

Executive Summary



SALE PRICE:	\$2,650,000.00
LEASE RATE:	\$25.00/NNN
LOT SIZE:	Approximately 0.5 Acres
BUILDING SIZE:	Approximately 10,360 SF
YEAR BUILT:	1920
RENOVATED:	2008
ZONING:	I-R Industrial Redevelopment District
HISTORIC BETHLEHEM:	Roof Top Deck With Incredible Views

PROPERTY OVERVIEW

Excellent opportunity for an owner/occupant to purchase this outstanding landmark, or lease the former Bethlehem Steel "Victory" Firehouse building. Renovations done in 2008 converted the firehouse into a two story office building including a fabulous roof top deck. The property offers great flexibility and many uses. It consists of 10,360 SF on .50 acres at the corner of Webster Street and Columbia Street in South Bethlehem. The building offers a dedicated parking lot for approximately 25 cars.

PROPERTY FEATURES

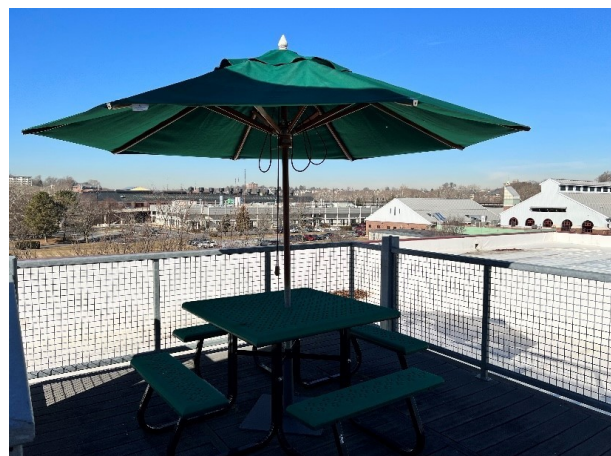
- A 10 minute walk to the ArtsQuest Center at SteelStacks, PBS39/WLVT Public Media Center and Lehigh University
- Close proximity to The Steel Pub Sports Bar and Grille, Steel Ice Center, OraSure Technologies, LV Charter School for the Arts and NCC Fowler Family Southside Center
- Join the vibrant neighborhood in South Bethlehem
- Steam room, shower and locker room with unique basketball facility for events

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Property Details

PROPERTY TYPE:	Office/Industrial Flex
APN:	P6 2 2B 0204
LOT SIZE:	0.5 AC
ZONING:	I-R Industrial Redevelopment District
PARKING SPACES:	Approximately 25 spaces
CROSS STREET:	Columbus Street
ELEVATORS:	1
FOUNDATION:	Poured, reinforced concrete footings with concrete block foundation walls
ROOF:	Flat, build up roof on metal pans on Steel bar joists
HVAC:	Roof mounted gas heating and electric cooling units
ELECTRIC:	PPL 400 AMP / 120 Volts
FIRE PROTECTION:	Smoke and fire alarm system, sprinkler system
SECURITY:	Security System
DOORS:	1 Drive-in door



