

13 UNIT MIXED-USE

INVESTMENT PROPERTY FOR SALE

819-831 E 4th St
Bethlehem, PA 18015



kw
KELLER WILLIAMS.
REAL ESTATE

 **THE James Balliet**
PROPERTY GROUP

EXECUTIVE SUMMARY

13 UNIT | 9 APARTMENTS | 4 RETAIL SPACES

819-831 E 4th St- Bethlehem, PA



Located just blocks from Lehigh University, this fully occupied 13 unit mixed-use property offers a balanced blend of stability and upside. The asset consists of 9 residential apartments units and 4 commercial storefront units, providing a diversified income stream in a high demand rental market.

PROPERTY HIGHLIGHTS

- 100% Occupied
- 13 Units
 - 9 Apartments
 - 4 Retail Storefronts
- Prime location - Southside Bethlehem
- Zoned: CG - General Commercial



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INVESTMENT SUMMARY



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Currently generating a net operating income of \$166,660, with potential to exceed \$200,000, this property offers immediate returns and long term growth potential. Upon renewal, commercial tenants can be converted to NNN leases.

The area benefits from consistent rental demand, proximity to major employers, and steady foot traffic from surrounding residential and commercial activity.

A strong addition to any investment portfolio: turn-key, income-producing, and well-located for continued value appreciation.

OFFERING SUMMARY

Sale Price:	\$2,550,000
Building Size:	13,344 SF
Lot Size:	.259 Acres
Number of Units:	13
Price/SF:	\$191.10
Year Built:	1900
APN:	P6SE2A 16 14 0204
Zoning:	CG- General Commercial
County:	Northampton



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PROPERTY LOCATION

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LOCATION OVERVIEW

Property enjoys a prime location in the historic south side of Bethlehem, PA. Just off Route 378, with easy access to Route 22 and I-78, in close proximity to:

- Lehigh University
- Wind Creek Casino
- Steel Stacks
- ArtsQuest
- Zoellner Arts Center



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FINANCIAL INFORMATION

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SUMMARY

INCOME

Rents	\$201,360
Fees Received	\$7,380
Total Income Received:	\$208,740

EXPENSES

Insurance	\$7,800
Taxes-Real Estate	\$22,630
Water & Sewer	\$7,500
Electric	\$850
Trash	\$2,500
Fire Alarm	\$800
Total Expenses:	\$42,080

TOTAL NOI: \$166,660

Asking Sale Price: \$2,550,000



819-831 E 4th St in Bethlehem, PA consists of:

- 4 Commercial Retail Spaces:
- Five 1-Bedroom Apartments
- Two 2-Bedroom Apartments
- Two 3-Bedroom Apartments
- Off-street parking lot with 13 Spaces

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DEMOGRAPHICS

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,555	90,706	170,478
2024 Estimate	17,434	90,431	169,708
2020 Census	16,247	89,393	168,123
Growth 2024 - 2029	0.69%	0.30%	0.45%
Growth 2020 - 2024	7.31%	1.16%	0.94%

POPULATION

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	6,213	35,185	65,601
<\$25,000	1,815 29.21%	6,914 19.65%	11,533 17.58%
\$25,000 - \$50,000	1,668 26.85%	7,810 22.20%	13,290 20.26%
\$50,000 - \$75,000	970 15.61%	5,848 16.62%	11,264 17.17%
\$75,000 - \$100,000	545 8.77%	4,327 12.30%	8,100 12.35%
\$100,000 - \$125,000	508 8.18%	3,631 10.32%	6,979 10.64%
\$125,000 - \$150,000	189 3.04%	2,014 5.72%	4,418 6.73%
\$150,000 - \$200,000	323 5.20%	2,422 6.88%	4,883 7.44%
\$200,000+	195 3.14%	2,219 6.31%	5,134 7.83%
2024 Avg Household Income	\$63,767	\$83,435	\$90,195
2024 Med Household Income	\$43,896	\$62,924	\$67,854

HOUSEHOLD
INCOME

HOUSING
INFO

Radius	1 Mile	3 Mile	5 Mile
2024 Occupied Housing	6,212	35,186	65,601
Owner Occupied	1,771 28.51%	19,397 55.13%	39,861 60.76%
Renter Occupied	4,441 71.49%	15,789 44.87%	25,740 39.24%
2020 Housing Units	6,829	37,597	69,571
1 Unit	3,447 50.48%	25,903 68.90%	51,034 73.36%
2 - 4 Units	1,432 20.97%	4,336 11.53%	6,645 9.55%
5 - 19 Units	765 11.20%	3,965 10.55%	6,909 9.93%
20+ Units	1,185 17.35%	3,393 9.02%	4,983 7.16%

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