

# DEVELOPMENT OPPORTUNITY FOR SALE



1110 E 3RD STREET, BETHLEHEM, PA 18015

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## PROPERTY HIGHLIGHTS

- Prime Growth area in South Bethlehem
- Development Opportunity
- Potential for a 20-unit building
- .321 acres with 108' of frontage
- Preliminary architectural plans available
- Buyer to obtain all necessary approvals



FOR MORE INFORMATION, CONTACT:

**MELANIE ONESTO**

[melanieonesto@gmail.com](mailto:melanieonesto@gmail.com)

**Hanna CRE**  
3500 Winchester Road, Suite 201  
Allentown, PA 18104  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna CRE will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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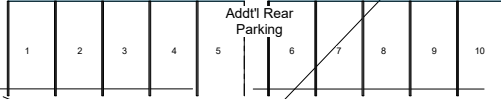


E. 3rd St.

Hill St.

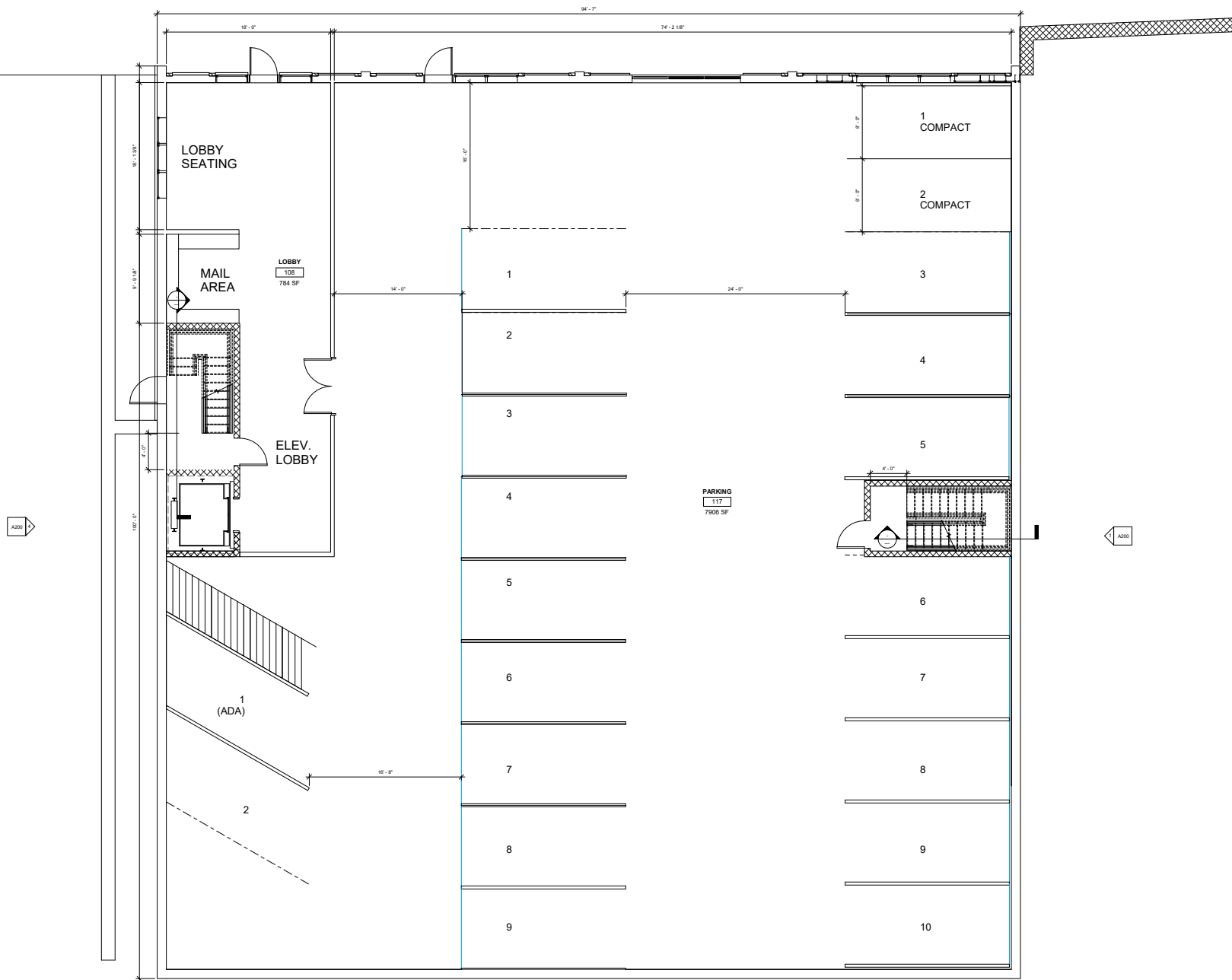
1110-1116  
E. 3rd St.

