

FOR SALE

**2895 HAMILTON BLVD
ALLENTOWN, PA 18104**

Prime opportunity for either an investor, or an owner / occupant. The property is in excellent condition and well maintained, with low overall expenses.

THE ATRIUM COMMERCIAL CONDO UNITS



SUITE 103-
1,113 SF
\$275,000
\$260/MONTH
ASSOC FEES

SUITE 106-
1,247 SF
\$275,000
\$291/MONTH
ASSOC FEES



Rare opportunity to purchase a first-floor commercial condominium at The Atrium in Allentown, PA. Both feature all brick exteriors and are perfect for many professional office uses. Condo associations fees (\$260-\$291/month) include water, sewer, trash and outside maintenance. Plenty of shared parking throughout. Just minutes from I-78, PA-309 and US-22 and other major Lehigh Valley highways and thoroughfares.



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KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com

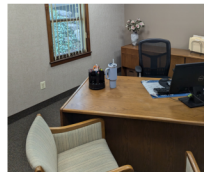


Douglas C. Sandlin
Realtor
O 610-435-1800
C 610-730-1660

www.JBPropertyGroup.com

SUITE 103

- 1,113 SF
- 3 private offices
- Reception area
- Technology center
- Break room/Kitchen with granite countertops
- 2 updated restrooms (one full tile shower)



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PROPERTY GROUP

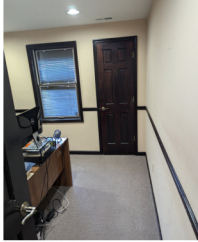
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SUITE 106

- 1,247 SF
- 3 Private Offices
- Reception Area
- Conference Room
- Break Room
- ADA Compliant Restroom



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