

## INVESTMENT OPPORTUNITY

# 913-925 NORTHAMPTON STREET PORTFOLIO

## DOWNTOWN EASTON, PENNSYLVANIA

FULLY LEASED • NNN LEASES • STABILIZED CASH FLOW  
DEVELOPMENT UPSIDE

Premier mixed-use investment in the heart of  
Downtown Easton. This portfolio offers strong  
in-place income, modernized infrastructure, and  
future development potential.



### INVESTMENT HIGHLIGHTS

- ✓ Generates \$25,000 per month (\$300,000 annually) in gross rental income
- ✓ Approximate 6.0% cap rate based on asking price
- ✓ Four contiguous parcels in Downtown Easton
- ✓ Fully leased commercial spaces with NNN lease structures
- ✓ Long-term tenancy providing predictable income
- ✓ Underground garage offering additional revenue potential
- ✓ Separate development parcel for future value creation
- ✓ Extensive capital improvements completed in 2022
- ✓ New roof, electrical, plumbing, HVAC & AC systems
- ✓ Opportunity Zone location
- ✓ Walking distance to restaurants, entertainment, and downtown amenities

### FINANCIAL SUMMARY

**\$ \$25,000**  
MONTHLY RENTAL INCOME

**\$300,000**  
ANNUAL GROSS INCOME

**6.0%**  
APPROXIMATE CAP RATE  
BASED ON ASKING PRICE

ASKING PRICE: \$4,999,000

TOTAL BUILDING AREA: 24,430 SF

TOTAL LAND AREA: 0.65 ACRES


PARCELS INCLUDED: 4 CONTIGUOUS


### PROPERTY OVERVIEW

This 24,430 SF mixed-use portfolio consists of two retail buildings, a rear parking lot with underground garage income opportunity, and a separate development parcel.

Extensive renovations completed in 2022 include new roof, electrical, plumbing, HVAC/AC systems, and premium interior finishes.

### PORTFOLIO COMPONENTS

 **913 Northampton Street**  
7,854 SF Retail Building

 **915 Northampton Street**  
16,576 SF Retail Building

 **Wood Avenue Parcel**  
Development Land

 **Poplar Street Parcel**  
Additional Land Parcel



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