



For Sale & Lease



\$500,000



Retail Property



Built in 1955



2,694 SF



0.043 Acres

Easton, Pennsylvania

394 W Berwick St

Presented by

Daniel Perich Group

0: 570.213.4900

dperich@kwcommercial.com

KW Commercial

800 Main Street
Stroudsburg, PA 18360

**FOR MORE INFORMATION
CONTACT:**



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THE DANIEL PERICH GROUP
LOCAL EXPERTISE. NATIONAL REACH.



VIDEO

Property Description

Discover a rare commercial gem at 394 W Berwick St, Easton. The Daniel Perich Group of KW Commercial Real Estate proudly presents this exceptional property, which once served as a bank branch complete with a drive-thru. Boasting a prime location, ample parking, and variance for a drive-thru convenience store, this offering is primed for your business aspirations.

This 2,694-square-foot property presents a canvas for innovation. The building's history, dating back to 1955, blends seamlessly with the potential for modern revitalization. Public utilities and favorable zoning add to the property's appeal, providing a strong foundation for your business endeavors. Positioned within the city of Easton, this property promises visibility and accessibility in a thriving commercial environment. Conveniently located, this property offers 15 parking spaces to accommodate your clientele.

Offering Summary

Sale Price:	\$500,000
Lease Rate:	\$4,000.00 per month (NNN)
Number of Units:	1
Available SF:	2,694 SF
Lot Size:	0.043 Acres
Building Size:	2,694 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	6,852	47,688	108,299
Total Population	16,710	115,308	262,791
Average HH Income	\$55,734	\$87,602	\$91,274



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Sale Price	\$500,000
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Lease Rate	\$4,000.00 Per Month
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Location Information

Street Address	394 W Berwick St
City, State, Zip	Easton, PA 18042
County	Northampton
Cross-Streets	Seitz St
Township	Easton City
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-78
Nearest Airport	ABE

Building Information

Building Size	2,694 SF
Number of Floors	1
Year Built	1955
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	R-MD
Lot Size	0.043 Acres
APN #	L9SE3D 25 20 0310
Lot Frontage	130 ft
Lot Depth	141 ft
Corner Property	Yes
Power	Yes

Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	12

Utilities & Amenities

Central HVAC	Yes
Gas / Propane	Yes

Taxes & Valuation

Taxes	\$9,015.01
Tax Value Land	\$31,400.00
Tax Value Improvements	\$142,400.00
Assessed Value	\$86,900.00
Foreclosure / Distressed	No



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Property is located within the Street Corridor Overlay District and other permitted uses are multifamily dwelling, mixed-use, coffee shop, business services, medical services and many more.

55-unit apartment complex built in 2022 along with Dollar General and Easton Yards Apartment building are one block from the property along with Dollar General.

Location Description

Nestled along the scenic Delaware River, Easton is a vibrant town steeped in history and rich in culture. Its charming streets are lined with historic buildings, showcasing the town's deep-rooted heritage. Easton's strong sense of community, coupled with its convenient location in the Lehigh Valley region, has attracted both residents and businesses seeking a blend of urban accessibility and small-town charm.

Utilities Description

Public water/sewer/gas



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§ 595-25. Street Corridor Enhancement (SC) Overlay District.

