

# Commercial - Bethlehem, PA



## 1414 East 4Th Street, Bethlehem, PA, 18015

Offered at \$3,500,000

Wow, what a redevelopment opportunity. This keystone parcel of 3.3 acres located at the Gateway to Bethlehem from Rt 412, I-78 and Hellertown with Wind Creek Casino across the street and adjacent to LVIP VII makes this a very unique availability. Currently serving as corporate headquarters for a local fuel delivery company with structures of a mixed use building providing office space and residential mix, flex buildings for over 4000 sq. ft. of storage, apartment building with 9 residential units and garages and other structures for the current business. Plans are available showing the potential of a transition to retail, hotel and high density residential uses combining to provide an incredible density and beautiful imagery of the next phase for this ideally located property. Economic incentives available include CRIZ, KIZ, Enterprize Zone, LERTA and other programs to benefit from grants, tax credits and other benefits. Check this out today.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
3.31 acre (lot size)
Built: Unknown year



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