

**FOR SALE**

## 2.0 Acre Site - Zoned Commercial (C)

5239 Hamilton Boulevard | Lower Macungie Township

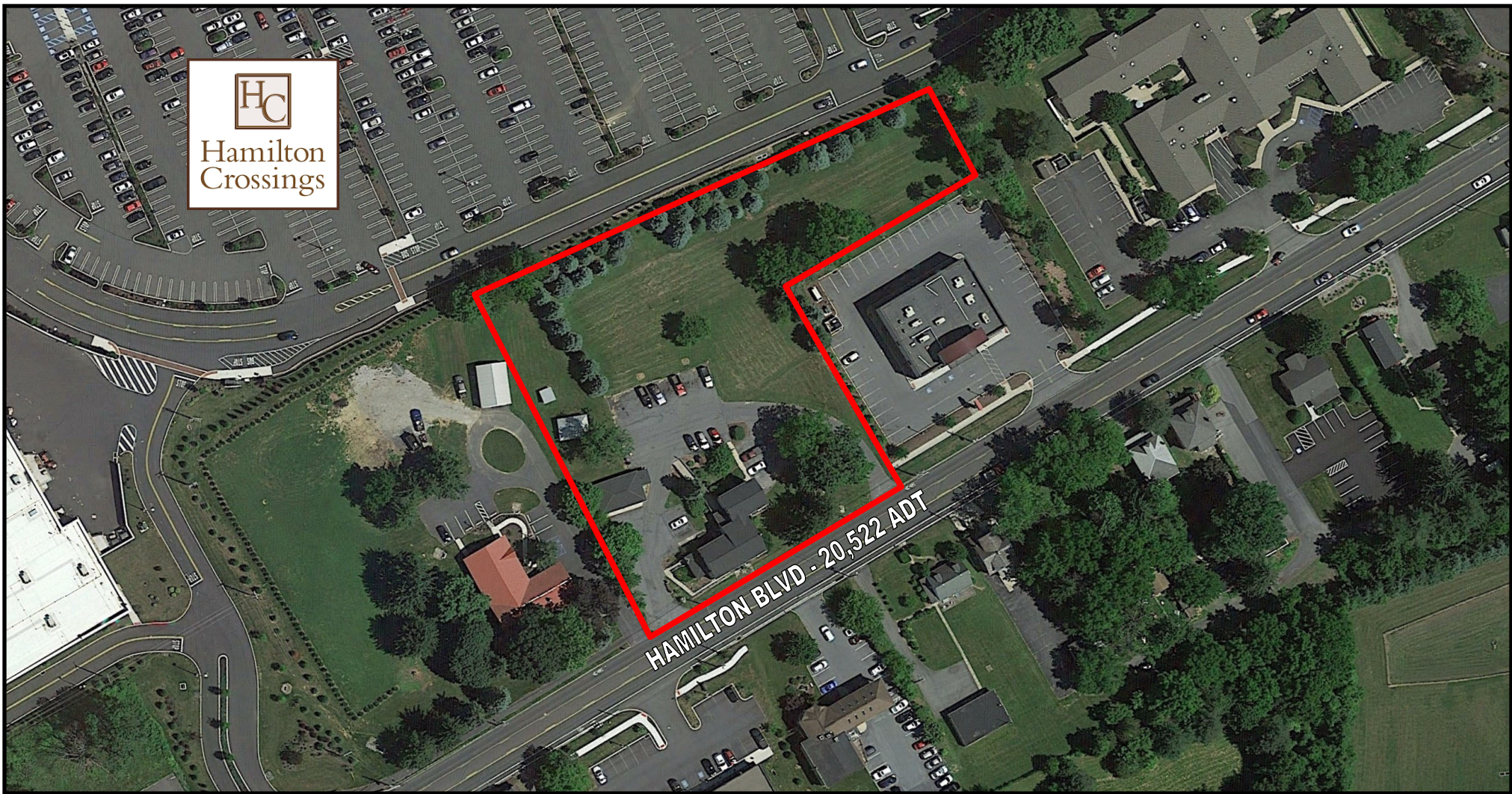
Offered at \$1,590,000



**Robb A. Werley**

(610) 481-9660 o  
(908) 313-5373 m  
rawerlay@ptd.net

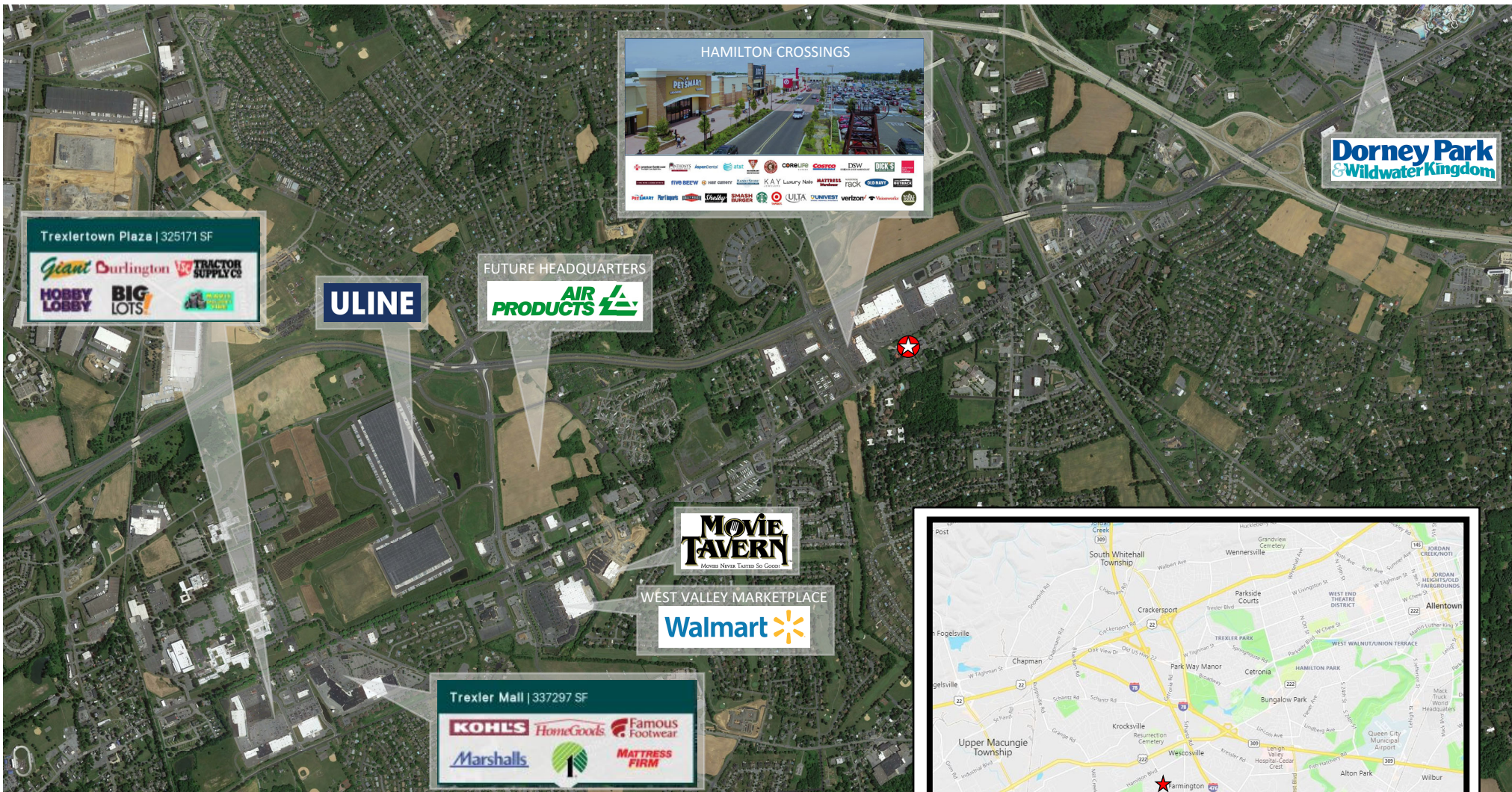
7819 Main Street | Fogelsville | PA | 18051



## PROPERTY FEATURES

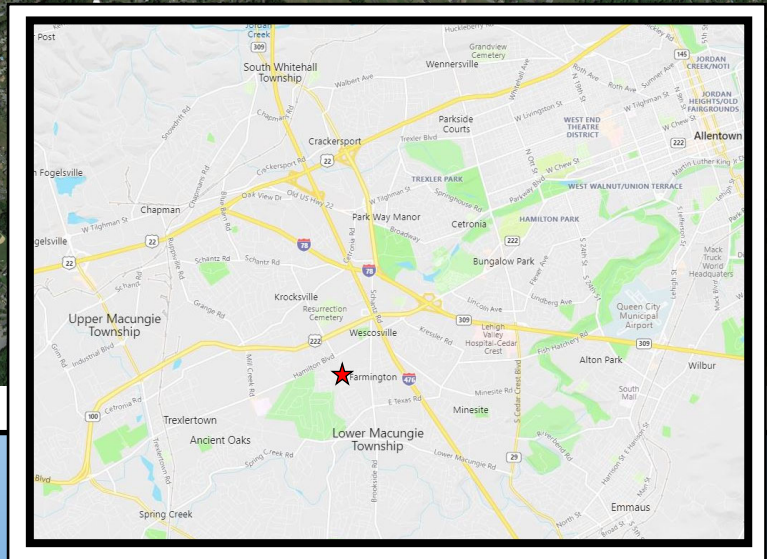
- ◇ 2.0 acres commercially zoned land
- ◇ Strong Demographics
- ◇ Directly abuts Hamilton Crossings in heart of region's most dynamic and desirable retail/dining corridor
- ◇ 250' Hamilton Boulevard road frontage with 20,522 ADT