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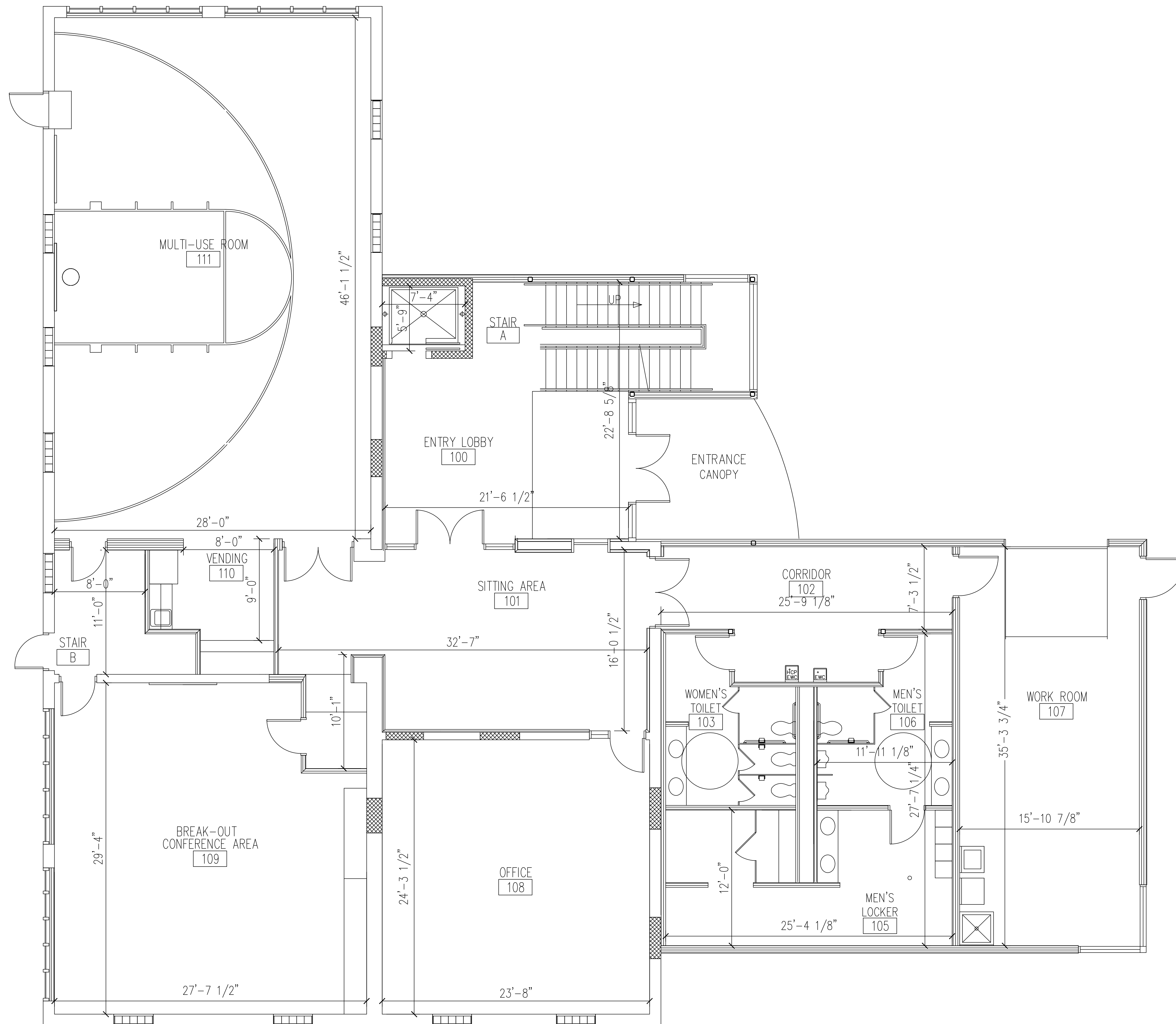


