Street, Kutztown

New Listing

• \$285,000

Student Housing— 2 units with permits for 6 students. Rented this year to 3 students paying \$3000 per semester/student and other tenant paying \$1000./mth for 12 month lease. Everything in good condition and fully rented. Nothing to do for this income producing property.

Doug Frederick 610.360.4993 • MLS # 693710



1414 E 4th Street, Bethlehem

• \$3,750,000

3.3 acres located at the gateway to Bethlehem from Rt 412, I-78 and Hellertown with Wind Creek Casino across the street and adjacent to LVIP VII. Property currently serves as corp headquarters for a local fuel delivery company with varying structures of a mixed-use. Plans are available showing the potential of a transition to retail, hotel and high density residential uses. Economic incentives available include CRIZ, KIZ, Enterprise Zone, LERTA and other programs to benefit from grants, tax credits and other benefits.

Doug Frederick 610.360.4993 • MLS # 690956



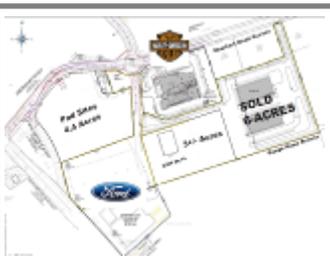
370 Normal Ave, Kutztown

Under Agreement

• \$295,000

Student Housing directly across the street from campus. Easy to manage with a permit for 6 students. Market rate around \$3000 per student/semester. This building is already partially leased for upcoming school year. Flexible space with 2 separate living areas makes it flexible to rent to various size groups. Lots of on-site parking, durable dependable building.

Doug Frederick 610.360.4993 • MLS # 693701



Macarthur Road, Whitehall Township (LEASE)

• \$ TBD

Retail Sites - PAD 1 4.4 Acres, PAD 2 3+/- Acres. Rent to be determined. Traffic is 38,066 cars per day. Zoning is C-2. All utilities are municipal. This is the largest retail node in the market area. Most retailers are represented here.

Steve Cihylik 610.212.6535 • MLS # none



2204 Route 100 & Wisteria Road, Lower Macungie Township

• \$1,500,000

Approved Commercial-Retail Development on 5.65 acres comprised of three 12,000 SF single story retail / office / commercial buildings. Fully approved, ALL permits in place to begin construction. Great location for bank, medical office, condos, retail, office.

Steve Cihylik 610.212.6535 • MLS # none

INVESTMENT / LAND / DEVELOPMENT



1605 PA Route 100, Washington Township, Berks County (LEASE)

• \$12,500/M

Land Lease, 6.45 acres, average daily traffic count 12,000.

Jane Schiff 610.216.5232 • MLS # 686794



227 Commerce Park, Lower Nazareth Township

Under Agreement

• \$900,000

.10 acres available for sale by Rt 33 & Hecktown Road. Lease or build to suit opposite Lehigh Valley Health Network Hospital site. \$900,000/acre or build to suit. Rent to be determined.

Steve Cihylik 610.212.6535 • MLS # none



211 S Best Ave, Routes 145 / 946, Walnutport

• \$60,000

Pad site, .7 acres next to Neffs National Bank, Burger King and signalized intersection. Over 12,000 cars/day on Rt 145, Build to suit rent and CAM to be determined. \$60,000 NNN/Year.

Steve Cihylik 610.212.6535 • MLS # none



1321 Rising Sun Road, North Whitehall Township

• \$6,900,000

Beautiful views, rolling terrain, stream running through a portion of the property and opposite end overlooks the Lehigh River. Property includes an existing farmhouse and barn building with wonderful charm and character that has not been inhabited for many years. Municipal water and sewer are nearby.

Doug Frederick 610.360.4993 • MLS # 667609



1708 Tilghman Street, Allentown

• \$699,000

Great linkage to all of the Lehigh Valley. Free-standing building with tons of parking, 33 on-site and cross easement parking with Walgreens adding another 50 spaces. All retail sales, restaurant, bank retail store. Fantastic demographics and high number of rooftops within a one-mile ring. High visibility.

Steve Cihylik 610.212.6535 • MLS # none

INVESTMENT / LAND / DEVELOPMENT



942 S Broadway (Rt 512), Windgap

• \$500,000

Vacant .5 acre site next to Burger King, Arby's & Auto Zone. Signalized corner, 18,500 cars/day.

Steve Cihylik 610.212.6535 • MLS # none



3104 Hamilton Street, Allentown (LAND LEASE)

• \$12,500/M

LOCATION, LOCATION, LOCATION NOW AVAILABLE FOR LAND LEASE!!!! This 1.116 acre South Whitehall Township lot currently has a 1894 square foot building. Located on Hamilton Boulevard just east of Cedar Crest Boulevard, across from the Weis Shopping Center, down the block from Dorney Park and Wild Water Kingdom and next to both St Luke's and LVHN's mega office buildings. Fabulous opportunity!! Minutes to I-78, 309, and the 222 By-pass. Ready for new ideas!