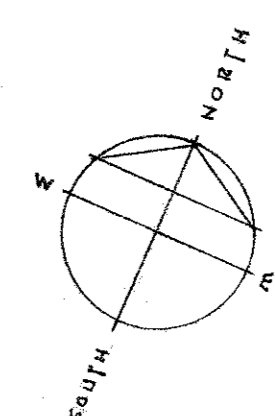
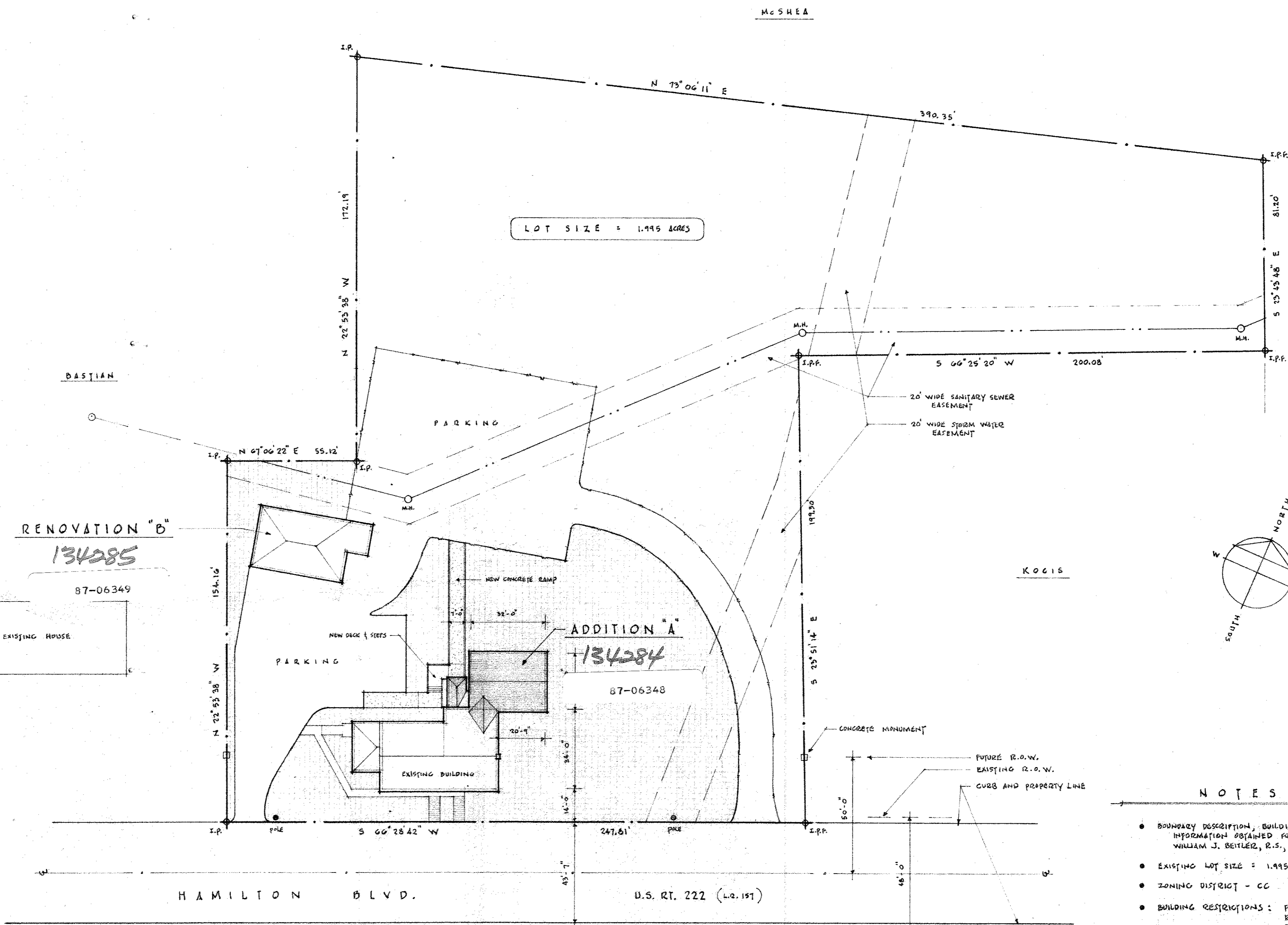
## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,715	53,615	150,380
Households	2,746	20,593	58,234
Average HH Income	\$114,968	\$115,572	\$91,706
Employees	3,367	40,846	89,248



**LIST OF DRAWINGS**

- S-1. SITE PLAN
  - BUILDING ADDITION "A"
  - GARAGE RENOVATION "B"
- A-2. FIRST FLOOR PLAN
- A-3. SECOND FLOOR PLAN
- A-4. BASEMENT PLAN
- A-5. ELEVATIONS
  - WALL DETAIL
- A-6. FRAMING
  - DOOR SCHEDULE
- D-7. PLAN - ELEVATION - DETAIL
  - DOOR SCHEDULE



- NOTES**
- BOUNDARY DESCRIPTION, BUILDING LOCATIONS, AND UTILITY INFORMATION OBTAINED FROM SURVEY PREPARED BY WILLIAM J. BETLER, R.S., DATED 15, 27 JULY 1981.
  - EXISTING LOT SIZE = 1.995 ACRES
  - ZONING DISTRICT - CC
  - BUILDING RESTRICTIONS:
    - FRONT YARD - 50'
    - REAR - 40'
    - SIDE - 15' (40' TOTAL)
  - MINIMUM LOT AREA = 1 ACRE
  - MINIMUM LOT WIDTH = 100'
  - TAX MAP J3, NW6, BLOCK 1, LOT 18

**SITE PLAN**

SCALE: 1" = 30'

**PLAN APPROVAL**  
Commonwealth of Pennsylvania  
Department of Labor & Industry

These plans have been reviewed and approved in accordance with the Fire and Panic Law, Act No. 209, as amended and the Regulations promulgated thereunder. This approval covers all mandatory items on these plans which are required by the Fire and Panic Regulations. Any changes or alterations to these plans which would affect any item on the Fire and Panic Regulations shall be approved by the Department.

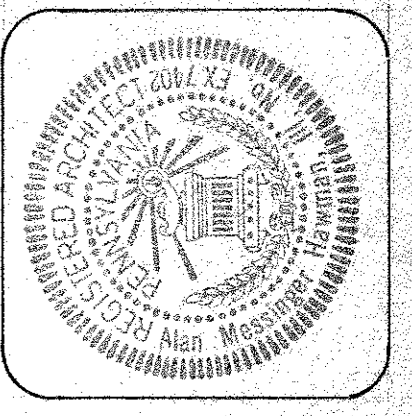
*Paul Schenk*  
398-2800  
e 0-12-87

134284 **BLDG.**  
134285 **ADD.** 4-16-87  
Title No. Date  
WP-W 20-C4 29  
TOC Occ. Class. County Code

BLA \_\_\_\_\_ FAA \_\_\_\_\_ Act 221 - Energy **XC**  
DET  SER \_\_\_\_\_ Act 153- 87-6348  
134284  
87-6349  
134285  
Plan Examiner

134284 - ADD. - 45+10+50 = 105.-  
134285 - BLDG. 10+50 = 60.-  
165.-

6590  
81-7910

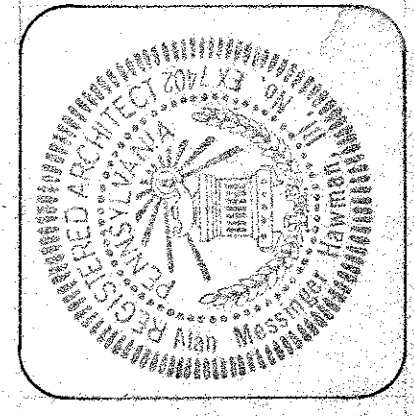


**ALAN M. HAWMAN, 3<sup>RD</sup>**  
**ARCHITECT**  
18 SOUTH 7<sup>TH</sup> ST. EMMANUEL, PA 17045-4447

**SITE PLAN**

ADDITIONS AND RENOVATIONS TO EXISTING BUILDINGS FOR  
**PAUL H. SCHENCK M.D.**  
5299 HAMILTON BLVD. WESERVILLE LOWER MERIONISTE PENNSYLVANIA

**S1**  
16 APRIL 1987



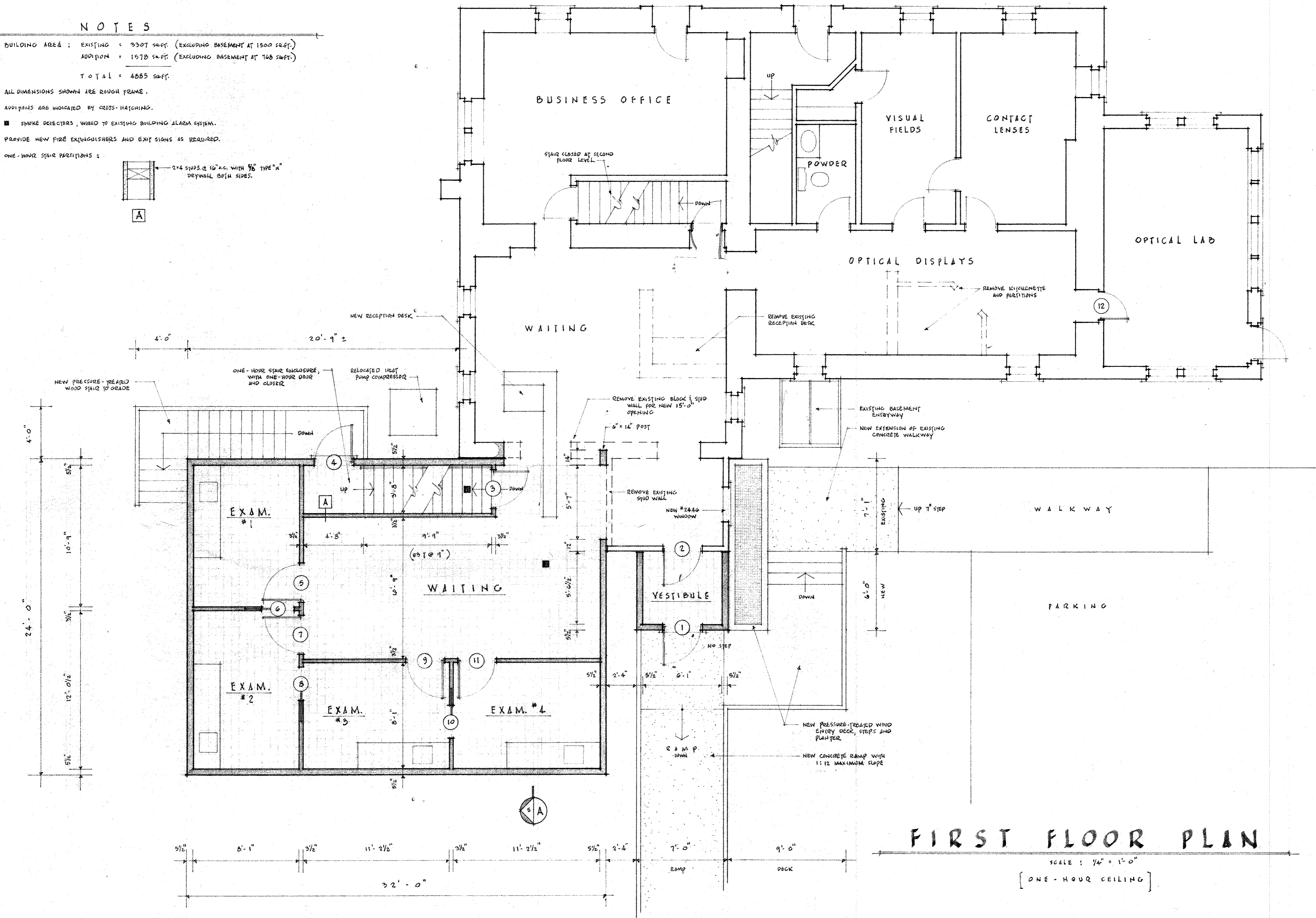
**ALAN M. HAWMAN, 3<sup>RD</sup>**  
**ARCHITECT**  
 18 SOUTH 1<sup>ST</sup> ST. PHILADELPHIA, PA. 19103-4474