- A. Legislative intent. The Street Corridor Enhancement Overlay District's purpose is to accommodate medium- and high-intensity development at the gateways to the City and along the principal vehicular and pedestrian corridors, and to promote compact, walkable, mixed-use buildings with local and regional commercial services, compatibly scaled light industrial, and residential uses.
- B. Permitted uses. All uses permitted by right in the underlying zoning district shall be permitted by right in the Street Corridor Enhancement (SC) Overlay District.
- (1) A7 Multifamily dwelling.
 - (2) A12 Mixed residential/business.
 - (3) B1 Cultural activities and exhibitions.
 - (4) B3 Parks.
 - (5) C2 General bookstore/coffee shop.
 - (6) C3 General merchandise (except on 13th Street between Washington and Pine Streets and between Church and Bushkill Streets where this use is still considered a special exception).
 - (7) C5 Eating and drinking places without drive-through service (except on 13th Street between Washington and Pine Streets and between Church and Bushkill Streets where this use is considered a special exception).
 - (8) D2 Finance, insurance, and real estate.
 - (9) D3 Personal services.
 - (10) D4 Business services.
 - (11) D6 Professional services.
 - (12) D7 Administrative offices.
 - (13) D15 Medical services.
 - (14) F4 Publishing.
 - (15) F10 Cottage industry.
 - (16) H1 Passenger depot.
- C. Special exception uses. If a use is permitted by right in the underlying zoning district, a special exception is not necessary. Special exception uses in the Street Corridor Enhancement (SC) Overlay District are as follows:
- (1) A9 Residential mid-rise (in College Hill, South Side, and West Ward Districts only).
 - (2) B2 Amusements.
 - (3) B4 Private social club.
 - (4) C3 General merchandise (except as permitted above).

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- (5) C4 Food establishments.
- (6) C5 Eating and drinking places (except as permitted above).
- (7) C6 Retail specialty establishments.
- (8) C9 Liquid fuels.
- (9) C10 Retail sales - large scale.
- (10) C11 Pharmacy.
- (11) D5 Repair services.
- (12) D9 Bed-and-breakfast.
- (13) D10 Community services.
- (14) D11 Day-care center.
- (15) D14 Automotive repair.
- (16) E1 Educational services.
- (17) E2 Government services.
- (18) E5 Religious worship services.
- (19) H4 Parking structure.
- (20) H5 Mixed use parking structure.

- D. Dimensional criteria. The dimensional criteria for the Street Corridor Enhancement (SC) Overlay District shall be in accordance with the following table:

Underlying District	Build-To Line (feet)	Additional Building Height Permitted ² (feet)	Impervious Surface Ratio
College Hill	0 to 5	15 additional feet	100%
South Side	0 to 5	15 additional feet	100%
West Ward	0 to 5	30 additional feet within 1,000 feet of the boundary of the Downtown District, otherwise: +n 30 additional feet at street intersections; 15 additional feet midblock	100%
INS-1	0 to 10	15 additional feet	100%

Underlying District	Build-To Line (feet)	Additional Building Height Permitted ² (feet)	Impervious Surface Ratio
Downtown	0/sidewalk	30 additional feet at street intersections; 15 additional feet midblock	100%
Adaptive Reuse	0 to 10	15 additional feet	100%

NOTES:

¹ Unless noted here, dimensions shall comply with the regulations for the underlying district.

² Additional height permitted over the existing regulations for the underlying district.

E. Design standards. The following design standards shall apply:

- (1) There shall be a maximum building footprint of 12,000 square feet, unless permitted to be greater in the underlying zoning district.
- (2) The new principal building shall have a minimum height of 30 feet and be at least two stories, unless located in the Downtown Zoning District where the minimum height is 40 feet and the appearance of the building is three stories.
- (3) The primary façade of buildings longer than 30 feet at the build-to line shall be designed to look like more than one building. Each additional forty-foot building segment shall be designed to look like an additional building (i.e., a sixty-foot building shall be designed to look like two buildings, a ninety-foot building shall be designed to look like three different buildings). When this results in a fraction of a building, any fraction greater than 15 feet shall be counted as an additional segment (i.e., a forty-five-foot building shall be designed to look like two buildings, a seventy-five-foot building shall be designed to look like three different buildings). Pilasters, alternate materials, recesses and projections, or other architectural elements shall be used to differentiate each segment from the next. Color shall not be used to differentiate segments.
- (4) Primary entrances shall be located along the street front. Secondary entrances may be located at the side or rear of buildings.
- (5) No blank walls shall face a street. Such building walls facing a street shall have fenestration, entrances or other features.
- (6) Required parking spaces may be located on facilities within 600 feet of the lot on which the parking is required: § 595-33M shall not apply.
- (7) No drive-in uses shall be permitted.
- (8) Commercial buildings in the street corridor are intended to be permeable to allow for window shopping and visibility of retail good and services.
 - (a) The first floor shall be a minimum of 60% glazing to meet this requirement.
- (9) The following regulations shall apply within the CH, SS and WW Districts, except on Northampton Street and Cattell Street:

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- (a) Business activity shall be limited to general merchandise, food establishments, public eating and drinking places, specialty retail establishments, personal services, repair services, educational services, medical services and professional services.