Jane Schiff 610.216.5232 • MLS # 686728



420 Albright Ave Rear, Allentown

New Listing

• \$130,000

Lot near Muhlenberg College in West End Allentown. Preliminary plans for development proposal to build twins, density subject to approvals current plan laid out with 6 units. Interesting site for various housing ideas. Great location with access to restaurants, retail, employment and schools. Take this site to your builders. Priced to sell.

Doug Frederick 610.360.4993 • MLS # 693523



927 Hamilton Street, Allentown

• \$850,000

Rare opportunity to be part of the Neighborhood Improvement District. 6500 SF 2-story building. Ground level is 2600 SF with store front window display on Hamilton Street. Second level offers approximately 2,700 SF of rentable space. The building has front and rear entrances for both levels and includes 8+ off street parking spaces. Full, dry basement with plenty of storage area. Excellent condition. Zoned B-2.

Randy Beitler 610.393.9629 | Carrie Ward 484.347.2359 • MLS # 688340



123 Bridge Street, Catasauqua

• \$439,000

Catasauqua 3-unit! 1000 SF commercial space, 3 BR, 2BA apt on 2nd flr plus 6 car garage w/12' ceiling. Close to post office, borough hall, senior apartments & police. Possible uses include office, store (retail/wholesale), deli, bakery outlet, showroom, etc. Six-car garage can be used an auto repair shop. Good foot traffic flow. Live upstairs and have your business downstairs, lease the office or garage. Possibilities!

Marina Gabunia 484.201.9878 • MLS # 690562, 689196

INVESTMENT / LAND / DEVELOPMENT



1832 Butler Street, Easton

Under Agreement

• **\$1,200,000**

Parking lot with 25 spaces and 9,836 SF single-story building on .53 acre lot. Corner location with 9,000 cars/day on Freemansburg Ave; 11,000 cars/day on Butler Street. Very visible and accessible. Strong commercial corridor serving Easton.

Steve Cihylik 610.216.6535 • MLS # 686571



State Route 903, Penn Forrest Township, Carbon County

• **\$349,000**

6.1 acres, zoned C-1 located on the corner of PA Rt 903 and Hatchery Rd (mid-way between Jim Thorpe and exit 87 of the PA Turnpike at Rt 903). The land is level and dry with over 500 feet of frontage.

Bob Sheesley 610.428.1612 • MLS # 672556



Hunter's View: Market Street, Auburn, Schuylkill County

Under Agreement

• **\$1,780,000**

Hunter's View is a proposed scenic residential development that offers the potential for more than 100 single-family and almost 250 townhomes or apartments on 163 acres at Routes 895 and 61 in a growth zone just miles from Cabela's and Interstate 78. Water/Sewer service available. Full plans available for review. Easy access to Reading, Hershey Allentown, Harrisburg.

Joe McDermott 484.860.2289 • MLS # 607114

Sales Advisors



Doug Frederick, GRI, CRB, Broker/Owner
610.360.4993 • Doug.Frederick@HannaCRE.com



Randy Beitler, SRS, ABR, PLS, Associate Broker
610.393.9629 • RandyBeitler@HannaCRE.com



Steve Cihylik, CCIM, GRI
610.212.6535 • StevenC@ptd.net



Mary Beth Dolinich, ABR, SRES, Associate Broker
610.462.3090 • MDolinich@gmail.com



Marina Gabunia, REALTOR®
484.201.9878 • Marine.Gabunia@gmail.com



Joe McDermott, REALTOR®
484.860.2289 • JosephMcDermott@HannaCRE.com



Bruce Morris, REALTOR®
610.844.8387 • MorrisBruce@bellsouth.net



Lynda Moyer, REALTOR®
303.748.8285 • LyndaMoyer@HowardHanna.com



Bob Nemeth, Sr, REALTOR®
570.578.4358 • RobertNemethSr@HowardHanna.com



Melanie Onesto, Associate Broker
610.248.1394 • MelanieOnesto@gmail.com



Ken Palumbo, ABR, SRS, REALTOR®
610.216.9934 • KPalumbo60@gmail.com



Jane Schiff, GRI, Associate Broker
610.216.5232 • SchiffJane@gmail.com



Bob Sheesley, Associate Broker
610.428.1612 • RASheesley@gmail.com



Betty Shuster-Hanzlik, GRI, REALTOR®
610.554.1678 • ShusterHanzlik@gmail.com



Matt Sorrentino, CSP, REALTOR®
610.972.2056 • Castle.Builders@verizon.net



Carrie Ward, CIPS, TRC, MRP
484.347.2359 • CarrieWard@HannaCRE.com



Carrie Wilson, REALTOR®
610.349.0155 • CarrieWilsonHH@gmail.com



Kevin Yarnall, Associate Broker
610.360.2735 • KYarn928@verizon.net