**FLOOR PLAN**  
 FIRST FLOOR

ADDITIONS AND REVISIONS TO EXISTING BUILDINGS FOR  
**PAUL H. SCHENCK** M.D.  
 1625 HANLON BLVD. WESPORTVILLE, OHIO 44091-1400

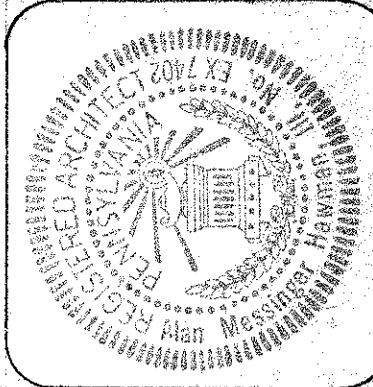
**a2**  
 10 APR 1988

- NOTES**
- BUILDING AREA: EXISTING = 3307 SQ. FT. (EXCLUDING BASEMENT AT 1500 SQ. FT.)  
 ADDITION = 1578 SQ. FT. (EXCLUDING BASEMENT AT 768 SQ. FT.)  
 TOTAL = 4885 SQ. FT.
  - ALL DIMENSIONS SHOWN ARE ROUGH FRAME.
  - ADDITIONS ARE INDICATED BY CROSS-HATCHING.
  - SMOKE DETECTORS, WIRED TO EXISTING BUILDING ALARM SYSTEM.
  - PROVIDE NEW FIRE EXTINGUISHERS AND EXIT SIGNS AS REQUIRED.
  - ONE-HOUR STAIR PARTITIONS:
    - 2x4 STUDS @ 16" O.C. WITH 5/8" TYPE "A" DRYWALL BOTH SIDES.



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 [ONE-HOUR CEILING]

NOTE: ADDITION SHALL BE ONE-HOUR RATED CONSTRUCTION

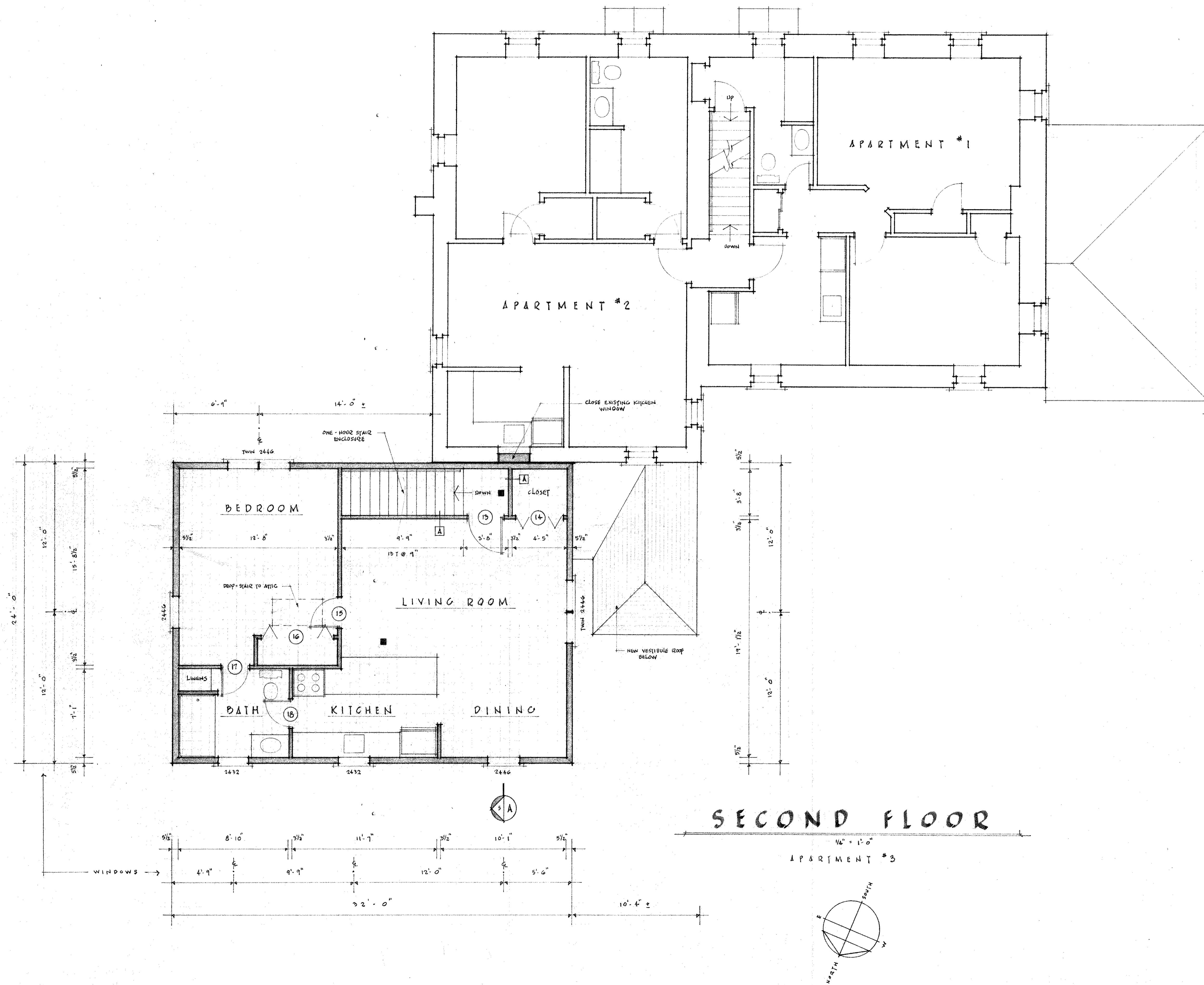


ALAN M. HAWMAN, 3<sup>RD</sup>  
ARCHITECT  
18 SOUTH 4<sup>TH</sup> ST. BALTIMORE, MD. 21204-4747

FLOOR PLAN  
SECOND FLOOR

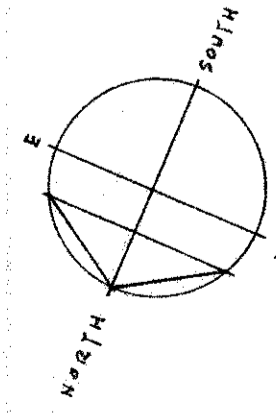
ADDITIONS AND RENOVATIONS TO EXISTING BUILDINGS FOR  
**PAUL H. SCHENCK** M.D.  
5231 HAMILTON ROAD, WESTERVILLE, OHIO 43081

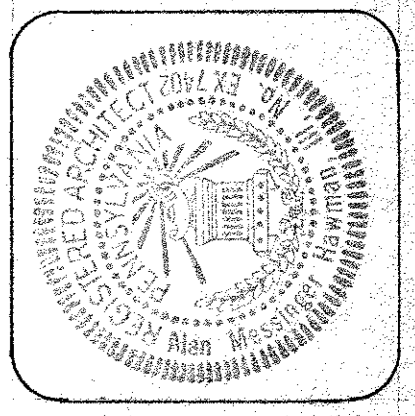
a3  
16 APRIL 1987



SECOND FLOOR

APARTMENT #3



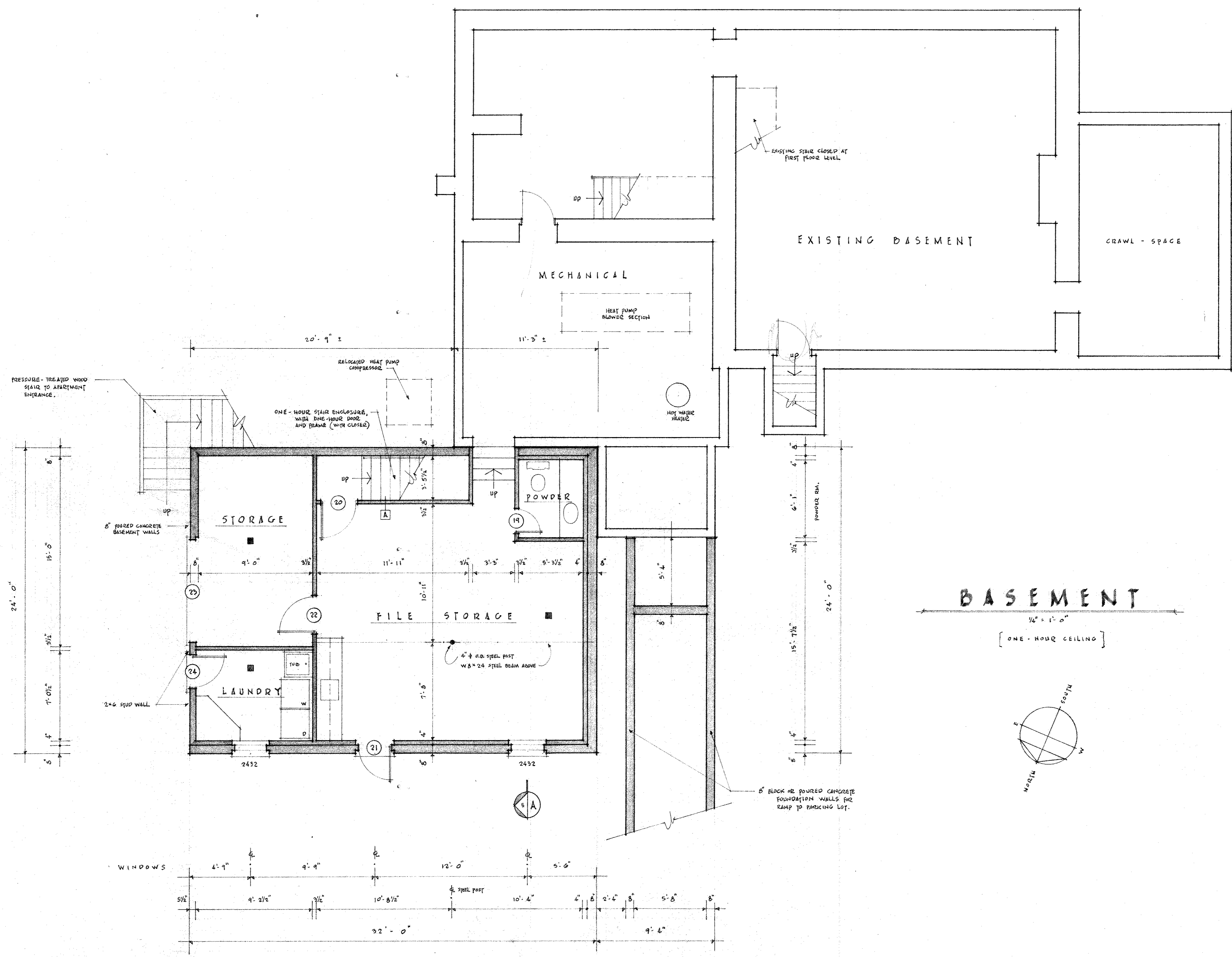


ALAN M. HAWMAN, 3<sup>RD</sup>  
ARCHITECT  
15 SOUTH 1<sup>ST</sup> ST. PHILADELPHIA PA 01-19-1947