[1] The use shall be located on a corner lot or a lot immediately adjacent to a corner lot.

- (b) Each nonresidential use in a mixed-use building shall have a maximum floor area of 6,000 square feet.

F. Standards and criteria governing special exception uses.

- (1) All nonresidential uses located within the Street Corridor Enhancement Overlay and the Downtown District, fronting Northampton Street in the areas from Larry Holmes Drive/ Riverside Drive to 6th Street, or fronting on Center Square, shall have a permitted arts, entertainment, recreational, retail, or service use occupying the first floor. Such use shall occupy an area equal to the linear frontage along the street line by a depth of at least 20 feet and shall provide direct pedestrian access from the sidewalk into the commercial area.
- (2) Nonresidential uses shall not be permitted anywhere on a floor above residential uses within the same building.



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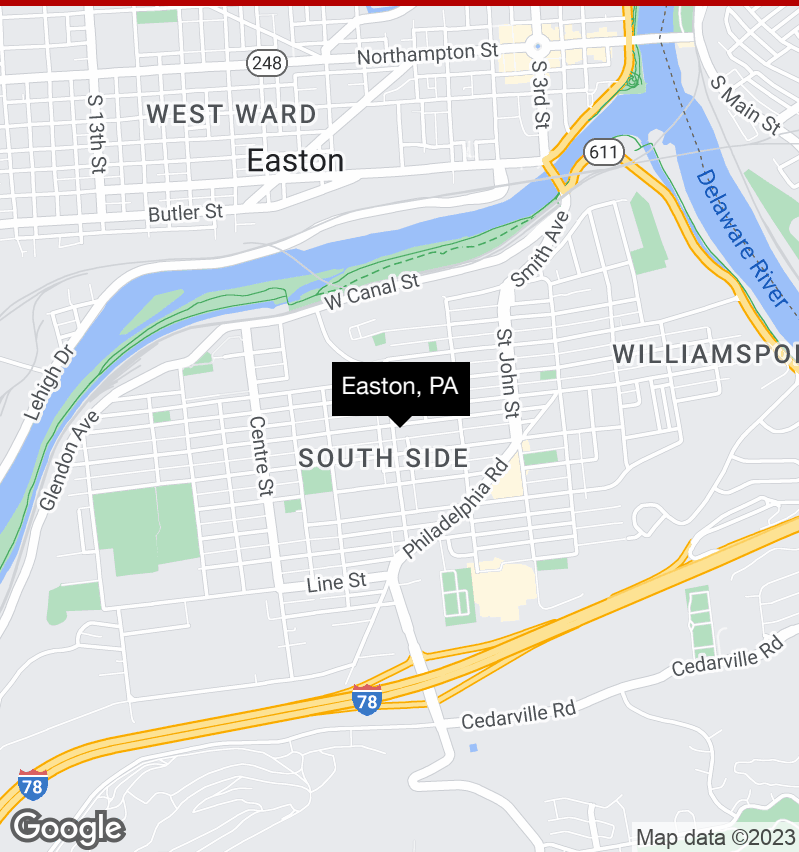


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Location Details

County	Northampton
Cross Streets	Seitz St
Township	Easton City
Street Parking	Yes South Side of Street
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-78
Nearest Airport	ABE