Additional Photos



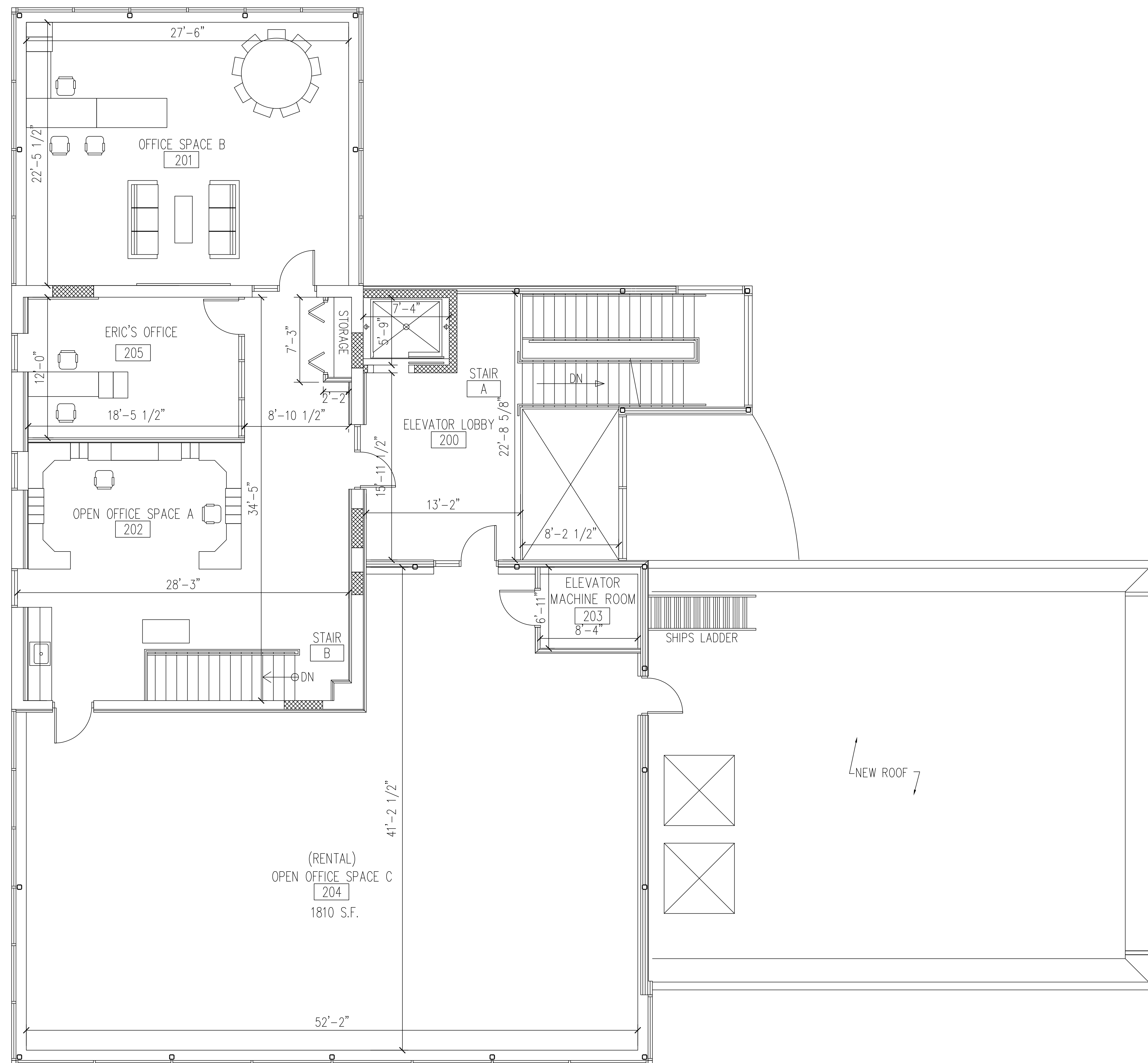
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FIRST FLOOR PLAN