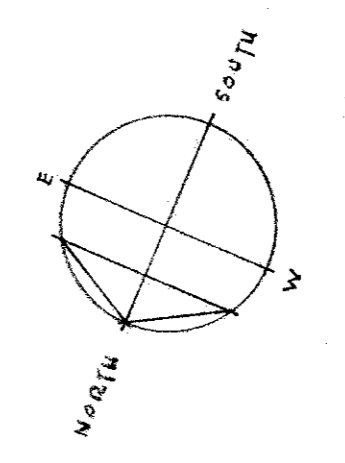
BASEMENT

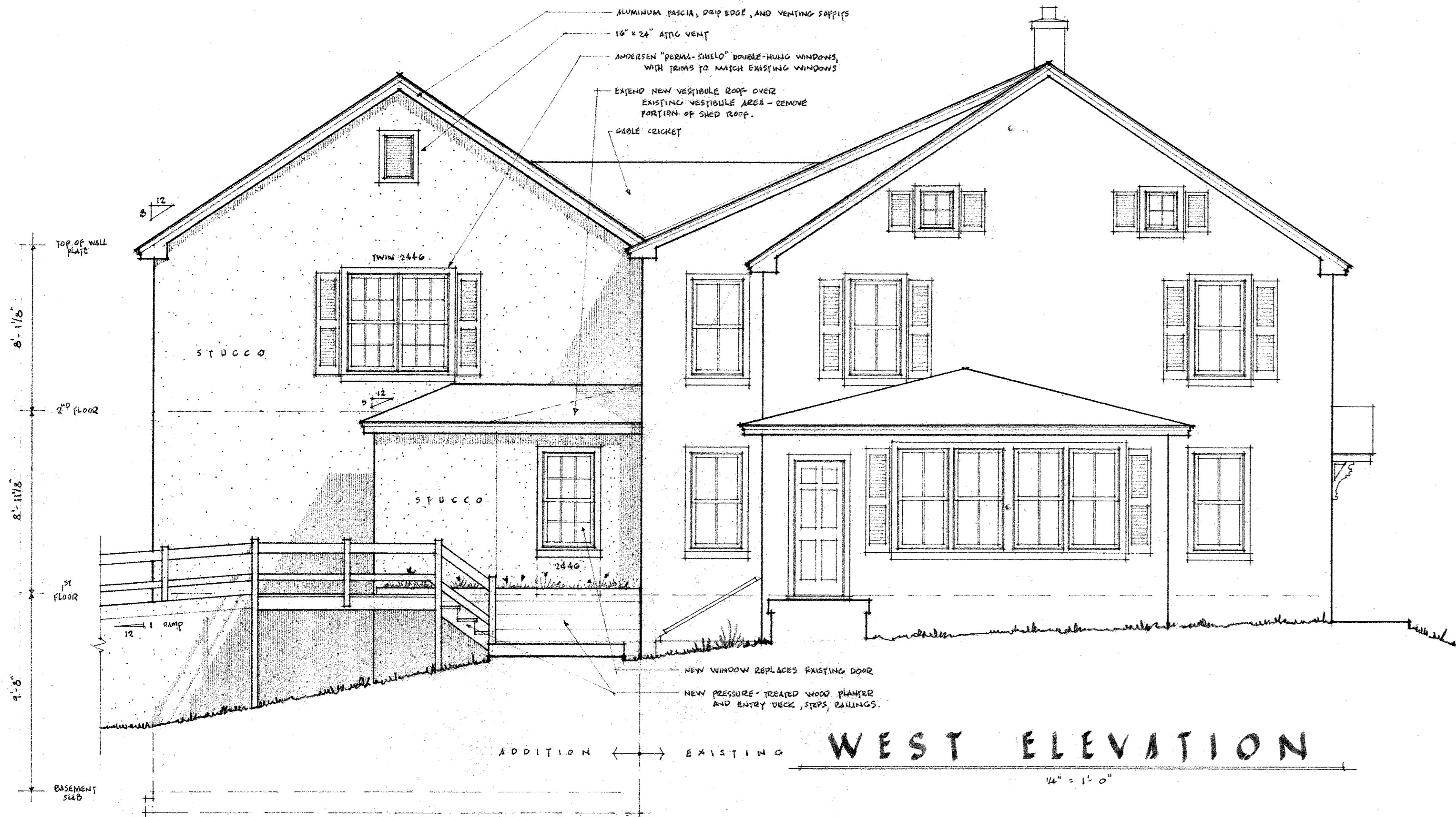
ADDITIONS AND RENOVATIONS TO EXISTING BUILDINGS FOR  
**PAUL H. SCHENCK** M.D.  
5224 HAMILTON BLVD. MERCERSVILLE LOWER MERGERSVILLE PENNSYLVANIA

a4  
16 April 1987

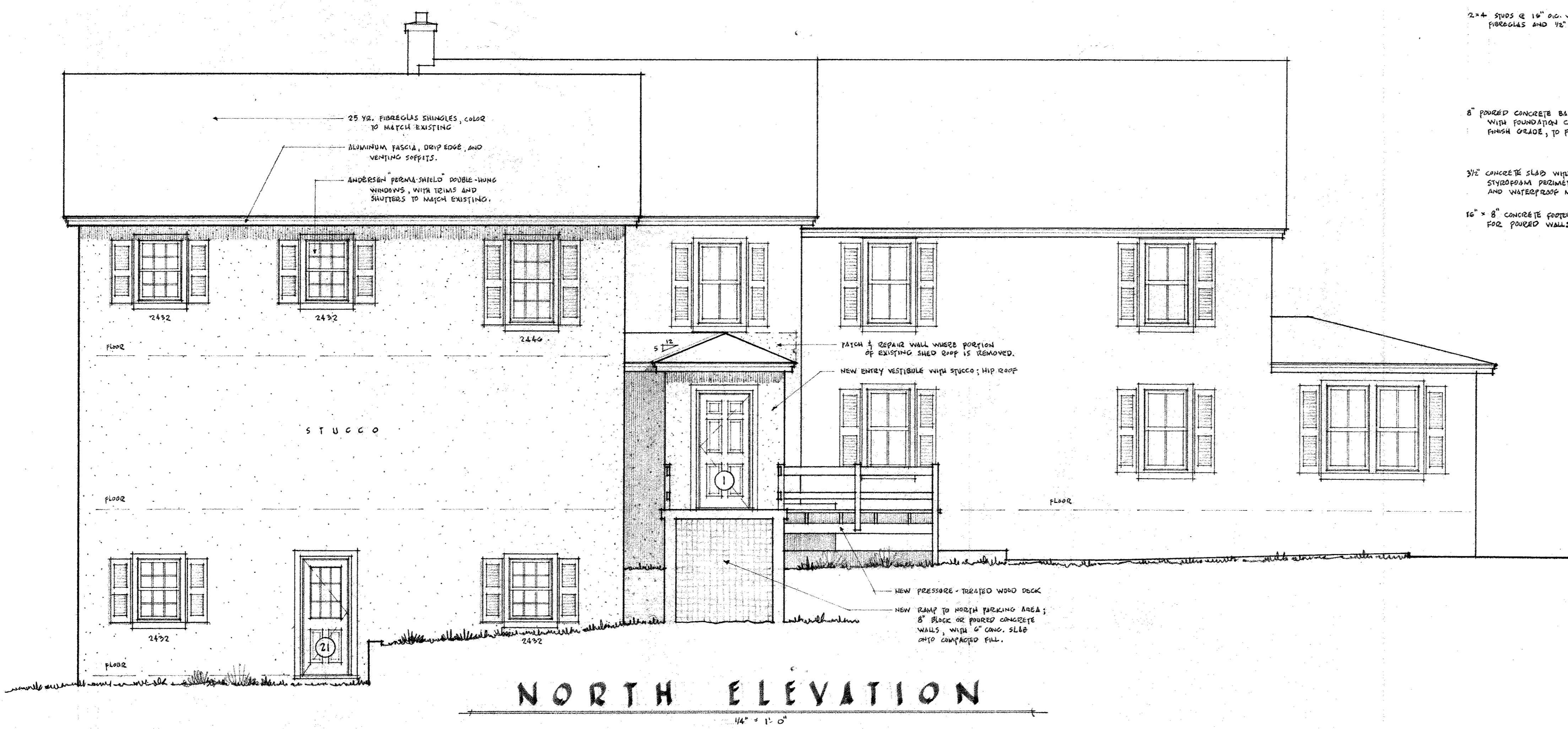


BASEMENT  
1/4" = 1'-0"  
[ ONE-HOUR CEILING ]

