

FOR SALE

**712-716 E. 4TH ST.
BETHLEHEM, PA 18105**

**CLOSE PROXIMITY TO ROUTES
22, 378, 412 AND I-78**

**PORTFOLIO OF
3 PROPERTIES
-3 COMMERCIAL
SPACES
-7 RESIDENTIAL
UNITS**



**CASH FLOWING TEN-UNIT MULTI-FAMILY COMMERCIAL FOR SALE
BUSY SOUTH-SIDE BETHLEHEM**

Newly renovated building, 100% occupied with leases in place. Total of seven residential units: (5) One BR and (2) - Two BR apartments; plus three commercial retail spaces.

The ground-level retail spaces each have a three-year lease in place with options for renewal. Separately metered utilities. This property would make an excellent addition to your investment portfolio.

kw
KELLERWILLIAMS
REAL ESTATE

James Balliet
President

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 **THE James Balliet**
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FOR SALE



LEASE INCOME

GREAT LOCATION NEAR WIND CREEK CASINO & STEEL STACKS; WALKING DISTANCE TO LEHIGH UNIVERSITY



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