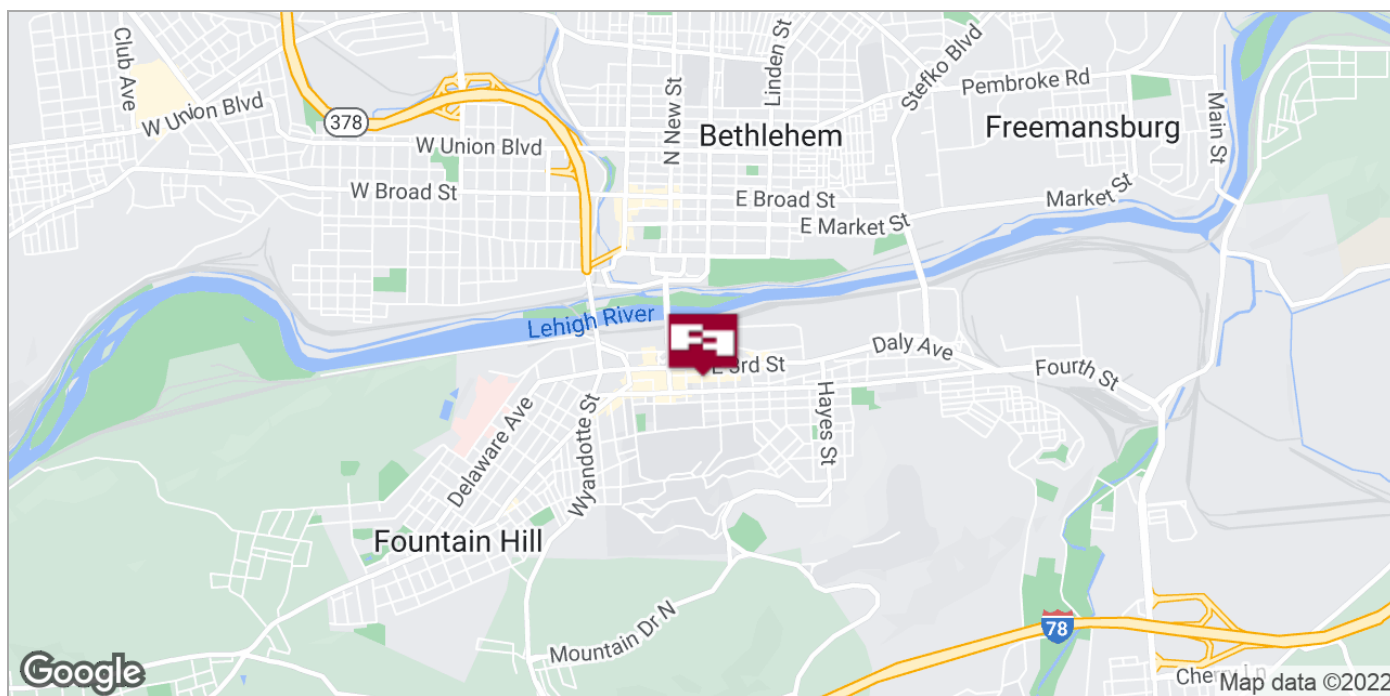
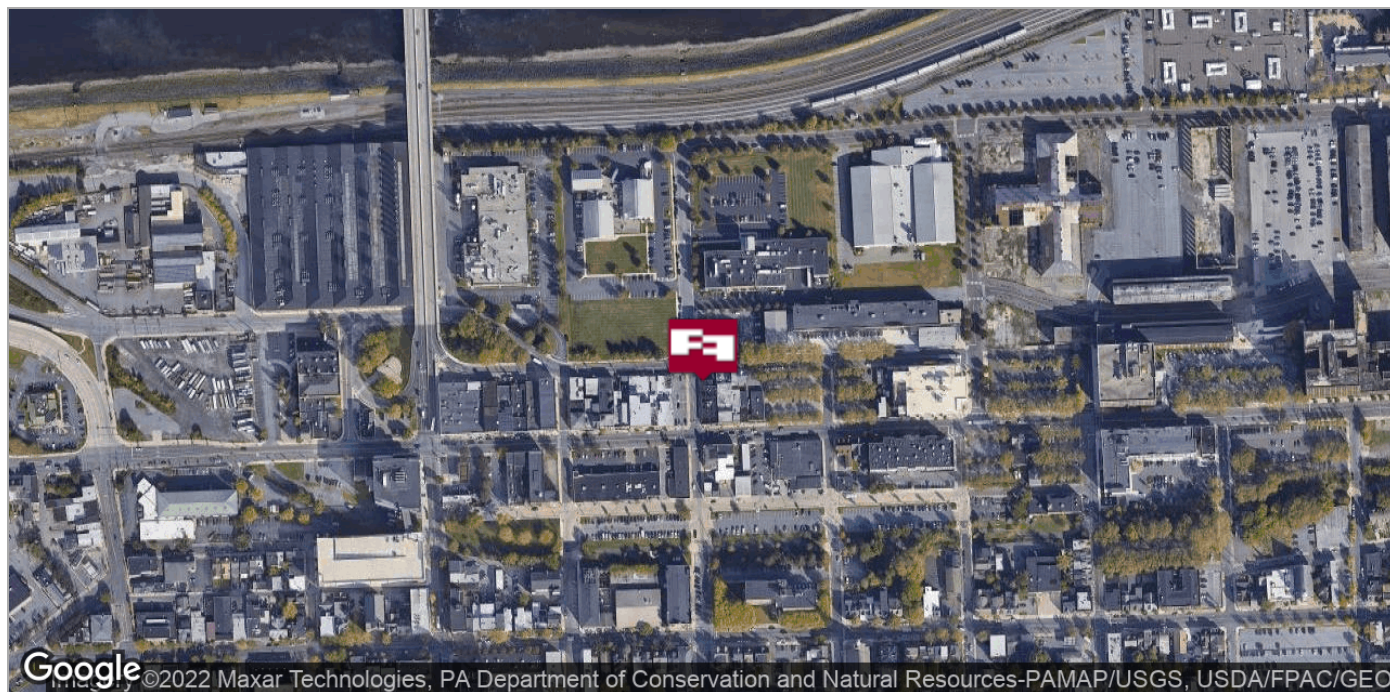
SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