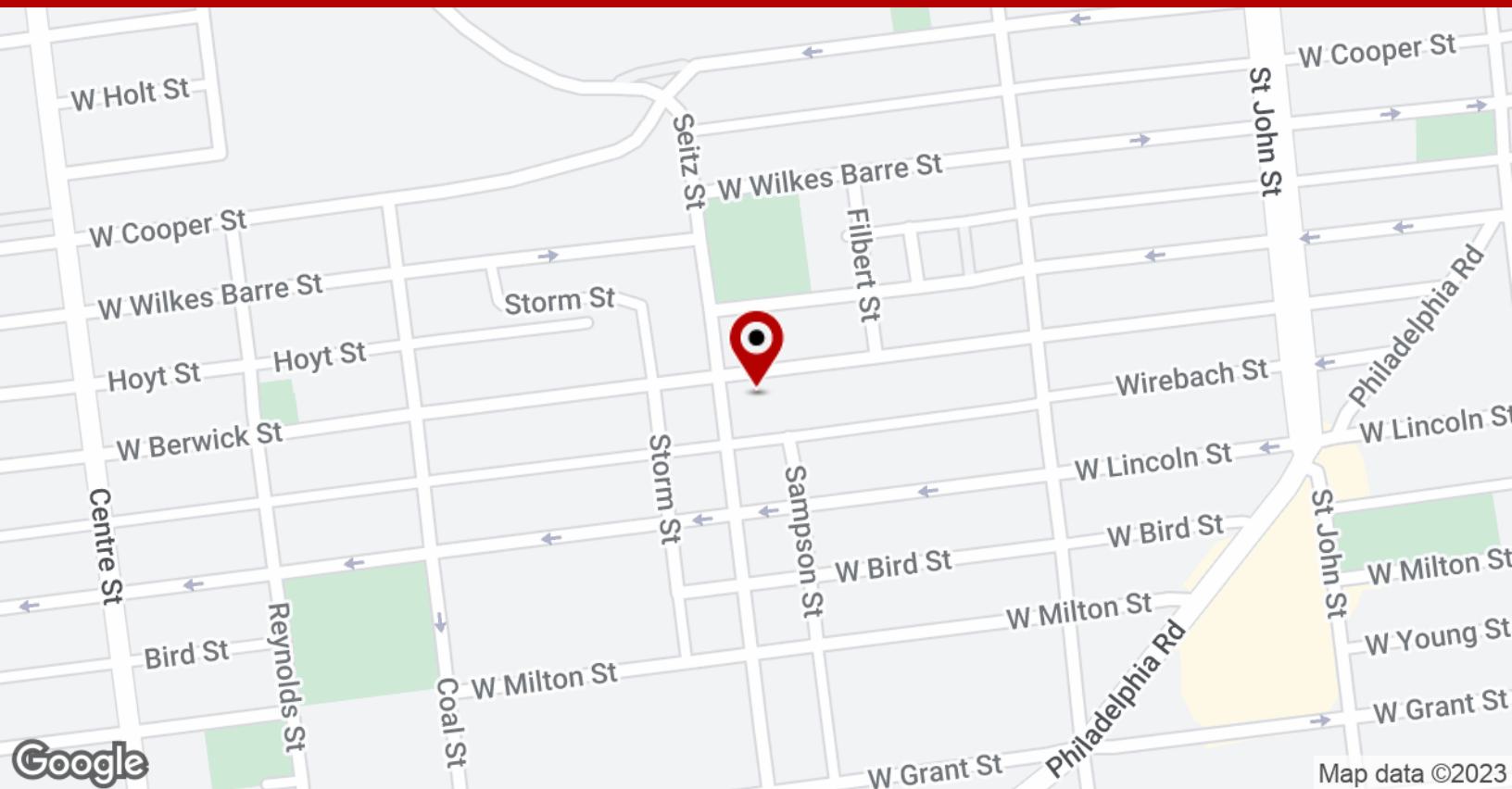


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