

**5250 FREEMANSBURG AVE  
EASTON, PA 18045**

**FOR  
SALE**

**SALE PRICE**

**\$2,333,750**



## **INVESTMENT OPPORTUNITY**

Prime investment opportunity available at \$167/per square foot. This prime property is perfect for an owner/ user looking for the financial stability of a long term tenant. Long term dental lease in place on the ground floor.

Building is three levels with lower level (available), ground floor (dental practice) and second floor (available). The property was built in 2015. The second floor is in shell condition with  $\pm$  4,400 SF. The lower level is perfect for a multitude of uses including fitness, yoga, office/professional uses and so much more.

Property is situated on the corner of Freemansburg Avenue and Farmersville Road in Bethlehem Township. There is a proposed traffic light at this intersection with exact construction dates unknown according to PennDot.

- 13,977 SF
- Parking: 31 Spaces
- 1.34 Acres
- 2nd Floor- Shell Space- 4,067 SF
- Lower Level- Separate Entrance

### **ZONING - MDR**

Medium Density Residential and Neighborhood Enhancement Overlay District: Medical, Office and Residential are permitted.

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