4'-2"

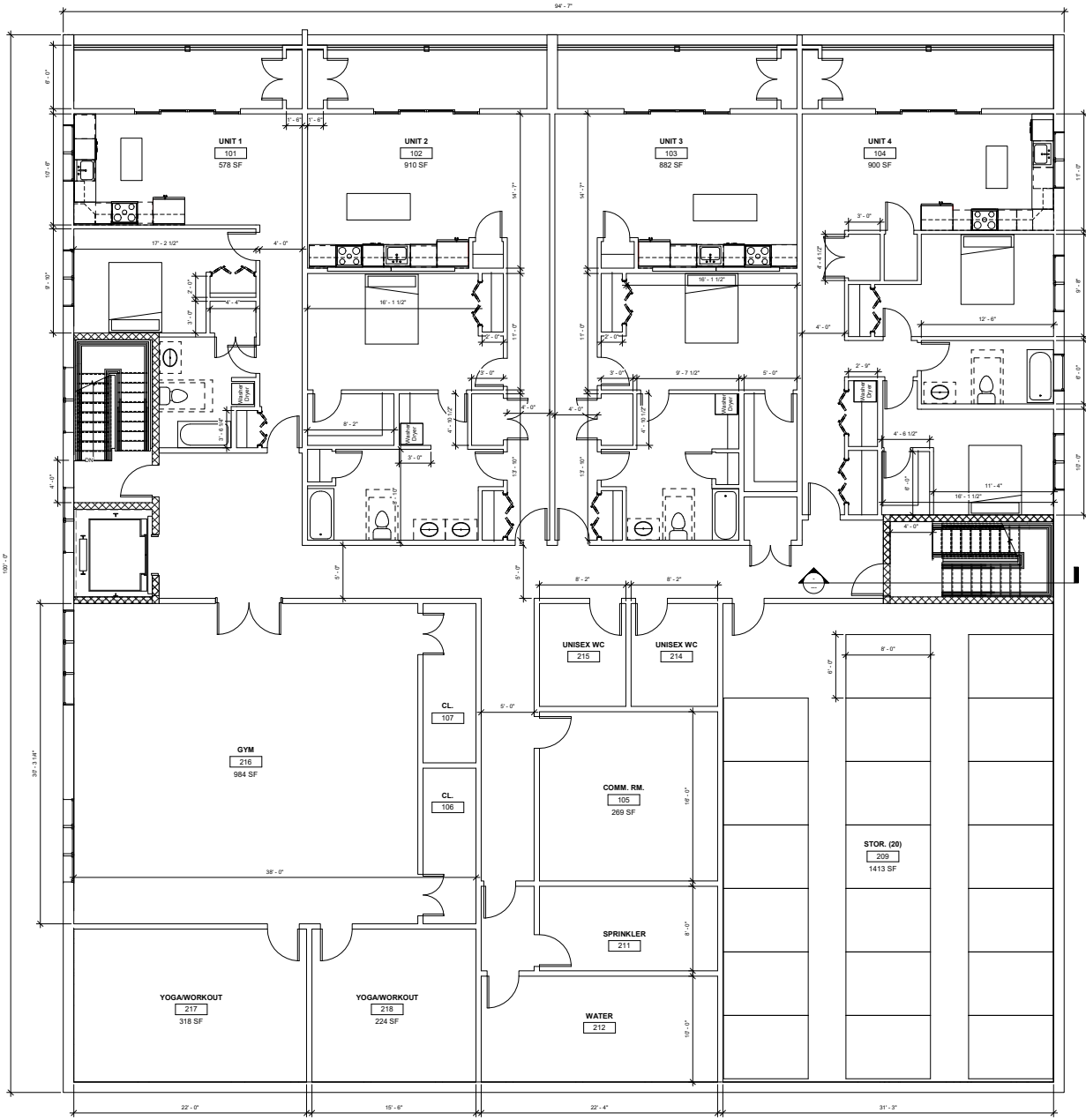


Fortuna St.





PARKING ABOVE (10)