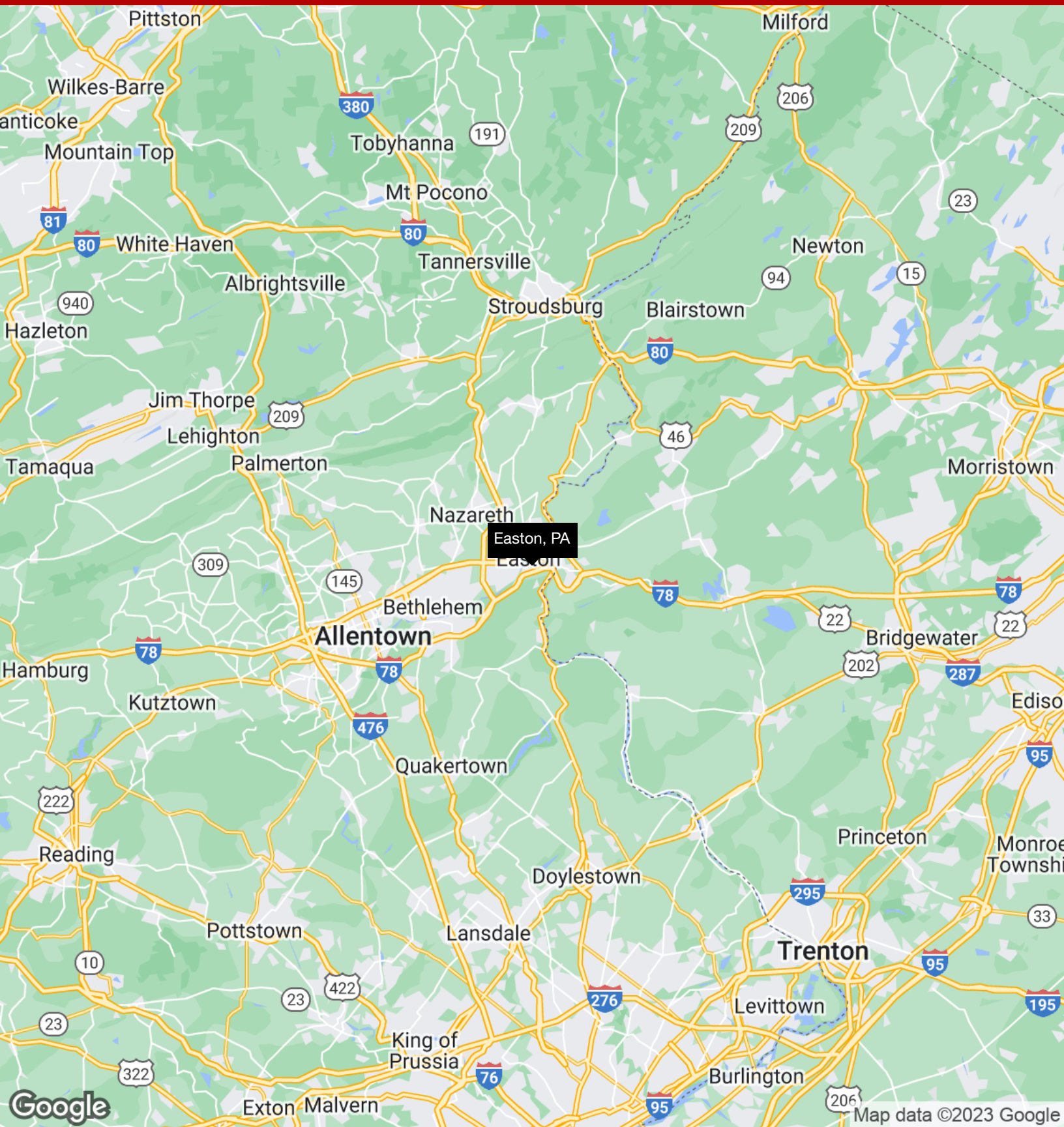


