

FOR SALE

SALE PRICE

\$900,000

1413 W COURT ST ALLENTOWN, PA 18102



MULTI-FAMILY INVESTMENT OPPORTUNITY

- 8,640 SF
- Parking: 12 Spaces
 - 6 Oversized Garage Space
 - 6 Indoor Parking Spaces
- Shell Space- Build to Suit
- Convenient Location: between Hamilton & Linden Streets near 15th Street

This three-story commercial building, totaling 8,640 square feet, is ideally located in the heart of downtown Allentown. Offering strong potential for investors or developers, the property is currently in the process of being built out, presenting a valuable opportunity to customize the final finishes to suit a variety of uses.

The structure includes six designated garage spaces, each sized to accommodate large SUVs—a rare and desirable feature in a downtown setting, for a total of 12 parking spaces. The framework for six separate units has already been established, with plumbing and fire sprinkler systems installed. While significant progress has been made, the property still requires completion work, including drywall and interior finishes.

Offered at \$900,000, this asset combines a prime location with substantial upside potential for those looking to add value in one of the Lehigh Valley's growing commercial markets.

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