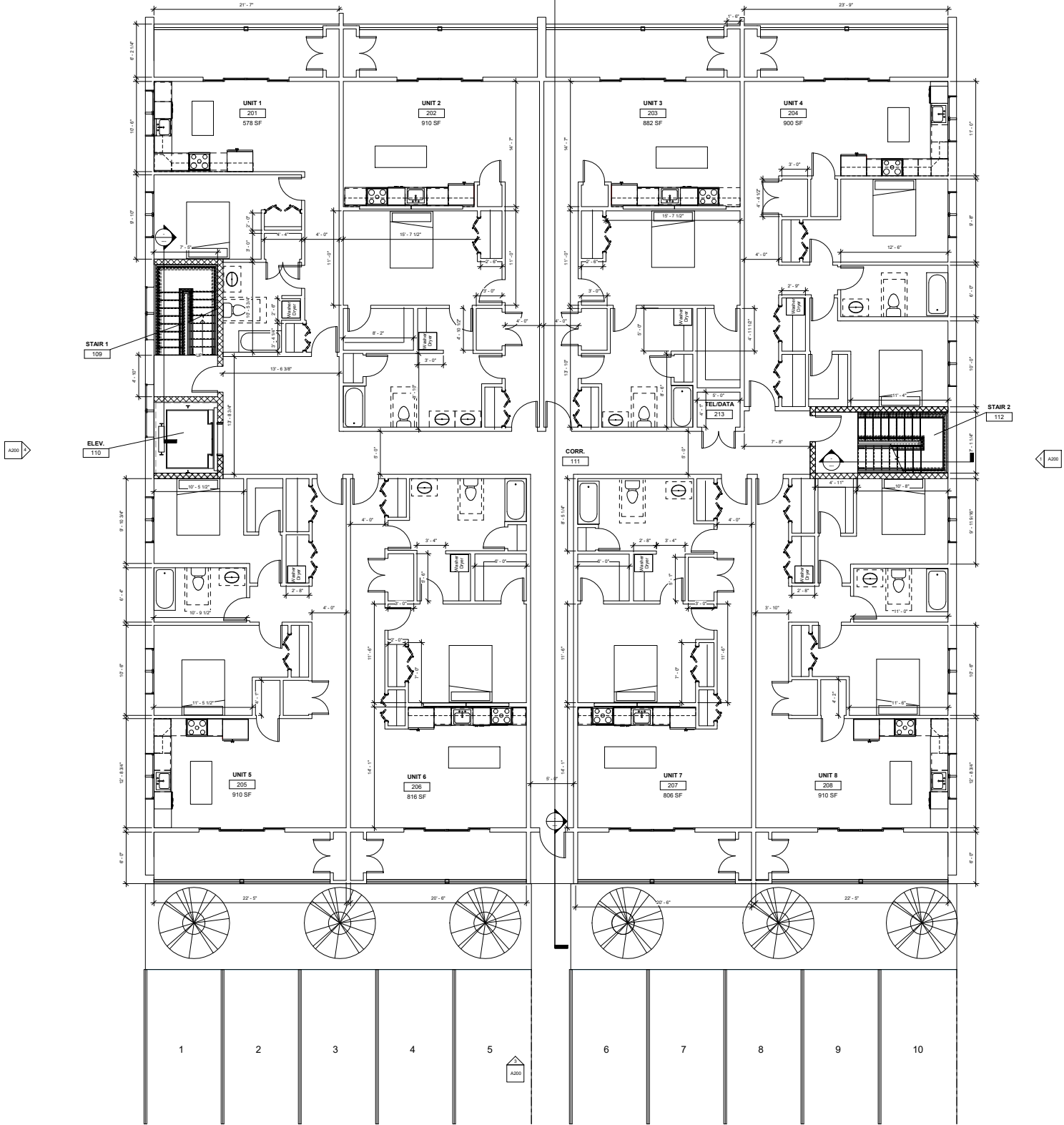


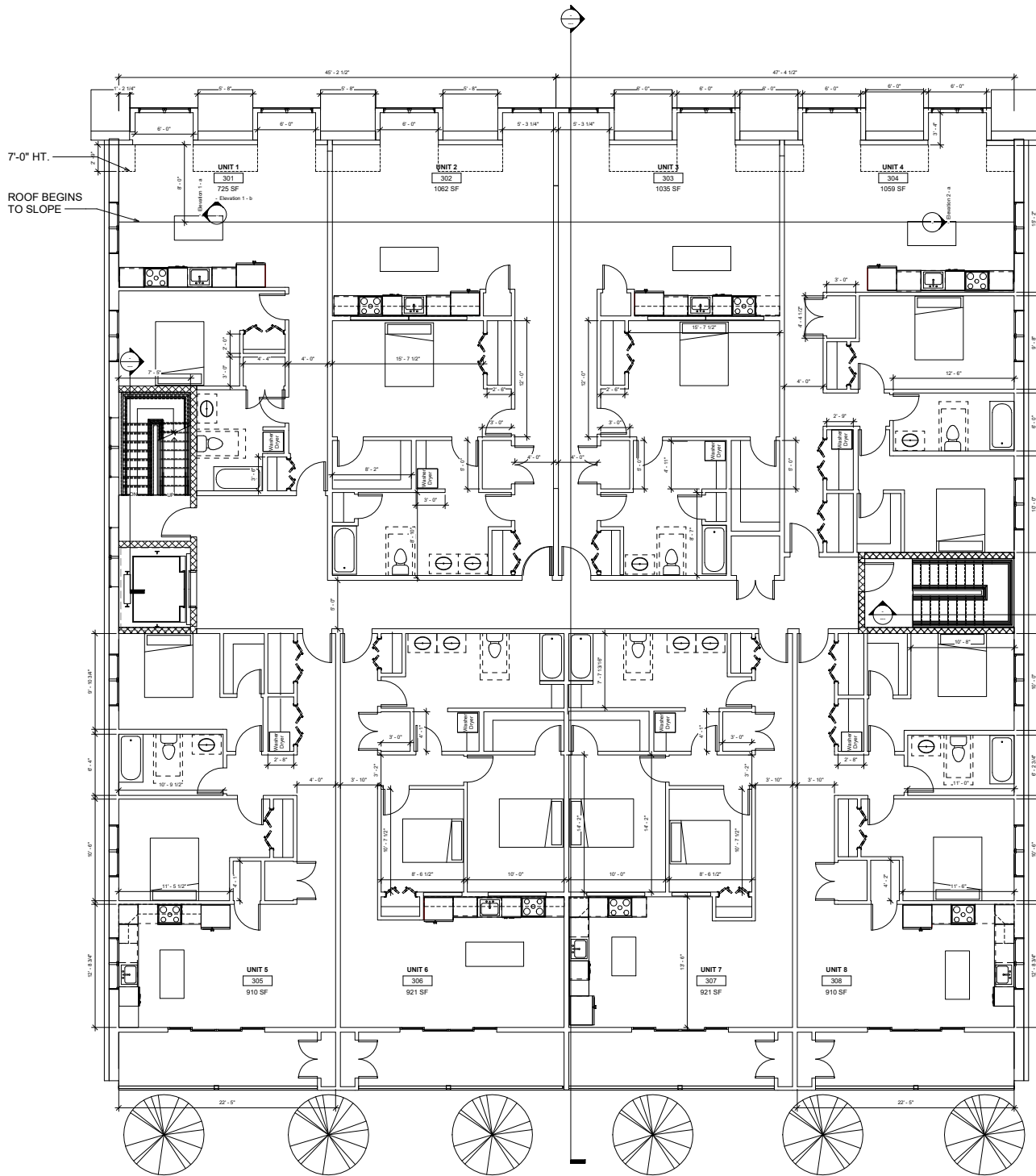
A200

A200





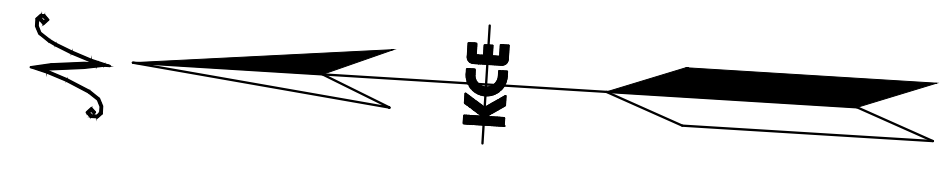