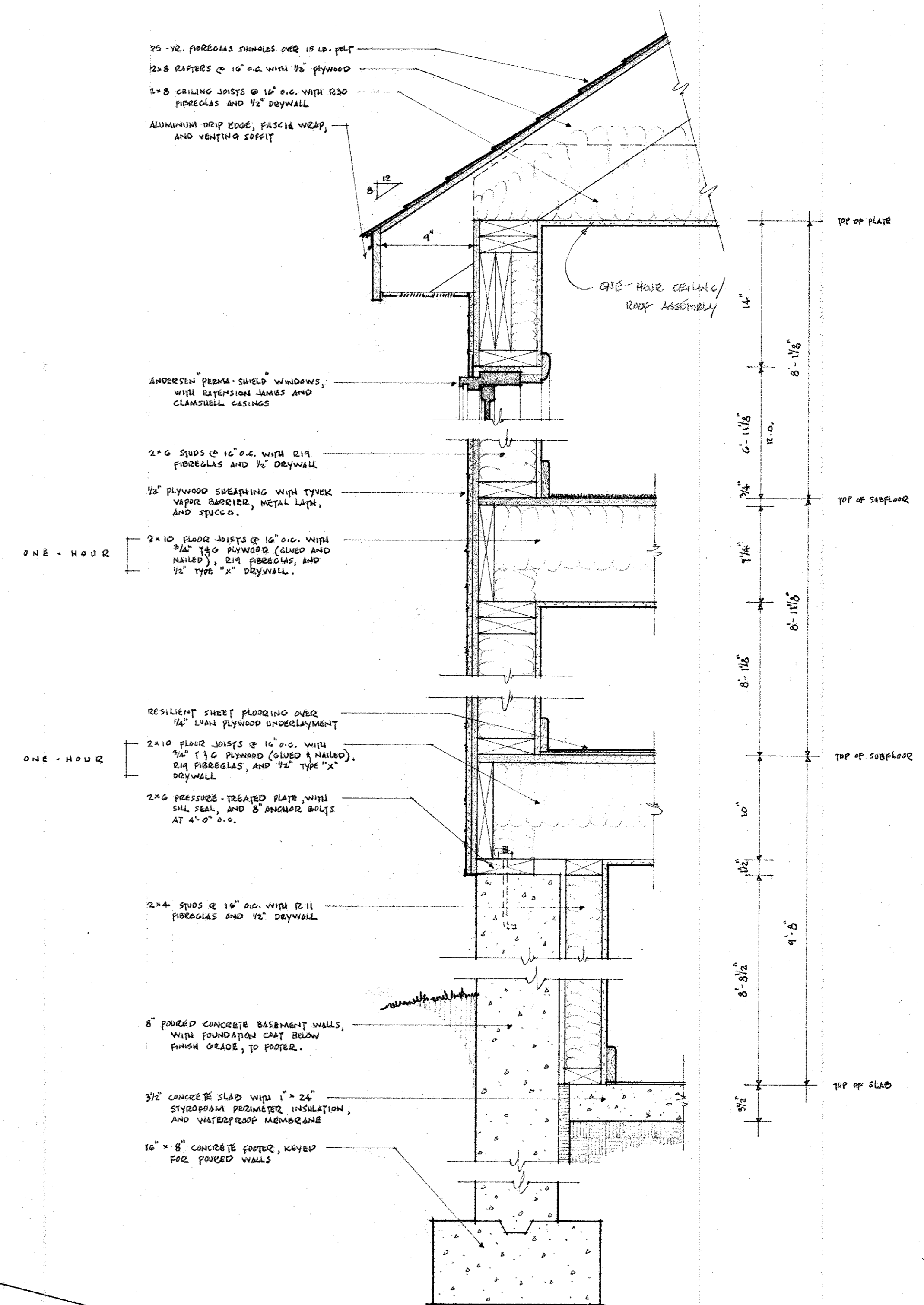




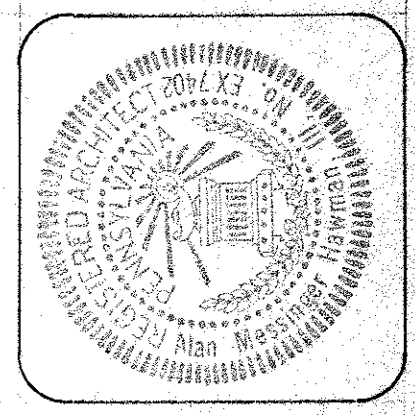
**WEST ELEVATION**  
14' x 15' 0"



**NORTH ELEVATION**  
14' x 15' 0"



**WALL DETAIL A**  
1 1/2\"/>



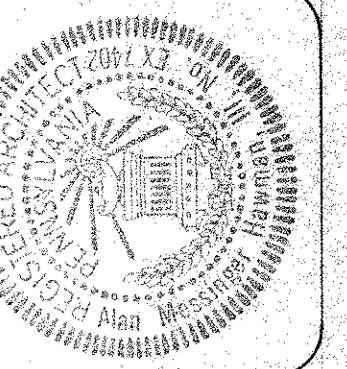
**ALAN M. HAWMAN, 3<sup>RD</sup>**  
**ARCHITECT**  
18 SOUTH 7<sup>TH</sup> ST. EMMAS PA 215-941-7447

**ELEVATIONS**  
WALL DETAIL

ADDITIONS AND RENOVATIONS TO EXISTING BUILDINGS FOR  
**PAUL H. SCHENCK** M.D.  
5239 HAMILTON BLVD. MESSICK LAUREL MOUNTAIN TOWNSHIP PENNSYLVANIA







