



\$ 715,000

1529 Hanover Avenue, Allentown, PA 18109

- » Baths: 4 Full, 3 Half, 1 Three-Quarter
- » MLS #: 734333
- » Single Family | 4,215 ft<sup>2</sup> | Lot: 5,096 ft<sup>2</sup>
- » More Info: 1529Hanover.IsForSale.com



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Remarks

**\*\*Attention Investors & Business Owners\*\* Here is a NEW LISTING offered FOR SALE as an EXCEPTIONAL MIXED-USE 4-UNIT COMMERCIAL INVESTMENT PROPERTY consisting of 2 APARTMENTS, a MECHANICAL CONTRACTOR'S GARAGE UNIT, & the most incredible FULLY FITTED PROFESSIONAL SERVICES/SALON that could easily suit ANY other use imaginable in a City of Allentown Zoning B-3 (Highway Business Code) This property is NOW AVAILABLE directly across the street from The Lehigh Valley's NEXT BIGGEST APPROVED DEVELOPMENT on 200 ACRES called \*NORTHRIDGE\*, projected by City Center Developer to create 2,227 construction jobs & 385 long-term positions, in addition to \$9.35 million in annual tax revenue, making the future appreciation value of this property we are selling a SOLID choice to add to your investment portfolio. This MIXED-USE sale presents a lucrative opportunity for RENTAL INCOME. OWNER OCCUPIED BUSINESS USE and/or LONG-TERM APPRECIATION. There are AFFORDABLE TAXES &**