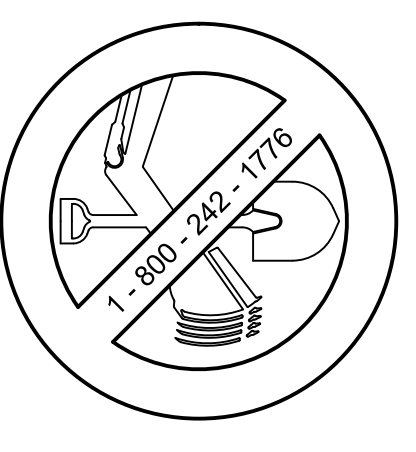




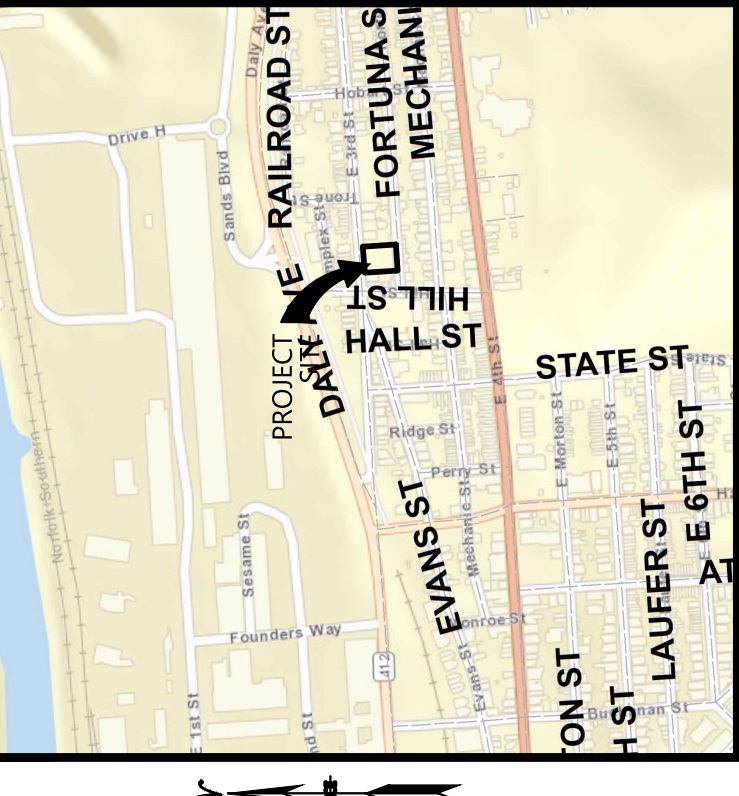
