

# FOR SALE

SALE PRICE

**\$1,150,000**

LEASE PRICE

**\$18/SF NNN**

## 751 UNION BLVD ALLENTOWN, PA 18109



**OWNER/USER OR INVESTMENT OPPORTUNITY  
RESTAURANT/RETAIL SPACE**

751 Union Boulevard presents a rare mixed use owner occupant or investment opportunity along one of Allentown's high-traffic commercial corridors. The property consists of a  $\pm 3,850$  SF commercial space ( $\pm 1,925$  SF main level plus  $\pm 1,925$  SF finished basement- also available for lease) and two well-maintained 2-bedroom / 1-bath residential units above available for sale along with the commercial space.

The commercial space was formerly a restaurant and is currently vacant, offering immediate occupancy for an owner-user or the opportunity for an investor to lease the space and maximize income potential. The residential units provide stable in-place tenancy and consistent supplemental income.

Positioned along Union Boulevard with strong daily traffic counts and excellent visibility, the property also offers convenient access to Airport Road, Tilghman Street, and Route 22. Additional features include 14 on-site parking spaces and a recently installed roof, making this a well-maintained, turnkey mixed-use asset in a highly accessible location.

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 **James Balliet**  
PROPERTY GROUP

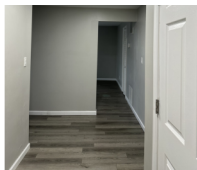
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**Zoned: B-3  
Commercial**

**kw**

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