

## Land / Buildings... For Sale

### Commercial Site

3630 Mechanicsville Road, 2958, 2974, 2946 Macarthur Road Whitehall PA 18052



#### OFFERING SUMMARY

**SALE PRICE:** \$4,790,000

**CAR VOLUME:** 34,000

**VICTORIAN STRUCTURE:** 2,362 SF

**OFFICE / SHOWROOM:** 10,165 SF

**WAREHOUSE:** 11,840 SF / 22ft. Ceiling Ht.

**3 GARAGES:** Various Sizes

**6 UNIT APARTMENT BUILDING:** Income producing

**LOT SIZE:** 4 Parcels totaling: 4.241 acres

**TOTAL TAXES:** \$48,408.87

#### PROPERTY OVERVIEW

4 contiguous parcels totaling 4.241 acres, with HOP authorized access to Macarthur Rd and Mechanicsville Rd, next to a signalized intersection. Prime location for redevelopment or re-purpose of existing structures, which consist of a store/showroom with attached home, repair shop with drive-in doors, and steel canopy; an 11,840 sq ft steel warehouse with 22 ft. ceiling height, clear span, concrete floor, heating system, and two 14 ft. drive-in doors; a fully leased and updated, income producing 6-unit apartment building; a partially renovated Victorian building; an extensive outdoor covered storage structure; and several garages, workshops and small office building. **Possible uses:** Franchise restaurant, IT manufacturing and campus, Retail center, Day-care facility, Auto service, Bank /financial



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#### OTHER BUILDINGS



Above: Victorian Building

Below: Residential Multi Unit (Income Producing)



Garages and work shop



Garages and work shop



Work shop



Garage / Work shop



Residential home and Business office



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### MARKET COMPARISON

PROPERTY ADDRESS	DATE	ACRES	PRICE
5573-5621 Hamilton Blvd. Allentown	2020	2.35	\$1,525,000
1890 Airport Rd. Allentown	2021	2.048	\$1,900,000
3015 Lehigh St . Allentown	2023	1.82 (plus Building)	\$2,650,000
6216 - 6240 Hamilton Blvd. Allentown	2022	2.36	\$3,000,000
4316 Hamilton Blvd. Allentown	2021	1.51	\$1,601,277

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,938	75,889	281,663
Median Age	46.20	39.66	36.20

  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,394	30,079	78,433
Average HH income	\$75.815	\$65.358	\$55,804