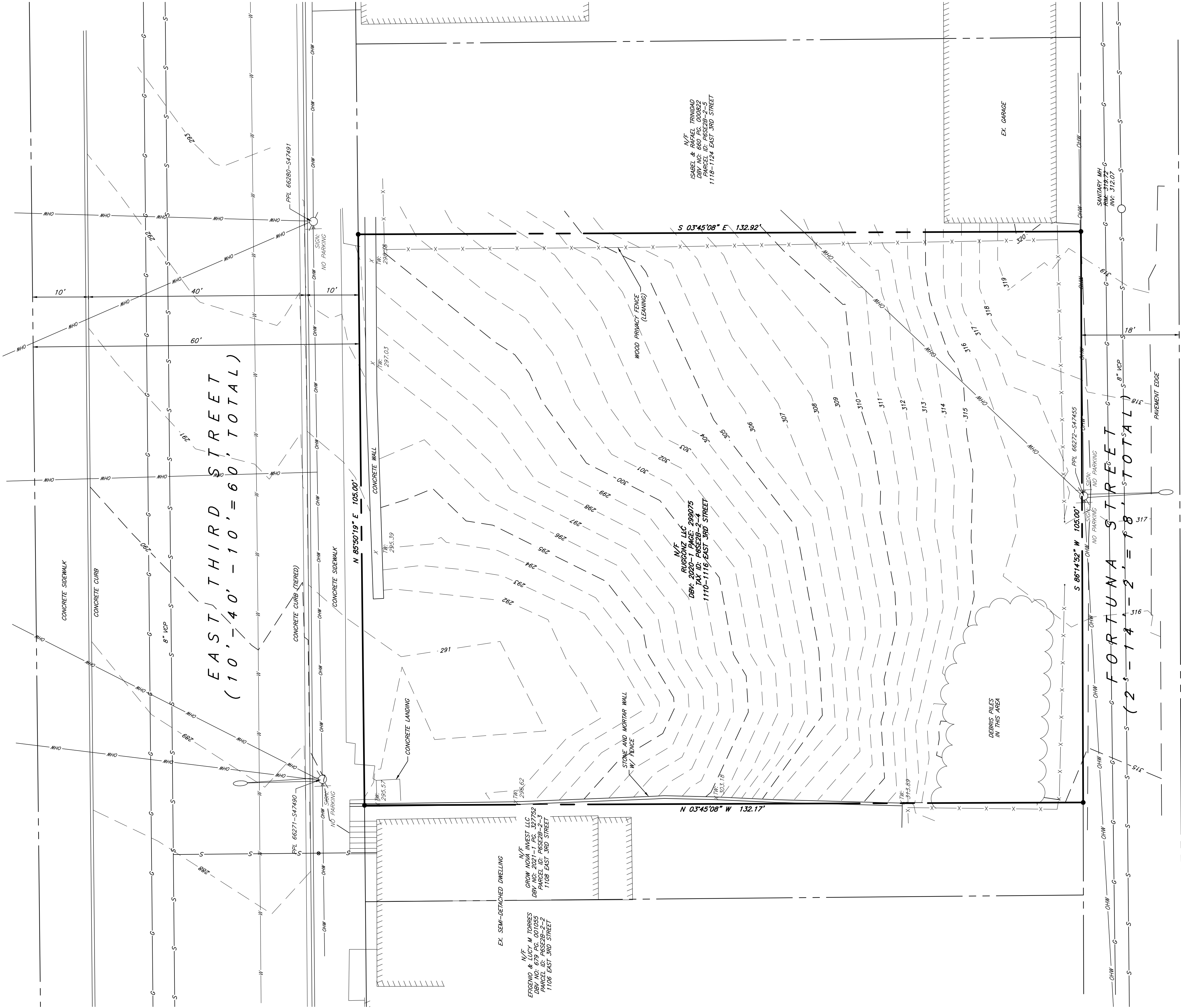




**PROTECT YOURSELF**  
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU!  
ENGINEERS, ARCHITECTS AND SURVEYORS  
DESIGNERS OF ANY PERSON PREPARING TO DISTURB THE EARTH'S  
SURFACE ARE HERE IN THE COMMONWEALTH.



