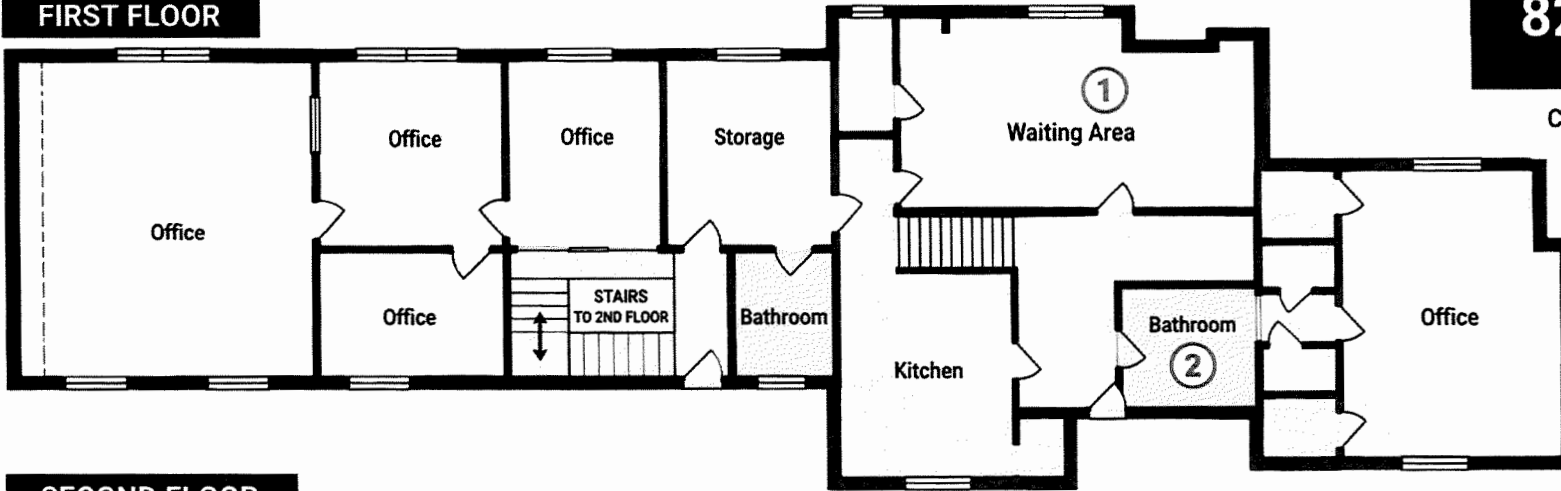


FIRST FLOOR



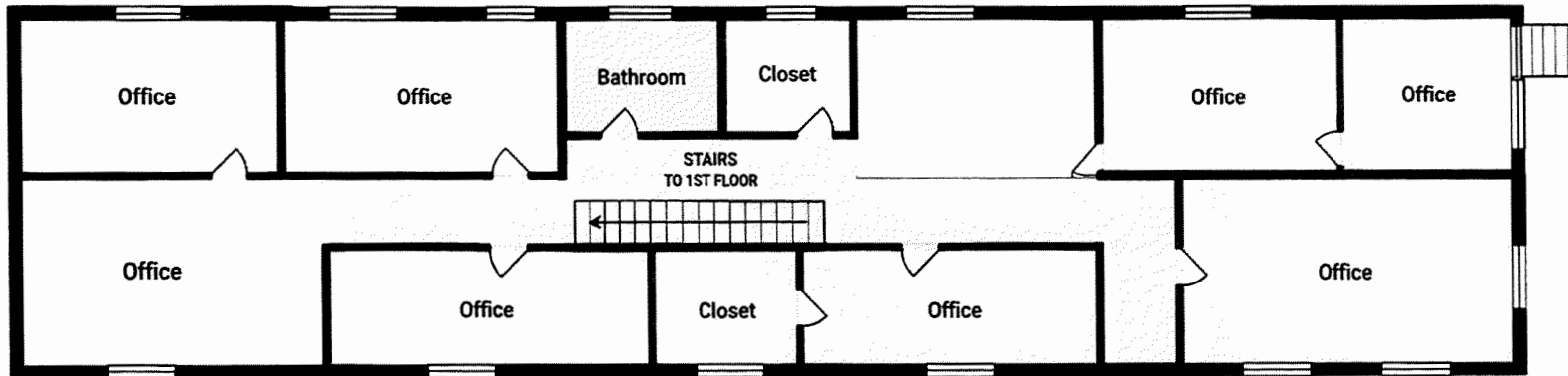
824 8TH AVENUE

BETHLEHEM, PA 18018

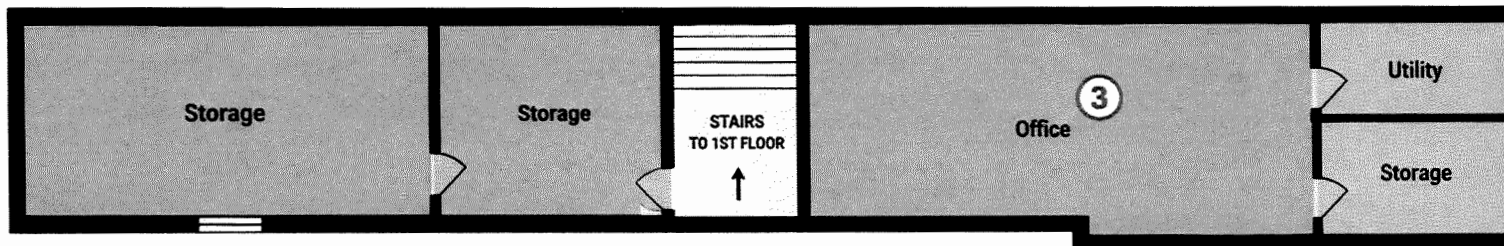
COMMERCIAL BUILDING FLOOR PLANS

Existing Layout (Based on Provided Sketches)
Not to Scale - For Planning Purposes Only

SECOND FLOOR



BASEMENT



PROPERTY INFORMATION

Address: 824 8th Avenue
Bethlehem, PA 18018

APN: 642729263491-1

Lot Size: 0.395 Acre

Building Size: 4,261 SF (approx.)

Year Built: 1930

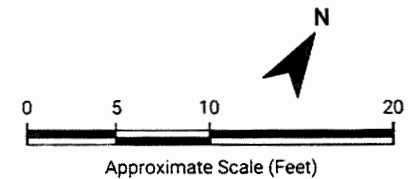
Zoning: RS

Use (Current): Office / Industrial
(Former Altronics Security Systems Building)

LEGEND

- Office / Usable Space
- Circulation / Hallway
- Restroom
- Storage / Utility
- Stairs

Note: Floor plans are a digital representation of hand-drawn sketches provided. They are not to scale and are for planning and discussion purposes only. Actual dimensions, walls, doors, windows, and conditions may vary. Field verification recommended.





REAL ESTATE ADVISORS

Office Building in the City of Bethlehem for Sale

824 8th Avenue, Bethlehem, PA 18018

Executive Summary

AGGRESSIVE
NEW
PRICE



SALE PRICE: \$350,000.00

BUILDING SIZE: 4,261 SF

LOT SIZE: 0.395 Acre

YEAR BUILT: 1930

ZONING: RS

CROSS STREETS: Spruce Street/W. Union

PROPERTY OVERVIEW

Professional stand-alone multi-level office building in the City of Bethlehem, Lehigh County. The building has multiple access points. Fantastic visibility with easy access to Union Blvd, Routes 22 and 378. Offering is an ideal location for new and expanding businesses. The property is being sold AS-IS WHERE-IS.

PROPERTY FEATURES

- Great property for an owner-user or for redevelopment
- Access Control System and extensive wiring technology
- On-site parking with approximately 10 parking spaces
- Premier signage opportunity
- Updated building facade
- Close to area amenities including medical offices, restaurants, schools, parks, services and retail establishments
- Lots of lower-level storage areas available
- Former Altronics Security Systems Building

CINDY MCDONNELL FEINBERG CASEY KELLER
cfeinberg@feinbergrea.com ckeller@feinbergrea.com
Cell: 610.360.9733 Cell: 484.226.8081
Direct: 610.709.6233 Direct: 610.709.6232



Feinberg Real Estate Advisors, LLC

1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • 610.709.6233 • Fax: 610.398.4057 • www.feinbergrea.com



