

SALE PRICE: \$399,000



2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,302	5,205	10,967
HOUSEHOLDS	525	1,938	4,170
MEDIAN HH INCOME	\$77,813	\$78,285	\$77,879

Source: Esri

401-403 DELAWARE AVENUE, PORTLAND, PA 18351

11,587 SF+/- 3-story building on 0.51+/- acre corner lot located in the rural downtown Portland Borough which is located in the extreme northern reaches of the Lehigh Valley. Property consists of three tax parcels and was previously used as a bank and has a drive-thru window between bank and US Post Office. 5,343 SF is useable space on the first level with existing tenant, USPS, occupying 1,976 SF until 2024. A paved parking lot is located in the rear of the property. The upper 2 levels are not being used and in need of repair.

PROPERTY DETAILS:

- 11,587 SF+/- Building
- 0.51+/- Acres
- PINs: C11NE2B69-0127;
- C11NE2B68-0217; C11NE2B69A-0127
- Wood Construction
- Masonry/Brick Exterior
- Built in 1900
- Public Utilities
- Electric Forced Hot Air Heat
- Central A/C
- Flat Rubber Roof
- 9 ft. Ceiling Heights
- Carpet/Tile Floor Covering
- 14 Parking Spaces in Rear
- 250 amp Electric
- AADT: 3,571 on 611-N (PennDOT 2019)
- AADT: 5,095 on 611-S (PennDOT 2017)
- Zoned B (Business)
- Flood Zone "AE" (Special Flood Insurance Required)
- 271 ft. Frontage
- 2019 Taxes - \$14,079

LATITUDE: 40.921720 LONGITUDE: -75.096380



For Information Contact:

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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Penn Tower Building
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