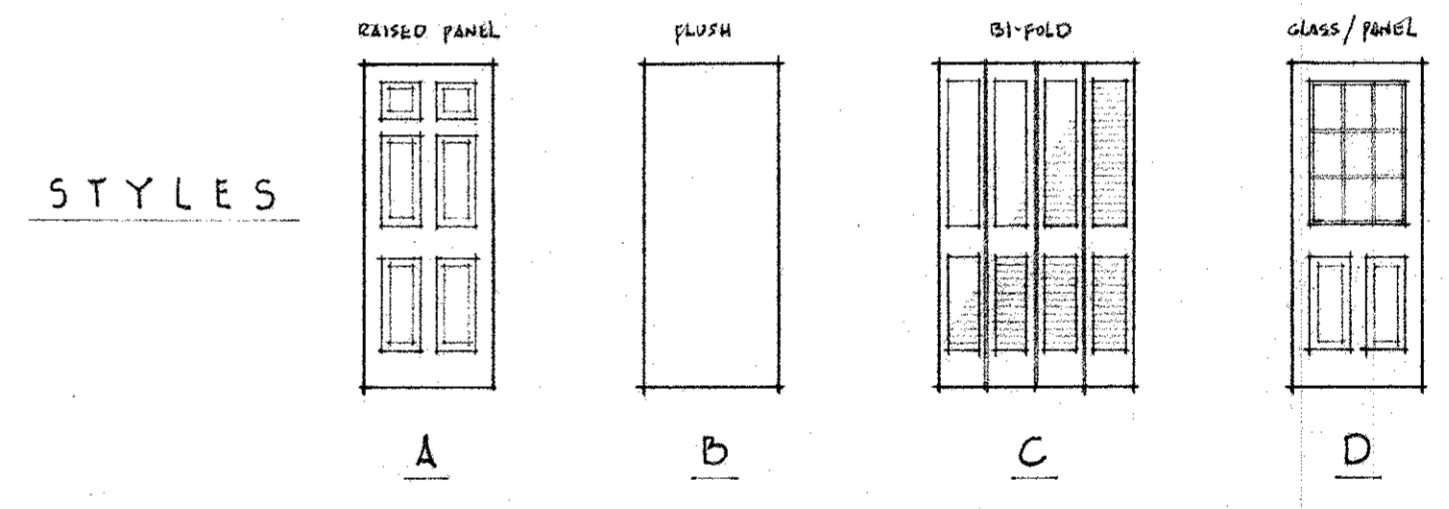
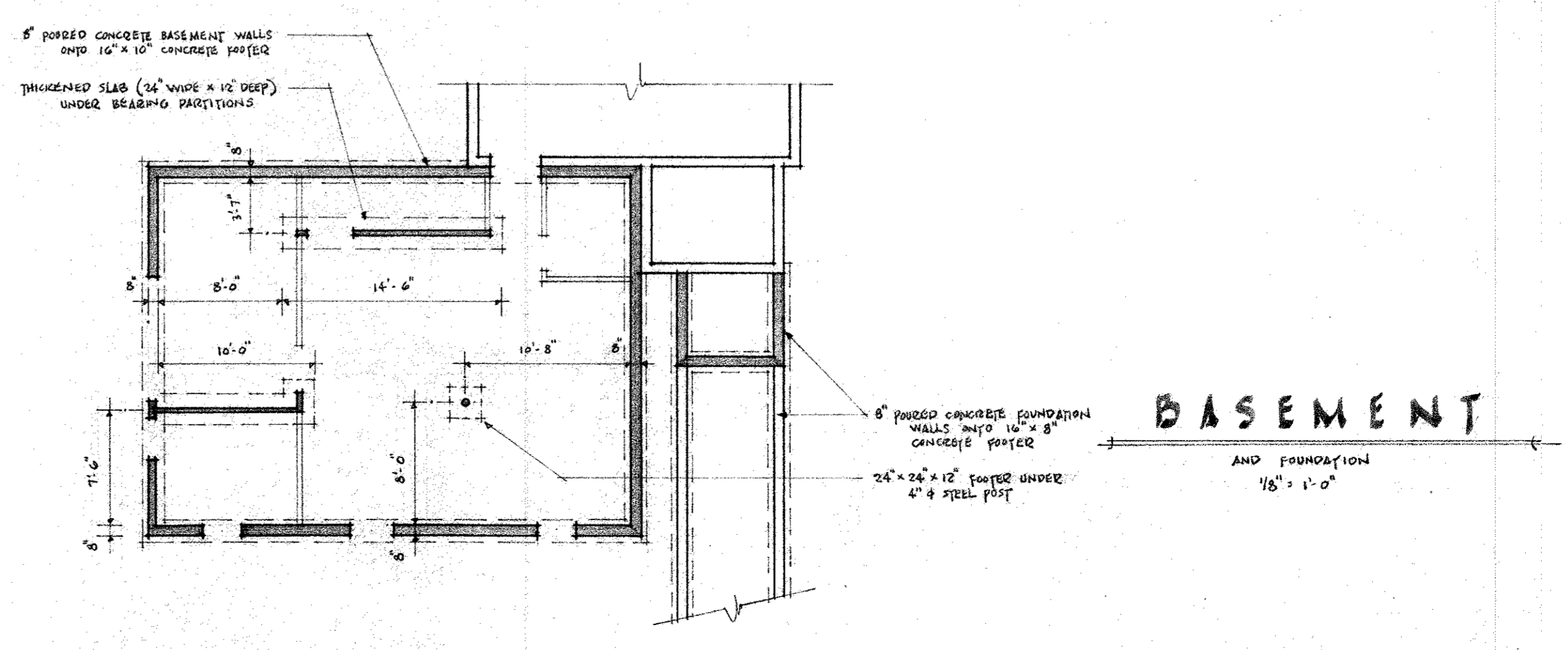
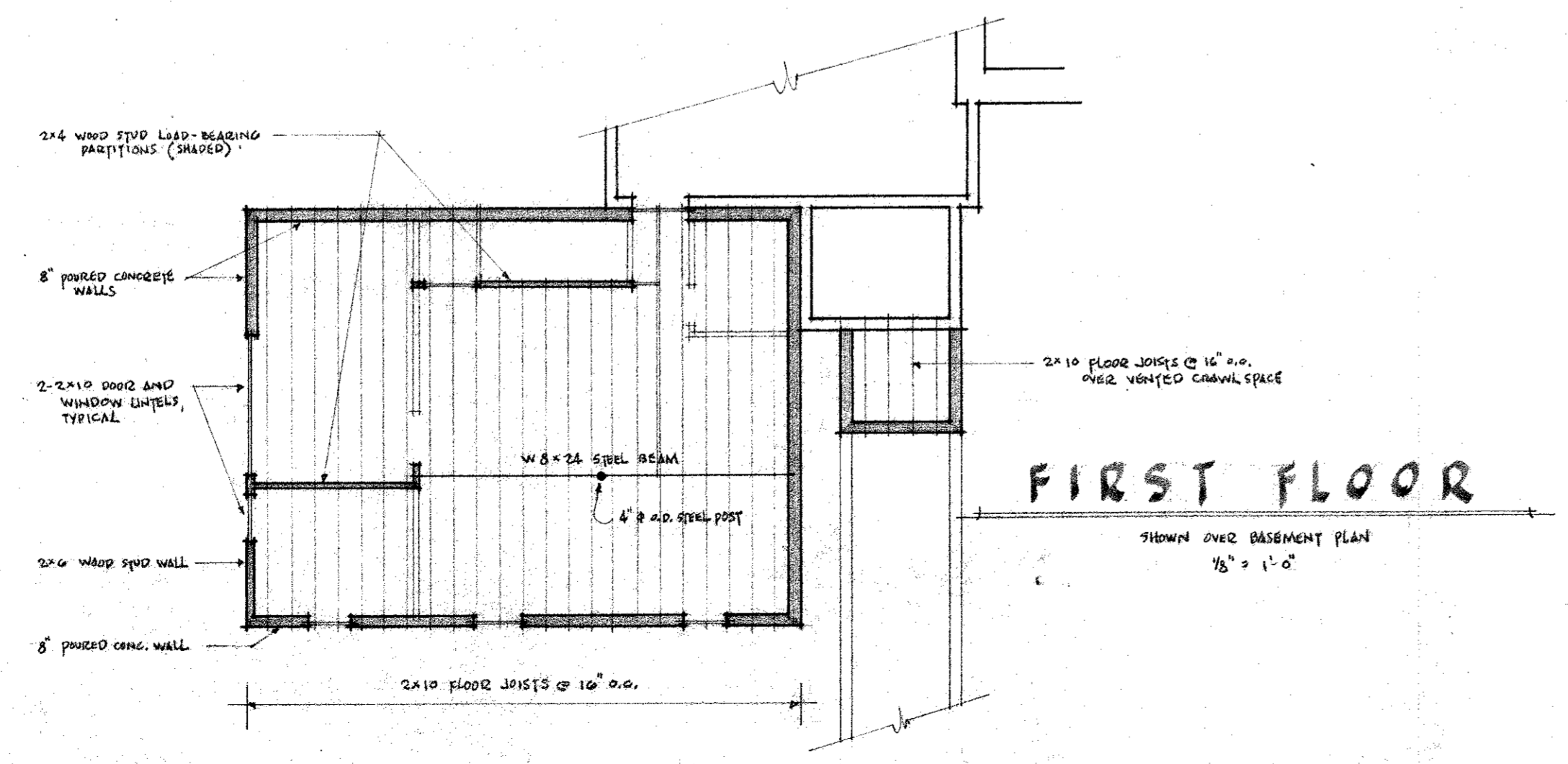
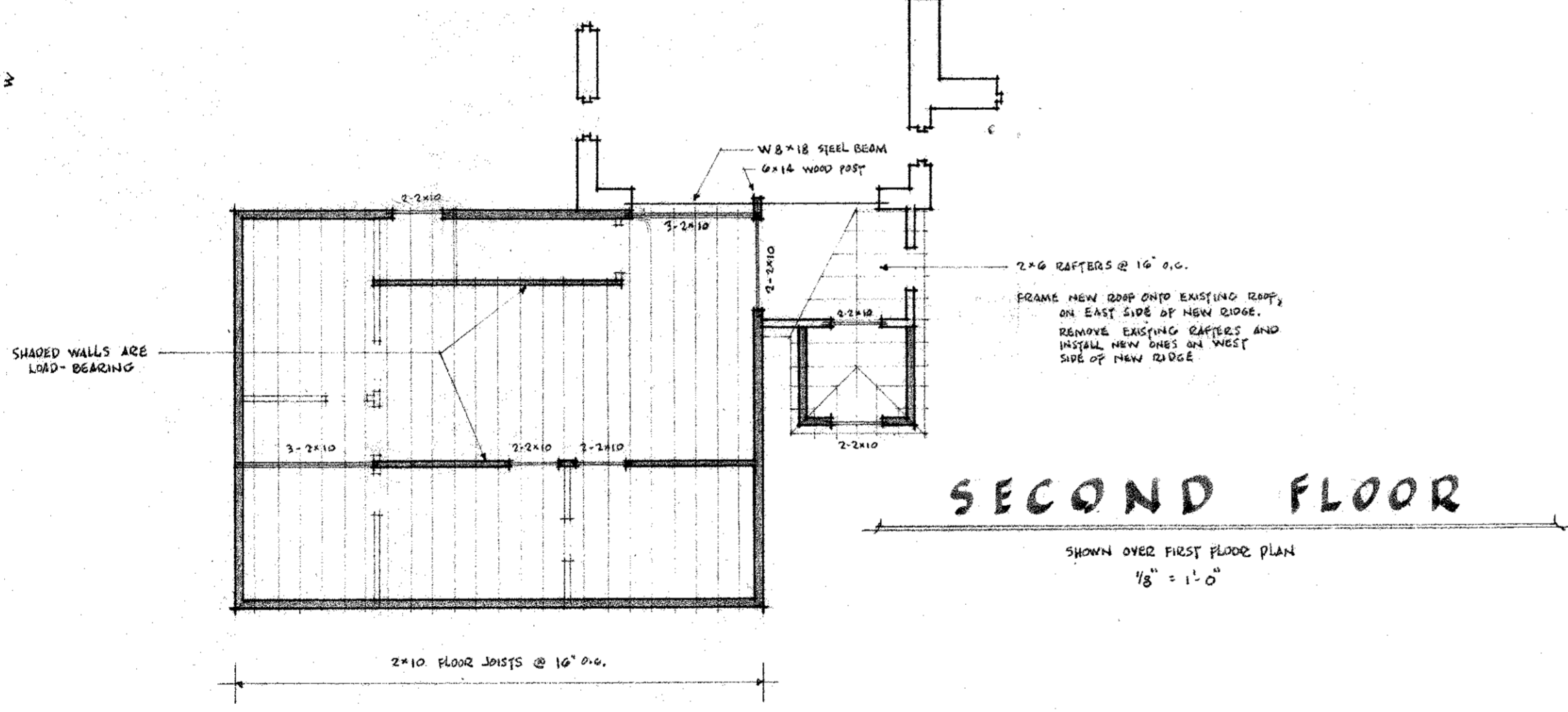
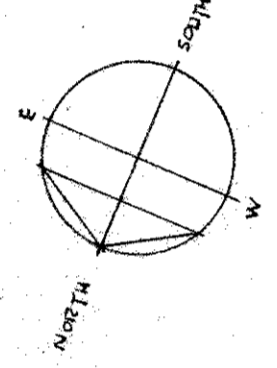
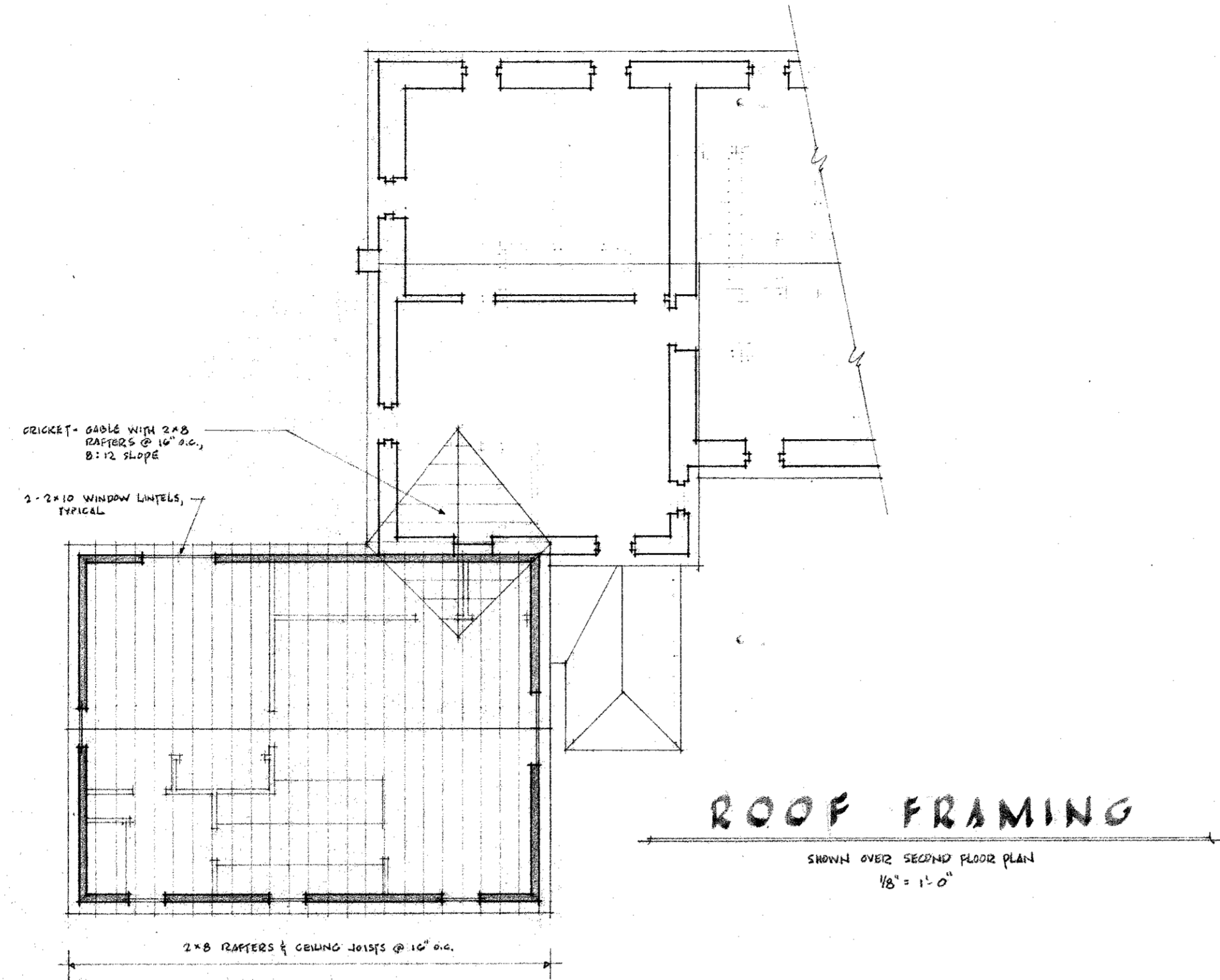
ALAN M. HAWMAN, 3<sup>RD</sup>  
ARCHITECT  
15 SOUTH 7<sup>TH</sup> ST. PHILADELPHIA, PA. 19107-4497

