



Commercial, Industrial & Retail Real Estate

FOR SALE | INDUSTRIAL/RETAIL

1633 Hanover Ave. | Allentown, PA 18109



9,750 SF building

**Key Features**

- Fully occupied investment property
- High visibility
- HVAC throughout
- Electric and plumbing updated
- New roof 2015
- 6 car parking
- 9' ceiling height
- One grade level roll-up door

\* Average traffic count: 11,408

**Location**

Lehigh County: In close proximity to all amenities. Within minutes from Route 22 and Lehigh Valley International Airport (LVIA)

**Zoning**

B-3

**Sale Price**

\$850,000

**For more information, please contact**

Ann Kline  
610.295.6602  
akline@MarkwardGroup.com

Del Markward, SIOR  
610.295.6603  
dmarkward@MarkwardGroup.com

**Markward Group**  
5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601  
MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

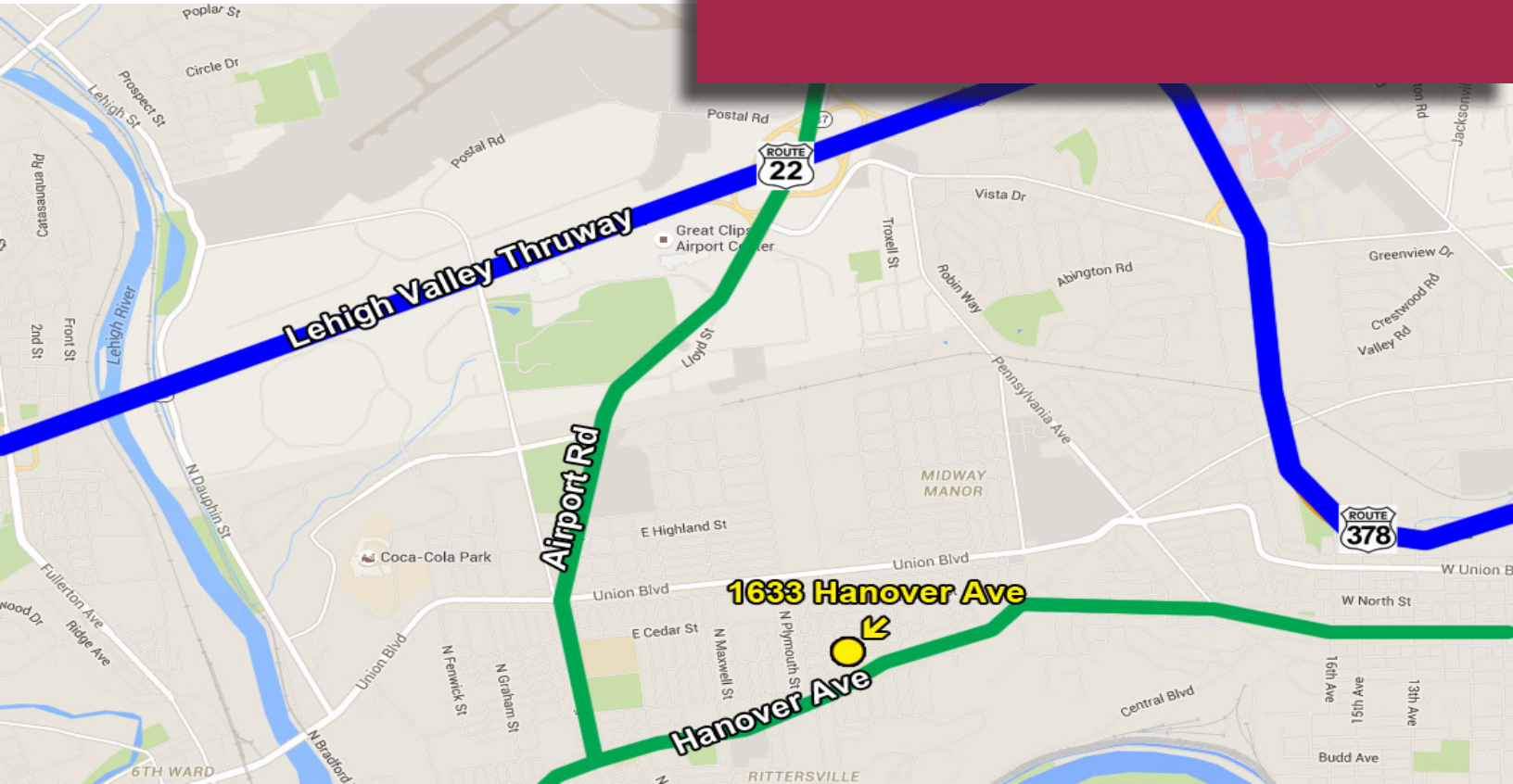


# MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

## FOR SALE | INDUSTRIAL/RETAIL

1633 Hanover Ave. | Allentown, PA 18109



**For more information, please contact**

**Ann Kline**  
610.295.6602  
akline@MarkwardGroup.com  
**Del Markward, SIOR**  
610.295.6603  
dmarkward@MarkwardGroup.com

**Markward Group**  
5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601  
MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.