REAL ESTATE ADVISORS

Office Building in the City of Bethlehem for Sale

824 8th Avenue, Bethlehem, PA 18018

Property Details

STREET ADDRESS: 824 8th Avenue

CITY, STATE, ZIP: Bethlehem, PA 18018

PROPERTY TYPE: Office/Industrial

APN: 642729263491 1

LOT SIZE: 0.395 Acre

ZONING: RS

PARKING SPACES: Approximately 10 spaces

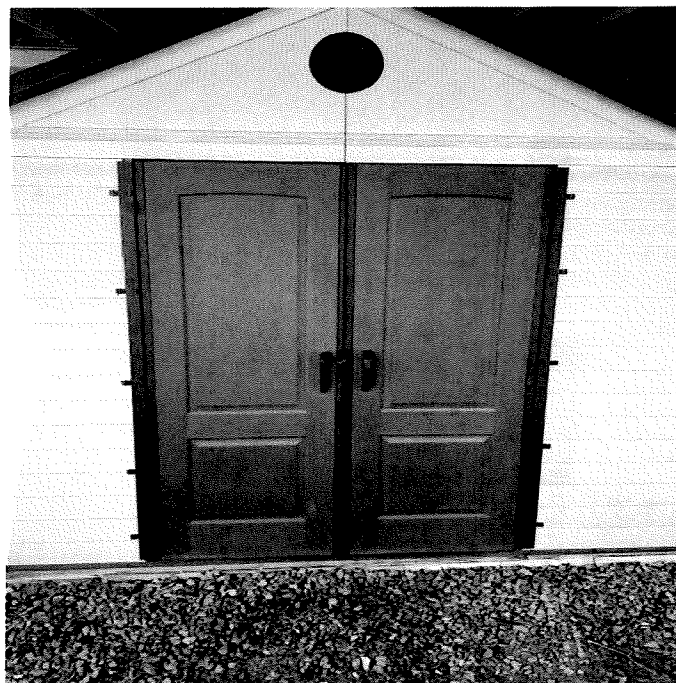
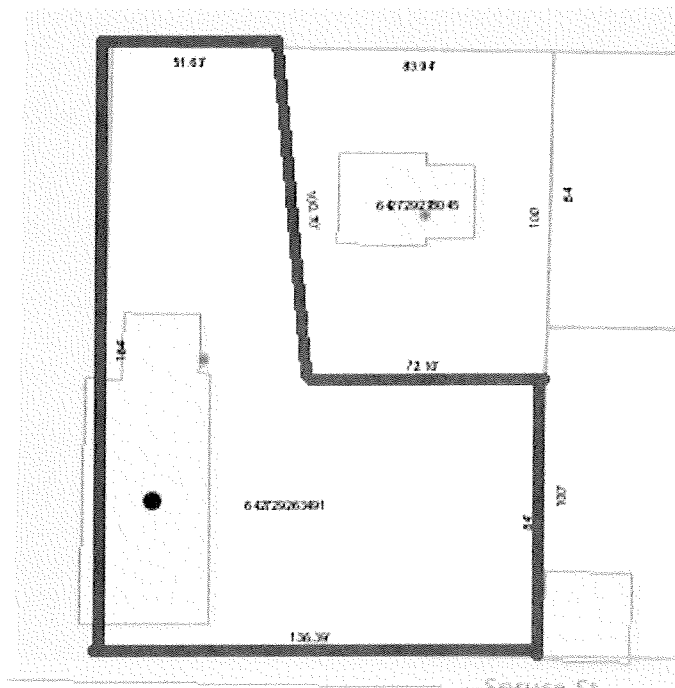
BUILDING FRONTAGE: 8th Avenue

CROSS STREETS: Spruce Street

YEAR BUILT: 1930

CONSTRUCTION TYPE: Masonry and Wood Frame

NEIGHBORHOOD: West Bethlehem



CINDY MCDONNELL FEINBERG
cfeinberg@feinbergrea.com

Cell: 610.360.9733

2 Direct: 610.709.6233

CASEY KELLER

ckeller@feinbergrea.com

Cell: 484.226.8081

Direct: 610.709.6232



Feinberg Real Estate Advisors, LLC

1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • 610.709.6233 • Fax: 610.398.4057 • www.feinbergrea.com



