



2302-2310 S 5th St

Allentown, Pennsylvania 18103

Property Highlights

- Three (3) separate multi-story buildings on a fenced 0.34-acre lot
- Sale includes adjacent 0.57-acre parcel with parking lot
- Opportunity for investment, user occupancy, or repositioning

Property Overview

Currently improved with three multi-story buildings, the property has been utilized for a daycare and may appeal to users seeking a similar setup or those exploring alternative permitted uses. Opportunity for multifamily investor or continued use as a daycare. Recent capital improvements have been made to the buildings, including new windows, upgraded electrical panels, and kitchen enhancements, among other updates. Sale also includes a 0.57-acre parcel which has a small parking lot.

Offering Summary

| | |
|---|------------------|
| Sale Price: | Call for Details |
| Building Size: | 7,055 SF |
| Lot Size: | 0.34 Acres |
| Includes Adjacent Parcel with Parking Lot: | 0.57 Acres |

For More Information

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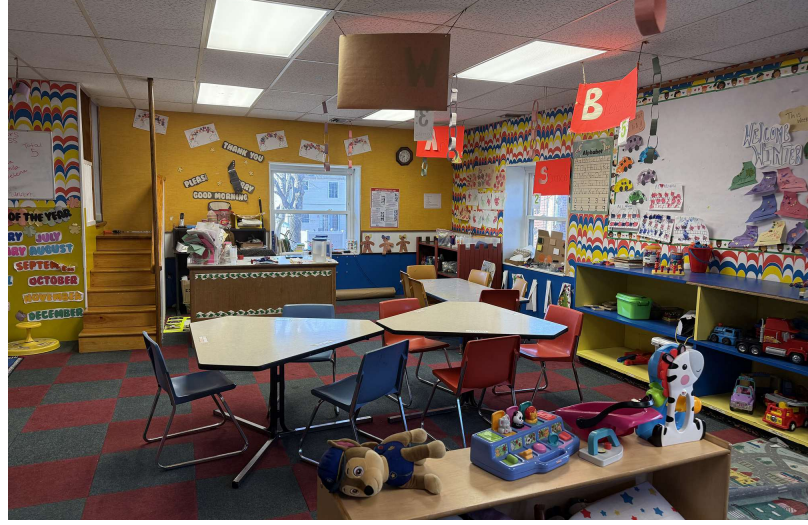
Building Information

| | |
|---------------------|----------|
| Total Sq Ft | 7,055 SF |
| Year Last Renovated | 2025 |
| Condition | Average |
| Free Standing | Yes |
| Number of Buildings | 3 |
| Kitchens | 2 |
| Restrooms | 4 |

Property Information

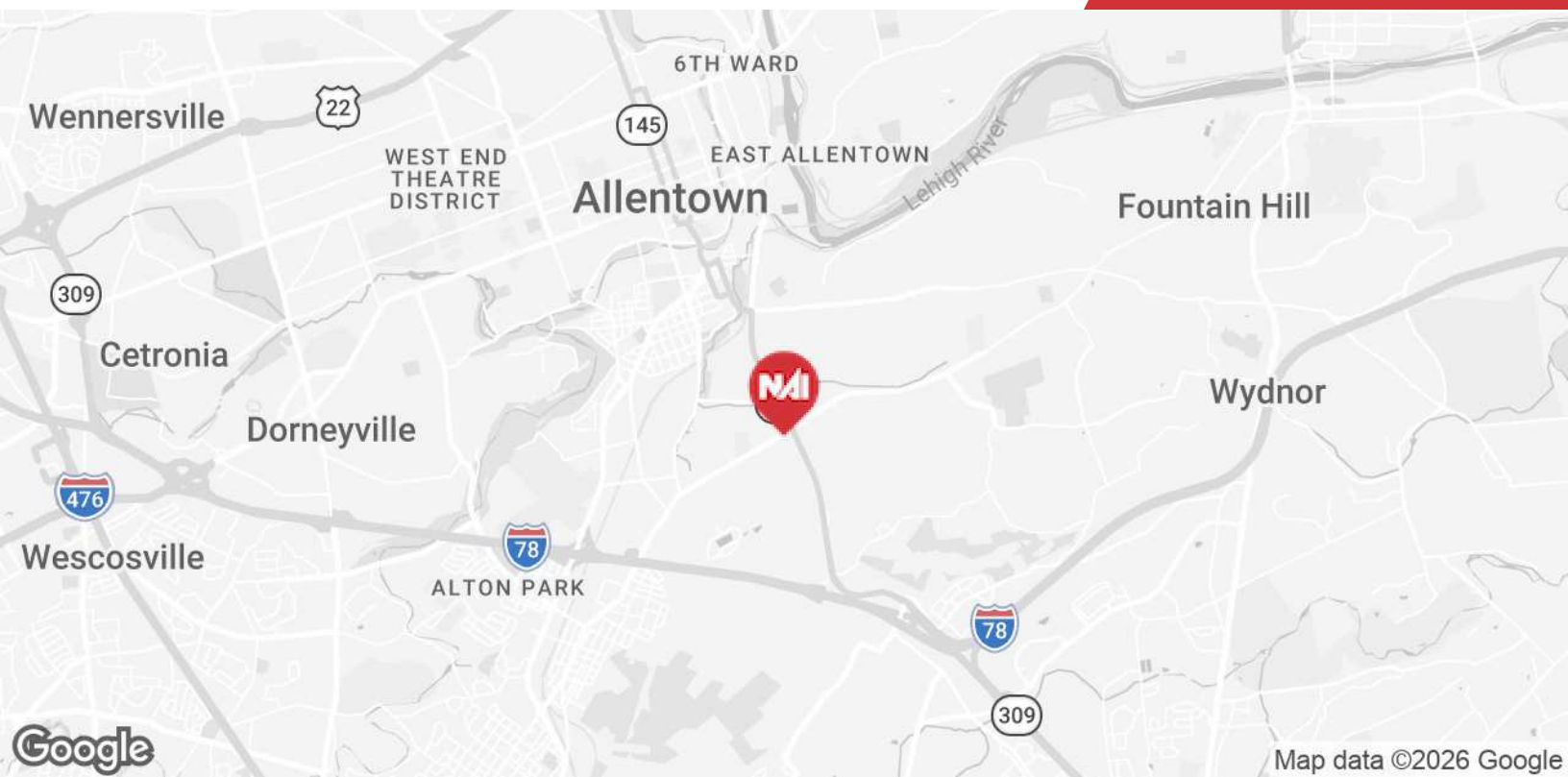
| | |
|---------------|---------------------------------------|
| Property Type | Multifamily |
| Zoning | N-3 Twinhouse-House Neighborhood 1 |
| Lot Size | 0.34 Acres |
| APN # | 640651709707-1 |
| Lot Frontage | 93 ft |
| Lot Depth | 166 ft |





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Location Advantages

- The Lehigh Valley continues to experience strong and sustained population growth, adding more than 20,000 residents since 2020 and ranking among the fastest-growing regions in Pennsylvania.
- The Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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