FRAMING

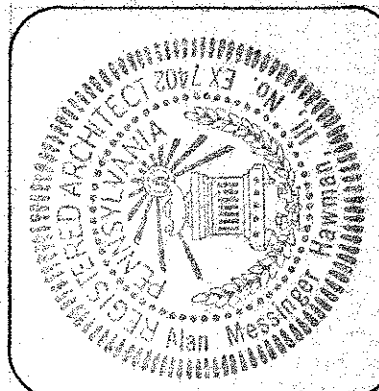
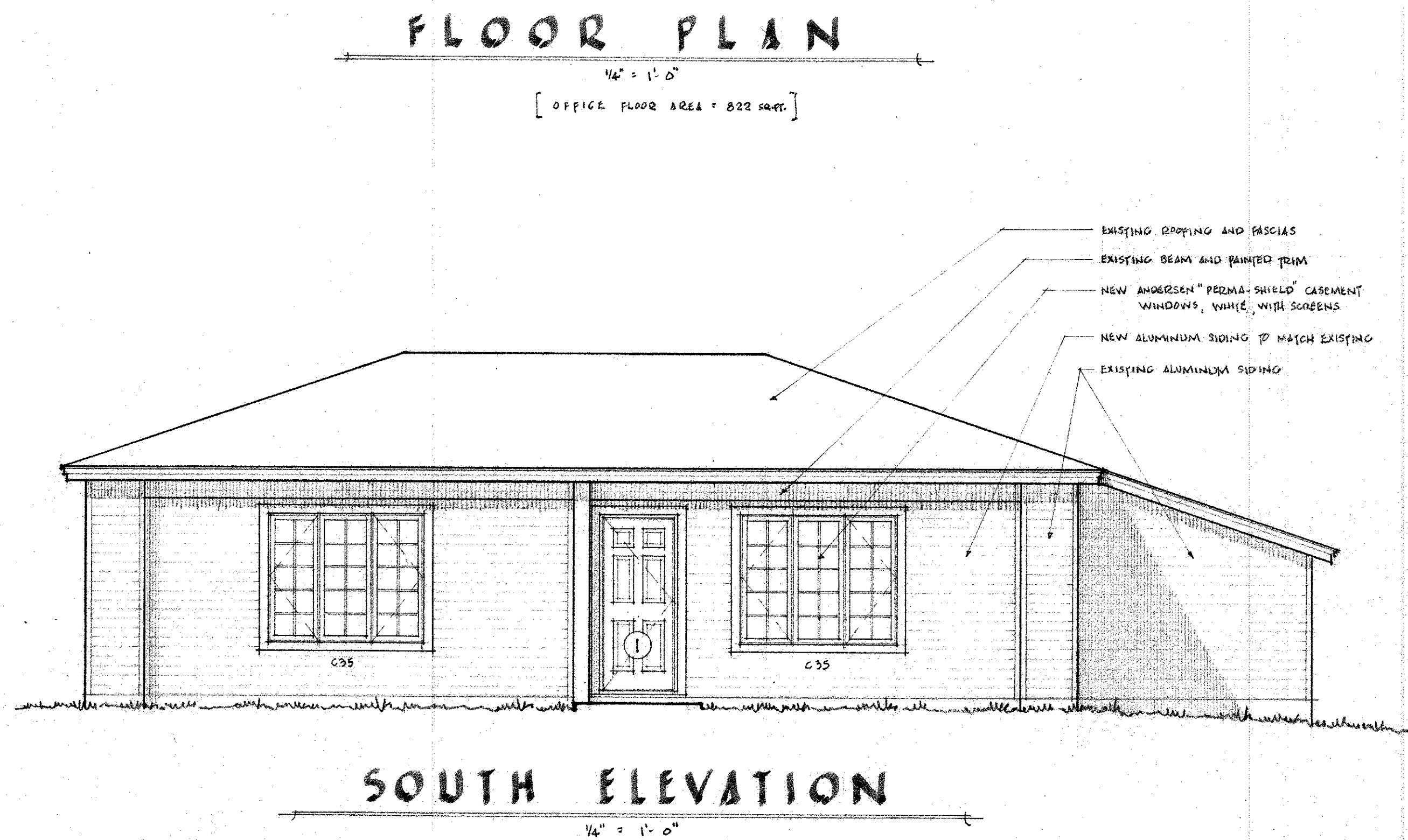
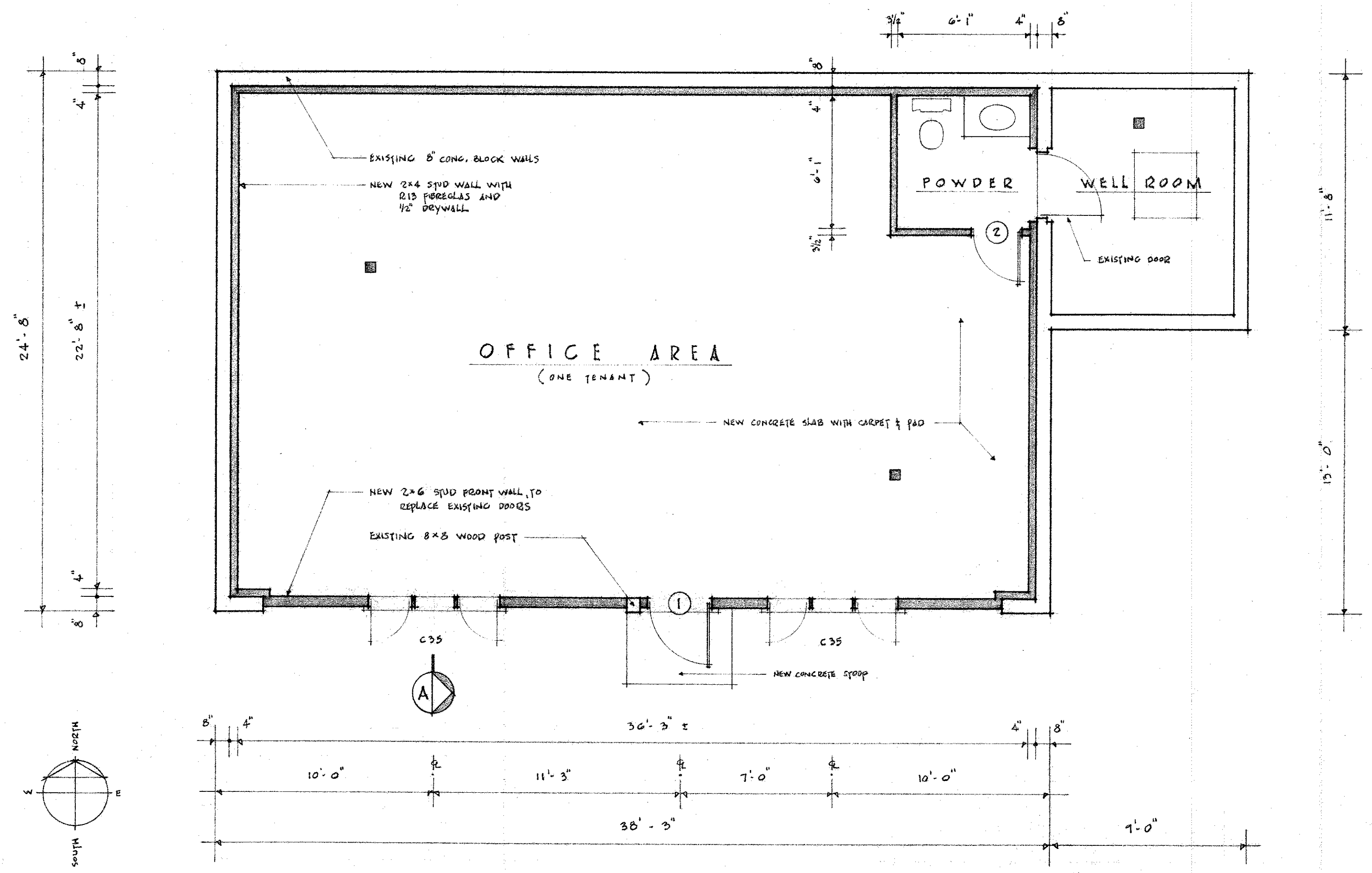
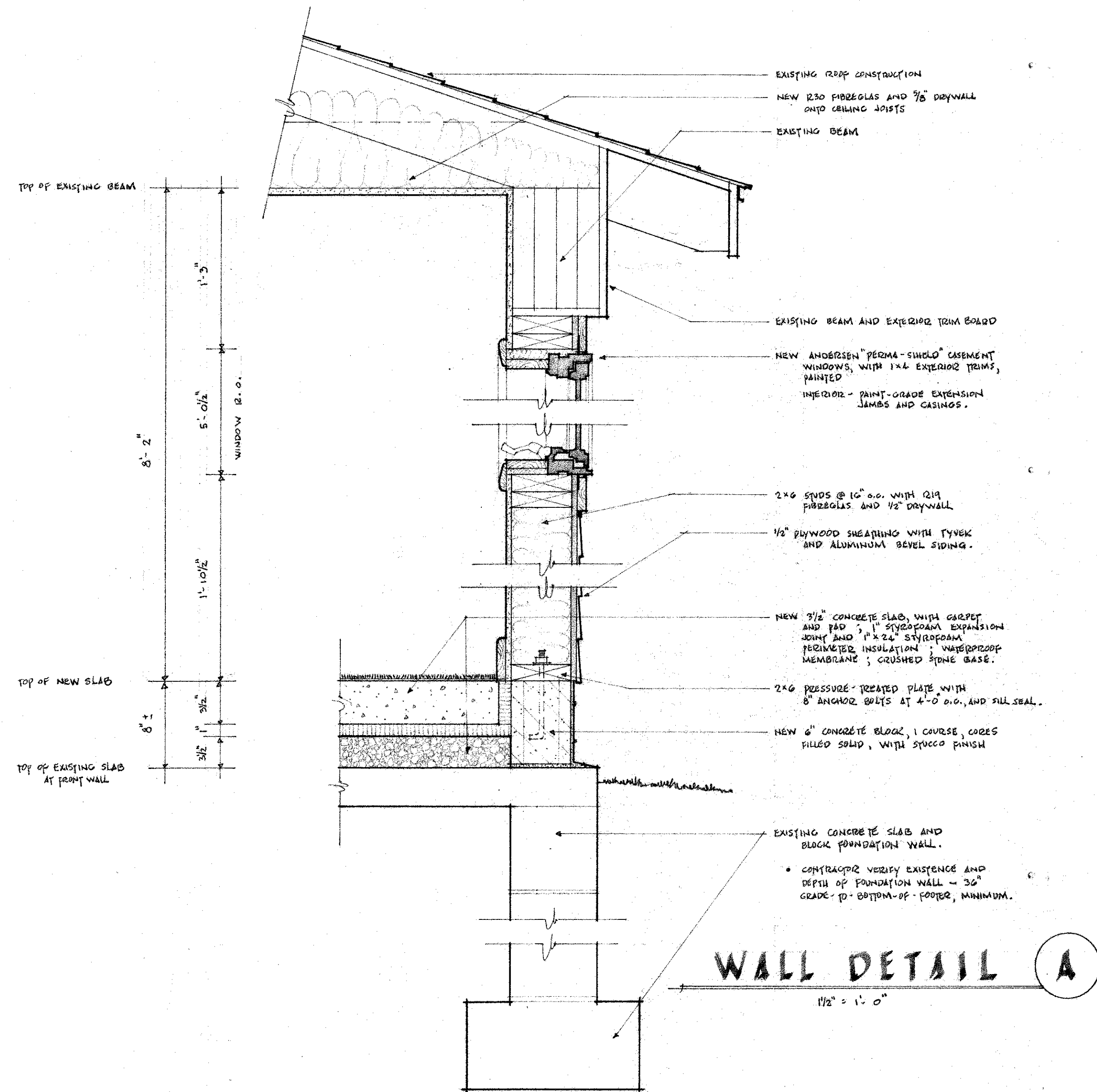
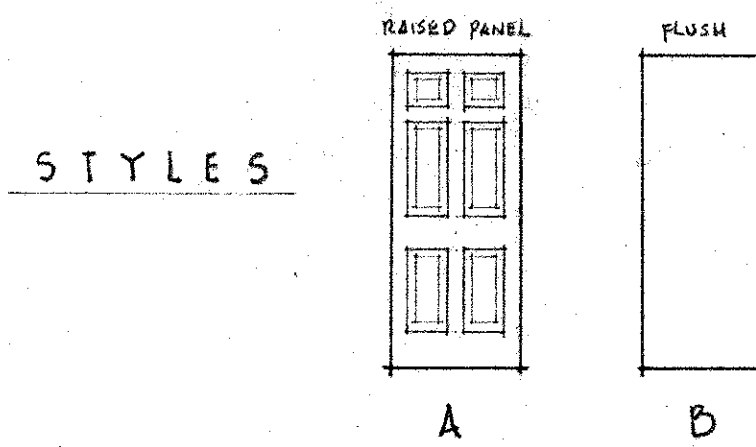
ADDITIONS AND REVISIONS TO EXISTING BUILDINGS FOR  
PAUL H. SCHENCK, M.D.  
3531 HAMILTON BLVD. WINGERSVILLE, LOWER MERIONISTOWN, PENNSYLVANIA