Office Building in the City of Bethlehem for Sale

824 8th Avenue, Bethlehem, PA 18018

Additional Photos



CINDY MCDONNELL FEINBERG

cfeinberg@feinbergrea.com

Cell: 610.360.9733

3 Direct: 610.709.6233

CASEY KELLER

ckeller@feinbergrea.com

Cell: 484.226.8081

Direct: 610.709.6232



Feinberg Real Estate Advisors, LLC

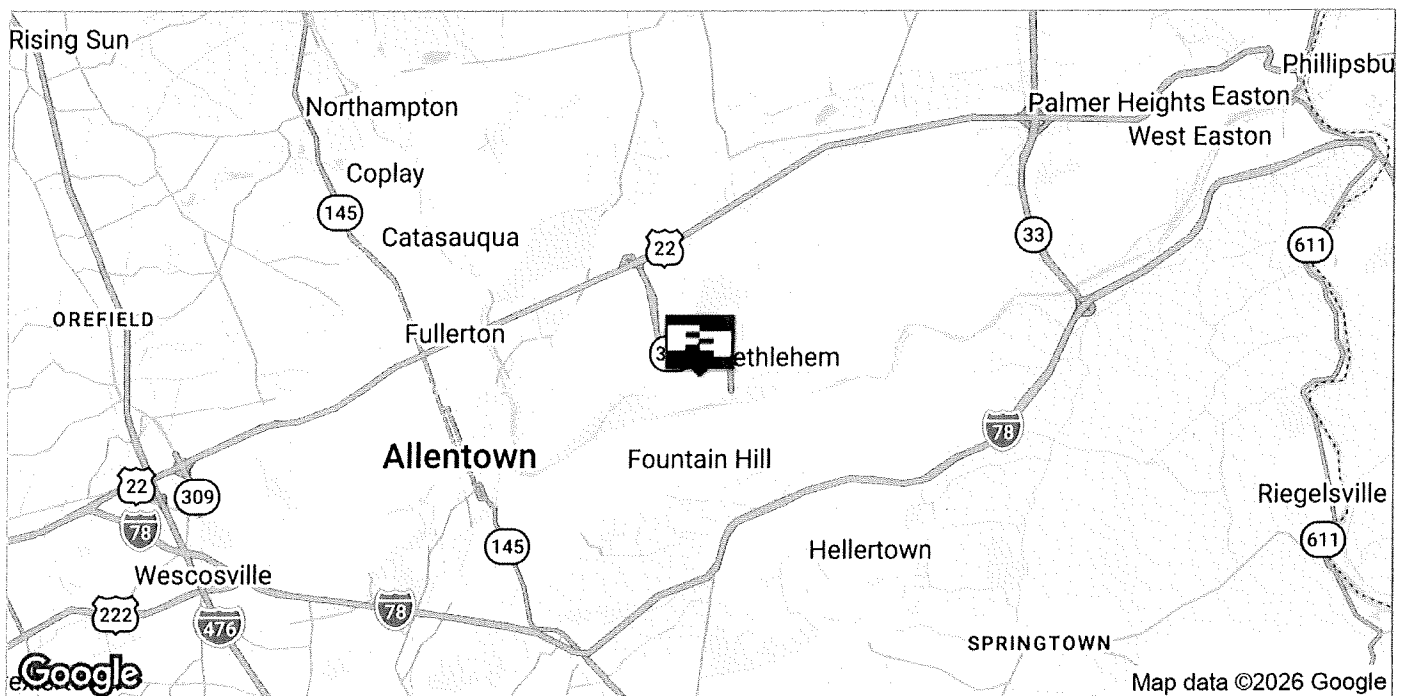
1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • 610.709.6233 • Fax. 610.398.4057 • www.feinbergrea.com



Office Building in the City of Bethlehem for Sale

824 8th Avenue, Bethlehem, PA 18018

Location Maps



CINDY MCDONNELL FEINBERG

cfeinberg@feinbergrea.com

Cell: 610.360.9733

Direct: 610.709.6233

CASEY KELLER

ckeller@feinbergrea.com

Cell: 484.226.8081

Direct: 610.709.6232



Feinberg Real Estate Advisors, LLC

1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • 610.709.6233 • Fax. 610.398.4057 • www.feinbergrea.com