**LOCATION MAP**  
SCALE: 1" = 800'

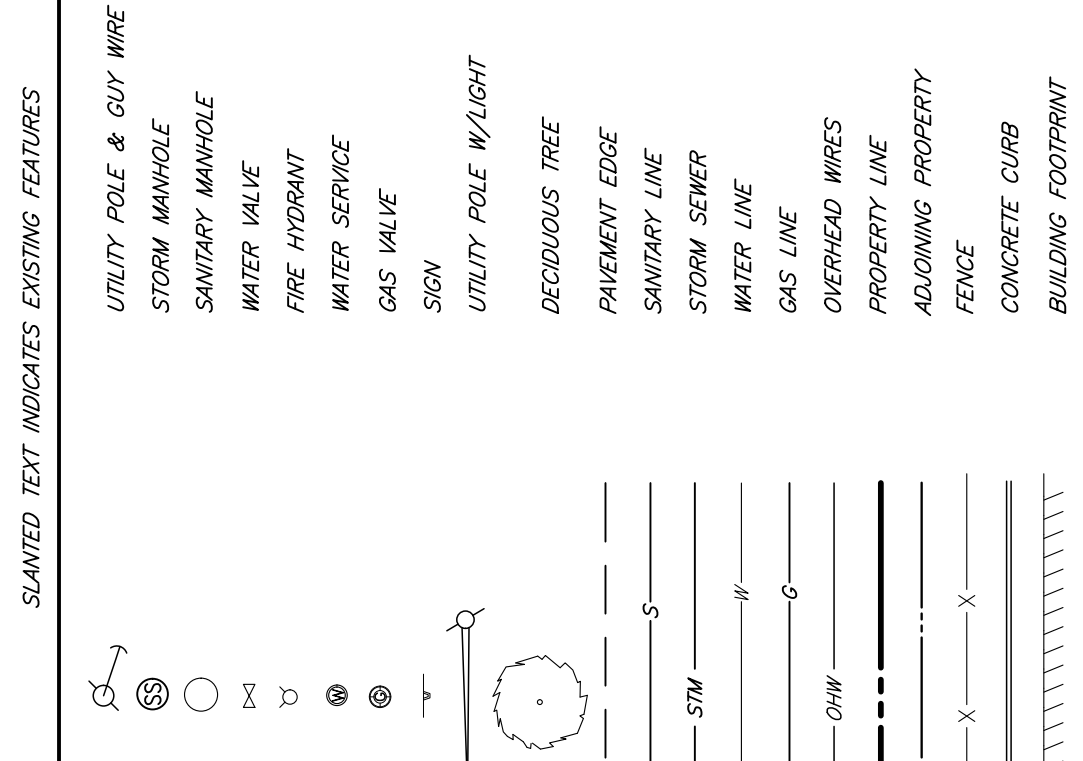
**SITE DATA**

RECORD OWNER: RUGGONZ LLC  
PROPERTY ADDRESS: 1110-1116 EAST THIRD STREET  
DEED REFERENCE: D.B.V. 2020-1, PG 299075  
SURVEYED LOT AREA: 13,917 S.F./0.3195 AC.

**GENERAL**

WATER: PUBLIC  
SEWER: PUBLIC  
ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (RT)

**LEGEND**



**SURVEY NOTES**

- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF NOVEMBER 11, 2021 BY SURVEYOR DOUGLAS HARRICK AND REPRESENTS A SURVEY OF LANDS OF RUGGONZ LLC AS DESCRIBED IN DEED BOOK VOLUME 2020-1 PAGE 299075.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
- PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED ON COUNTY TAX MAP RECORDS AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- LINE AS SHOWN WITH BEARINGS AND DISTANCES AS CURVE INFORMATION INDICATE LINES MEASURED FOR THIS SURVEY WITHOUT AN GEOMETRIC MINORADIAL MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A SPECTRA SP80 WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
- PLAN REFERENCES: "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES", BY R.L. FOX, CITY ENGINEER, DATED 1919, REVISED 12-20-39.
- STREET WIDTHS AS SHOWN HEREIN WERE TAKEN FROM DATA CONTAINED WITHIN PLANS AND DOCUMENTS OF RECORD, AND DATA SHOWN ON BLOCK SURVEY MORE FULLY REFERENCED IN NOTE 8.
- THE WALL AS SHOWN ALONG THE WEST SIDE OF THE PROPERTY IS LEANING AT SPOTS



REVISIONS	BY	DATE