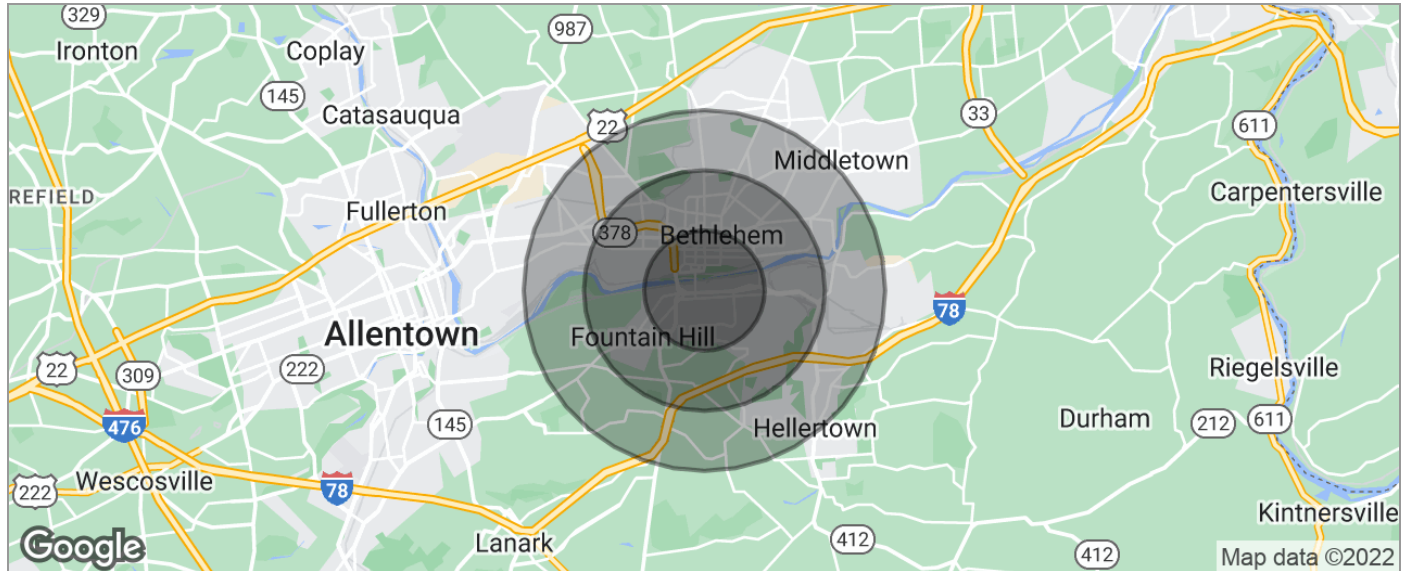
Location Maps



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Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	28,692	65,864	98,196
MEDIAN AGE	30.2	33.6	36.2
MEDIAN AGE (MALE)	28.7	32.2	35.0
MEDIAN AGE (FEMALE)	31.8	35.2	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,126	24,970	38,110
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$45,439	\$51,909	\$58,152
AVERAGE HOUSE VALUE	\$188,647	\$205,247	\$220,869
RACE	1 MILE	2 MILES	3 MILES
% WHITE	74.5%	76.1%	77.8%
% BLACK	7.0%	6.9%	6.5%
% ASIAN	4.1%	2.7%	2.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	11.8%	11.3%	10.4%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	28.7%	27.0%	23.9%

* Demographic data derived from 2020 ACS - US Census

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