REAL ESTATE ADVISORS

Office Building in the City of Bethlehem for Sale

824 8th Avenue, Bethlehem, PA 18018

Demographic Summary

DEMOGRAPHIC SUMMARY

824 8th Ave, Bethlehem, Pennsylvania, 18018

Ring of 1 mile



KEY FACTS

19,396

Population



8,144

Households

38.0

Median Age

\$56,493

Median Disposable Income

EDUCATION

7.5%

No High School Diploma



28.1%

High School Graduate



24.2%

Some College/ Associate's Degree



40.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$70,454

Median Household Income



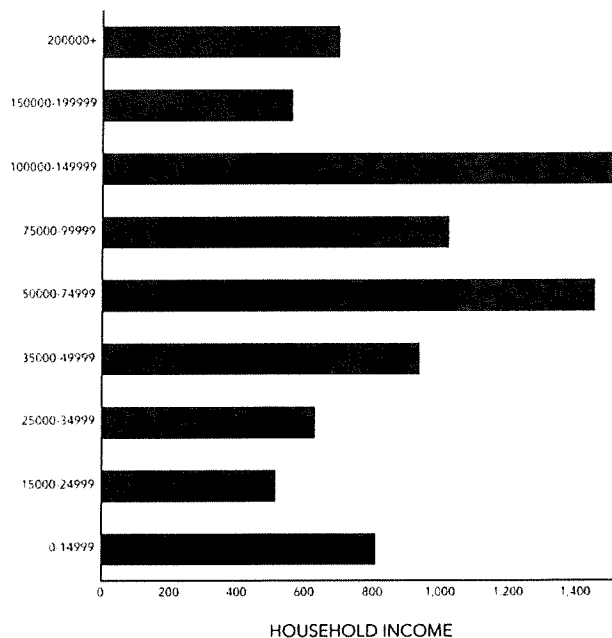
\$38,506

Per Capita Income



\$125,920

Median Net Worth



Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

CINDY MCDONNELL FEINBERG

cfeinberg@feinbergrea.com

Cell: 610.360.9733

5 Direct: 610.709.6233

CASEY KELLER

ckeller@feinbergrea.com

Cell: 484.226.8081

Direct: 610.709.6232



Feinberg Real Estate Advisors, LLC

1390 Ridgeview Drive, Suite 301 • Allentown, PA 18104-9065 • 610.709.6233 • Fax: 610.398.4057 • www.feinbergrea.com



Dear City of Bethlehem Zoning Board,

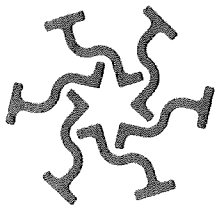
The proposed use of 824 8th Avenue as a behavioral health and community-support office represents an appropriate and beneficial transition from the property's existing nonconforming use to another nonconforming office use. We respectfully request approval of the Special Exception pursuant to §1323.07 and §1325.07 of the City of Bethlehem Zoning Ordinance. The property is already improved as a multi-level office building, with multiple access points and approximately 10 on-site parking spaces, making continued professional office use a practical reuse of the existing property.

Under §1323.07(c), an applicant must demonstrate that the proposed change will be *less objectionable in its external effects* than the existing nonconforming use, specifically considering traffic, noise and other environmental effects, storage and waste disposal, and appearance. The property's prior approved use involved a construction/tradesperson headquarters. In comparison, the proposed behavioral health office would be a substantially quieter, lower-impact use. There would be no construction equipment, material staging, heavy commercial activity, unusual fumes, dust, vibration, or industrial waste associated with the proposed operation. The existing building and professional appearance of the property would be maintained and improved as necessary.

The proposed use is also consistent with the broader standards of §1325.07(b). Most importantly, it would serve the interests of Bethlehem and the welfare and convenience of the community. The facility would expand access to critical behavioral health, mental health, substance-use and community-support services for youth, adults and families in Bethlehem. These services can be life-saving—helping residents receive intervention, treatment and support within their own community rather than facing unnecessary barriers to care.

The project would also provide a meaningful economic benefit. We anticipate creating approximately 10 new in-person positions and an additional 20 virtual employment opportunities. This investment therefore allows an existing Bethlehem property to remain productive while simultaneously generating employment and expanding access to essential healthcare and community services.

The location is particularly appropriate for this purpose. The property offers visibility and convenient access to major routes into and through Bethlehem; the listing identifies convenient



COUNSELING SOLUTIONS OF LEHIGH VALLEY

access to Union Boulevard, Routes 22 and 378, while also noting proximity to medical offices, schools, parks, services, restaurants and other amenities. This accessibility allows clients and employees to reach the facility without introducing a fundamentally different traffic pattern into the surrounding residential neighborhood. The property also already provides approximately 10 on-site parking spaces.

We believe the proposal directly advances the considerations identified in §1325.07(b)(2)–(8). It provides a substantial community benefit; utilizes an existing property in a manner compatible with its established office character; does not substantially change the character of the surrounding residential neighborhood; minimizes noise and other external impacts; and utilizes existing vehicular access and parking rather than introducing a more intensive physical use of the site. The nature of behavioral health office services is inherently compatible with maintaining a quiet and professional environment.

This request is ultimately about responsible adaptive reuse with measurable community benefit. We are not proposing to intensify the historical impacts of the nonconforming use. Instead, we are asking to transform an existing commercial office property into a quieter, service-oriented environment that creates jobs, supports Bethlehem families, and provides accessible behavioral health resources to youth and adults when they need them most. We respectfully submit that the proposed use is less objectionable in its external effects than the existing nonconforming use and substantially beneficial to the immediate community and the City of Bethlehem as a whole, and we respectfully request that the Zoning Hearing Board approve the Special Exception.

Thank you for your time and consideration.

Sincerely,

Yamelisa Taveras, MA, ICAADC, ICCS
CEO & Program Director
Counseling Solutions LV, LLC