a6  
16 April 1987

DOOR SCHEDULE							
MARK	SIZE	STYLE	MAT'L	FINISH	FRAME	FINISH	NOTES
1	3'-0" x 6'-8" x 1 3/4"	A	STEEL	PFD.	WOOD	PFD.	PANIC BAR & CLOSER
2	3'-0" x 6'-8" x 1 3/4"	A	WOOD	SFD.	↓	SFD.	PANIC BAR & CLOSER
3	3'-0" x 6'-8" x 1 3/4"	D	BRCH. S.G.	↓	STEEL	PFD.	"C" LABEL WITH CLOSER; FIRE EXIT HWDR.
4	3'-0" x 6'-8" x 1 3/4"	A	STEEL	PFD.	WOOD	PFD.	PANIC BAR & CLOSER
5	3'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	SFD.	↓	SFD.	
6	2'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	POCKET DOOR
7	3'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
8	2'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	POCKET DOOR
9	3'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
10	2'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	POCKET DOOR
11	3'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
12	2'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
13	3'-0" x 6'-8" x 1 3/4"	B	BRCH. S.G.	↓	STEEL	PFD.	"C" LABEL WITH CLOSER; FIRE EXIT HWDR.
14	4'-0" x 6'-8" x 1 3/8"	C	WOOD	↓	WOOD	SFD.	
15	2'-0" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
16	4'-0" x 6'-8" x 1 3/8"	C	WOOD	↓	↓	↓	
17	2'-4" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
18	2'-4" x 6'-8" x 1 3/8"	B	BRCH. H.G.	↓	↓	↓	
19	2'-4" x 6'-8" x 1 3/8"	D	BRCH. H.G.	↓	↓	↓	
20	3'-0" x 6'-8" x 1 3/4"	B	BRCH. S.G.	↓	STEEL	PFD.	"C" LABEL WITH CLOSER; FIRE EXIT HWDR.
21	2'-8" x 6'-8" x 1 3/4"	D	STEEL	PFD.	WOOD	↓	PANIC BAR & CLOSER
22	3'-0" x 6'-8" x 1 3/4"	D	BRCH. S.G.	SFD.	↓	SFD.	WEATHERSTRIPPING 4 SIDES
23	8'-0" x 7'-0"	-	STEEL	PFD.	↓	PFD.	OVERHEAD GARAGE DOOR
24	2'-8" x 6'-8" x 1 3/4"	D	STEEL	↓	↓	↓	



DOOR SCHEDULE							
MARK	SIZE	STYLE	MAT'L	FINISH	FRAME	FINISH	NOTES
1	3'-0" x 6'-8" x 1 3/8"	A	STEEL	P.F.D.	WOOD	P.F.D.	PANIC BAR & CLOSER
2	2'-6" x 6'-8" x 1 3/8"	B	BRICK	P.F.D.	WOOD	P.F.D.	



ALAN M. HAWMAN, 3<sup>RD</sup>  
ARCHITECT  
18 SOUTH 1<sup>ST</sup> ST. EPHRAIM PA 215-961-4341

GARAGE  
RENOVATION

ADDITIONS AND RENOVATIONS TO EXISTING BUILDINGS FOR  
PAUL H. SCHENCK INC.  
5207 HAMILTON BLVD. VEGASVILLE LOWER MERIGOLD TOWNSHIP PENNSYLVANIA

b7  
16 APRIL 1987

**5239 Hamilton Boulevard, Allentown City 18106-9153**MLS® #: **625092**County: **Lehigh**DOM: **102**CDOM: **102**LP: **\$1,590,000**OLP: **\$1,590,000**Area: **25 - Lower Macungie**Status: **Available**

Comments:

SubDiv:

Remarks

Backing directly up to Hamilton Crossings, this 2-acre property offers an incredible opportunity for development in the heart of one of the fastest growing areas in the Lehigh Valley/Eastern PA. Directly accessible to/from Hamilton Blvd. with 250' road frontage and 20,522 ADT. The main building of 4,885 sf offers two leased first-floor office spaces as well as three leased 1BR apartments on the second floor. Additionally, there is a second 822 sf single-story building with leased office space. Surrounded by shopping, dining, mixed-use retail, professional & industrial properties. Many exciting possible uses from investing in the existing buildings to redevelopment of the entire site.

Agent/Office InformationAgent: **Robb A. Werley Lic#: RS316987**Agent Ph: **(908) 313-5373**

Agent 2nd Ph:

Agent Email: **rawerley@ptd.net**Office: **BetterHomesRealtyLehighValley Lic#: RB068948**Office Ph: **(610) 481-9660**Ofc Fax: **(610) 481-9699**Address: **7819 Main Street, PO Box 126, Fogelsville PA, 18051**Sub Agency: Buy Agency: **2.5**

Trans Brkr:

Dual/Var: **No**Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Commercial, Office Building, Other**Yr Built: **1850** Price/SF: **\$268.90**Appr SF: **5,913**SF Src: **Tax Records**Front: **250.00** Lot Acres: **1.995**Lot SF: **86,902**Lot Src: **Tax Records**

Avl SF:

Cross St:

Tax ID: **547576009757001**School D: **East Penn**List Dt: **09/30/2019** Entry Dt: **09/30/2019**

Pend Dt:

Exp Dt: **03/31/2020**

Occ Nm:

Ph Show:

Owner Nm: **Schenck Paul H**

Own Ph:

Occupancy: **Multi Tenant**Occ Typ: **Tenant**Spc Cond: **Not Applicable**Show Typ: **Appointment Only, List Agent Present**Directions: **From Allentown - Hamilton St. W to Hamilton Blvd/Rt 222 Bypass, exit Brookside Rd to light at Hamilton Blvd. Turn Right onto Hamilton, property on Right after .35 miles.**Listing InformationPub Int: **Yes**

Use Code:

Payment:

Dd/Dc ID:

Zn Cde: **C-Commercial**

Options:

Possesion: **Immediate**Building/Site Information

#Stories:

# Doors:

# Unit:

Block:

Blg SF:

CAM SF:

Office SF:

Parcel:

Location: **Free-standing**Ceiling: **0-9 Feet**

Prk Spc:

Level: **Multi**Parking: **On Site**Surface Typ: **Black Top**

Rail Service:

Perc Test:

Road: **State**Included: **Real Estate Only**Potent Use: **Apartments, Convenience Store, Fast Food, Gift Shop, Medical Service, Mini Mart, Office, Other, Professional Service, Research and Develop, Restaurant, Retail, Retirement Nursing**Utility Information

Heat:

Cool: **Wall AC, Window AC**Water: **Well**Sewer: **Public**

Utility: 120 Volt, 220 Volt, 50-200 AMP

Financial Information

Cnty Taxes: \$2,723.45      Mun Taxes: \$374.10      Sch Taxes: \$13,752.66      Ttl Taxes: \$16,850.21  
 Cnty Asmt: \$748,200.00      Poss Finance: Cash, Conventional, Installment Payments

CRS Tax

Tax ID: 547576009757001      Prop Type: COMMERCIAL  
 Address: 5239 Hamilton Boulevard, Allentown 18106-9153      City Tax: \$374.10  
 County: Lehigh      SF: 5,913      Cnty Tax: \$2,723.45  
 Sub-d:      Acres: 2.00      Ttl Tax: \$16,850.06  
 Water:      Year Built: 1850      Lot Dim:      Ap Impv: \$257,000.00  
 Sewer:      Electric:      Gas:      Ttl Asmnt: \$748,200.00  
 Impv Type: 2 STORY CONVERTED 1ST FLOOR OFFICE - APTS /      Ap Land: \$491,200.00  
 Road Type:      Ap Ttl Tx: \$748,200.00  
 Owner: Schenck Paul H      Owner 2:  
 Owner Add: 464 Wood Ln Breinigsville PA 18031-1919  
 Land Use: 2 Story Converted 1St Floor Office - Apts Above  
 Legal: Property Address: 5239 Hamilton Blvd /Tile Number: 455707/School District: East Penn School District  
 /Family Rooms: 0

Tax ID: 547576009757001      Prop Type: COMMERCIAL  
 Address: 5239 Hamilton Boulevard, Allentown 18106-9153      City Tax: \$374.10  
 County: Lehigh      SF: 5,913      Cnty Tax: \$2,723.45  
 Sub-d:      Acres: 2.00      Ttl Tax: \$16,850.06  
 Water:      Year Built: 1850      Lot Dim:      Ap Impv: \$257,000.00  
 Sewer:      Electric:      Gas:      Ttl Asmnt: \$748,200.00  
 Impv Type: 2 STORY CONVERTED 1ST FLOOR OFFICE - APTS /      Ap Land: \$491,200.00  
 Road Type:      Ap Ttl Tx: \$748,200.00  
 Owner: Schenck Paul H      Owner 2:  
 Owner Add: 464 Wood Ln Breinigsville PA 18031-1919  
 Land Use: 2 Story Converted 1St Floor Office - Apts Above  
 Legal: Property Address: 5239 Hamilton Blvd /Tile Number: 455707/School District: East Penn School District  
 /Family Rooms: 0

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
09/30/2019	9:54 am		A	New Listing	WERLEYRO

Photos