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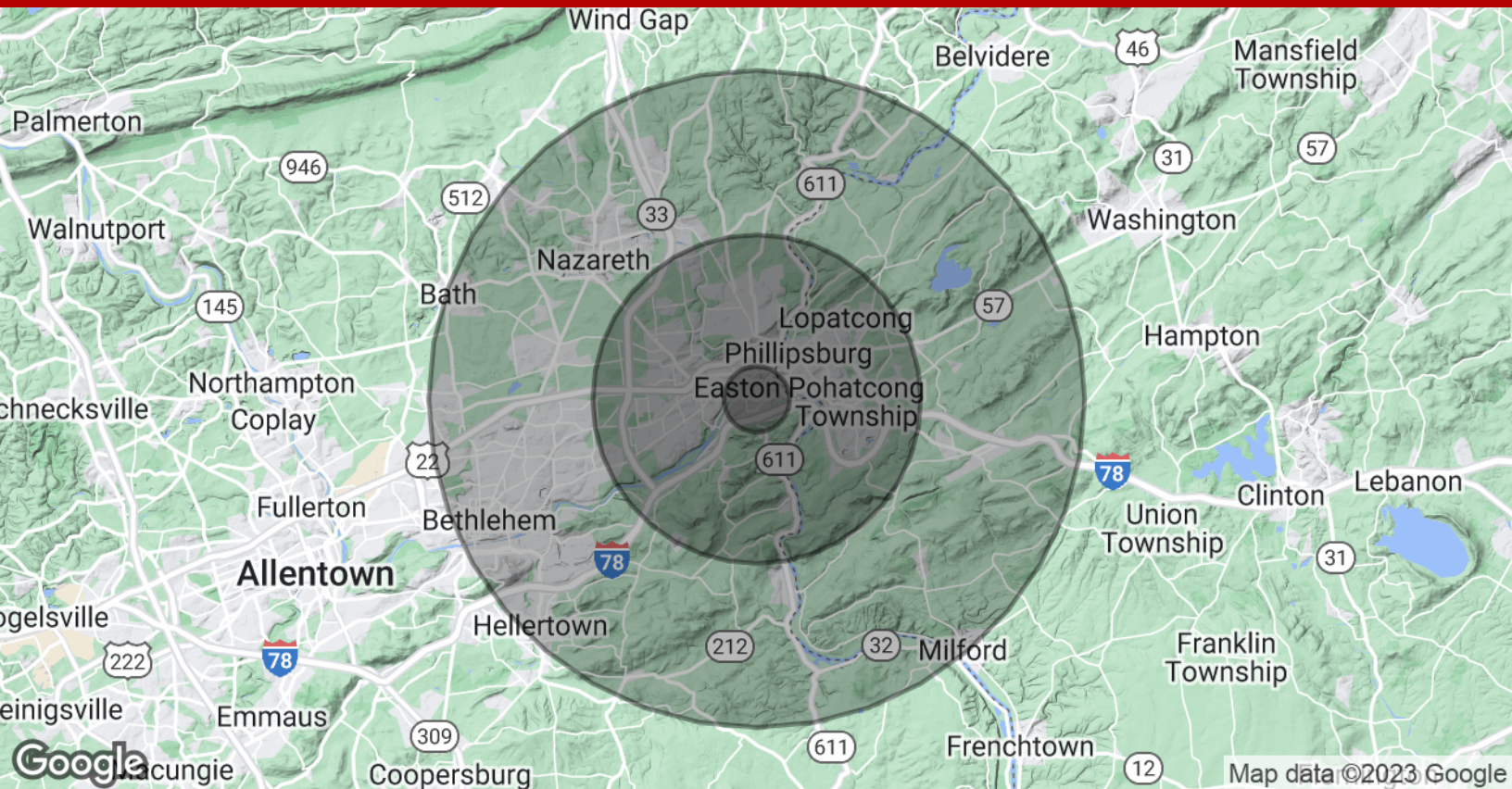
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Population	1 Mile	5 Miles	10 Miles
Total Population	16,710	115,308	262,791
Average Age	37.2	42.0	42.4
Average Age (Male)	34.0	39.9	40.9
Average Age (Female)	41.3	43.7	44.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,852	47,688	108,299
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$55,734	\$87,602	\$91,274
Average House Value	\$132,362	\$214,652	\$236,692

* Demographic data derived from 2020 ACS - US Census



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