

INVESTMENT OPPORTUNITY

COMMERCIAL INVESTMENT OPPORTUNITY

22 South 2nd St
Emmaus, PA 18049



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kw
KELLERWILLIAMS.

 **James Balliet**
PROPERTY GROUP

Keller Williams Real Estate - 1605 N Cedar Crest Blvd, Ste 309 - Allentown, PA - 18104

EXECUTIVE SUMMARY

kw
KELLERWILLIAMS.
REAL ESTATE

James Balliet
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22 South 2nd St, Emmaus, PA 18049



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	18,546 SF GLA
Lot Size:	31 Acres
Number of Units:	6
Price/SF:	\$86.27
Cap Rate:	8.48%
NOI:	\$135,752
Year Built/Renovated:	1985/2010
Zoning:	BC- Central Commercial
Market:	Lehigh Valley

PROPERTY OVERVIEW

This property is an ideal opportunity for an investor or owner-occupant! This exceptional office building is 75% leased and located in the heart of Emmaus, PA, just a few minutes from I-78. PRICE REDUCED from \$1.8 million to \$1.6 million, and owner will carry \$300,000 at 5% for 5 years. This building will also be sold fully furnished, with the high-quality office furnishings valued at an estimated \$50,000. The building has an exceptionally stylish interior design, plenty of public and private parking, elevator access, recently upgraded private restrooms, and three floors of flex space. The building is well maintained and in excellent condition and offers ease of access with an elevator that serves all three floors plus the basement.

PROPERTY HIGHLIGHTS

- 75% Leased
- Dedicated Parking - 31 Spaces
- Elevator Service
- Four Parcels Included

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The first floor features a beautifully designed lobby area, 5,000 square feet of office space including numerous private offices, open space for cubicles, an elegant conference room, private meeting room, and a very large break room that leads to a gorgeous outside patio.



The second floor offers over 5,000 square feet of space, including numerous private offices, several conference rooms, and open space for cubicles.



Third floor is a stunning 4,000+ square feet with wood beam ceilings, a reception area, numerous private offices, conference rooms, and open space for cubicles.



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PROPERTY DETAILS & HIGHLIGHTS

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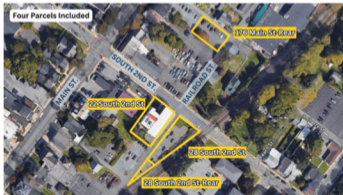
Property Price:	\$1,600,000
Property Address:	22 South 2nd St, Emmaus, PA 18049
Property Type:	Corporate Building
APN:	549476036856 001
Lot Size:	31 Acres
Building Size:	18,546 SF GLA
Zoning:	BC- Central Commercial
Year Built/Renovated	1885/2010
Number of Units:	6

PROPERTY OVERVIEW

Commercial investment opportunity available for sale. The Xperia Building is a 3-story, 18,546 SF beautifully designed office center. Built in 1885 and renovated in 2010, this property has 31 dedicated spaces for parking on two surface lots, with an impressive atrium and elevator service. Building will also be sold fully furnished, with the high-quality office furnishings valued at an estimated \$50,000.

LOCATION OVERVIEW

Property Site ideally located in the heart of downtown Emmaus, PA, just a few minutes from I-78 in Lehigh County.



SALE HIGHLIGHTS

- 75% Leased
- High-quality furnishings included
- Atrium with elevator service
- Public and private parking
- 8.48% Cap Rate
- 18,546 SF GLA
- Four Parcels Included

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FINANCIAL INFORMATION

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TRAFFIC INFO

SUMMARY

INCOME	
Rents	\$231,756
EXPENSES	
Taxes	\$44,097
Insurance	\$3,733
Repairs & Maintenance	\$7,756
Utilities	\$24,931
Landscaping/Snow Removal	\$10,295
Pest Control	\$733
Janitorial	\$4,639
Total Expenses:	\$96,184
TOTAL NOI:	\$135,752



Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Main St	N Cherry St NE	15,756	2022	0.08 mi
Main Street	S Keystone Ave NE	13,417	2022	0.13 mi
Broad St	S Lehigh St SW	1,918	2022	0.31 mi
Keystone Ave	Apple St SE	579	2022	0.34 mi
South 5th Street	Minor St SE	1,985	2022	0.37 mi
Broad St	Perkiomen St NE	2,786	2022	0.40 mi
Broad Street	Perkiomen St NE	2,814	2020	0.40 mi
Chestnut St	N Moyer St SW	14,359	2022	0.40 mi
North 6th Street	Long St SE	2,777	2020	0.50 mi
N 6th St	Long St SE	2,666	2022	0.50 mi

Asking Sale Price: \$1,600,000

CAP RATE 8.48%

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