



SITE ADDRESS: 708 EAST 4TH STREET

Office Use Only:

DATE SUBMITTED: 02.24.2021

HEARING DATE: 03.24.2021

PLACARD: _____

FEE: \$500⁰⁰

ZONING CLASSIFICATION: CL

LOT SIZE: 20' x 86' OR 1,640 SF

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s)):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated _____
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: _____

SECTION 1

APPLICANT:	
Name	<u>Santiago Martinez</u>
Address	<u>1401 W Braecl St Bethlehem, PA 18018</u>
Phone:	<u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.	
Name	FPS Developments LLC
Address	1901 W Broad St
	Bethlehem, PA 18015
Phone:	[REDACTED]
Email:	
ATTORNEY (if applicable):	
Name	
Address	
Phone:	
Email:	

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
1306.01(a)(A)	9000	1640 extra	7360
1306.01(a)(A)	2500	547	5860
1306.01(a)(A)	90	20 extra	70

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

1305.01(a) (Footnote 4) Restaurant retail or Personal service on the 1st floor front

1319.01(a)(1)(ii) off street parking, 6 spaces required, none proposed

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

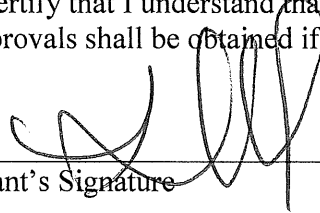
A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

Applicant's Signature



Date

2/24/2021

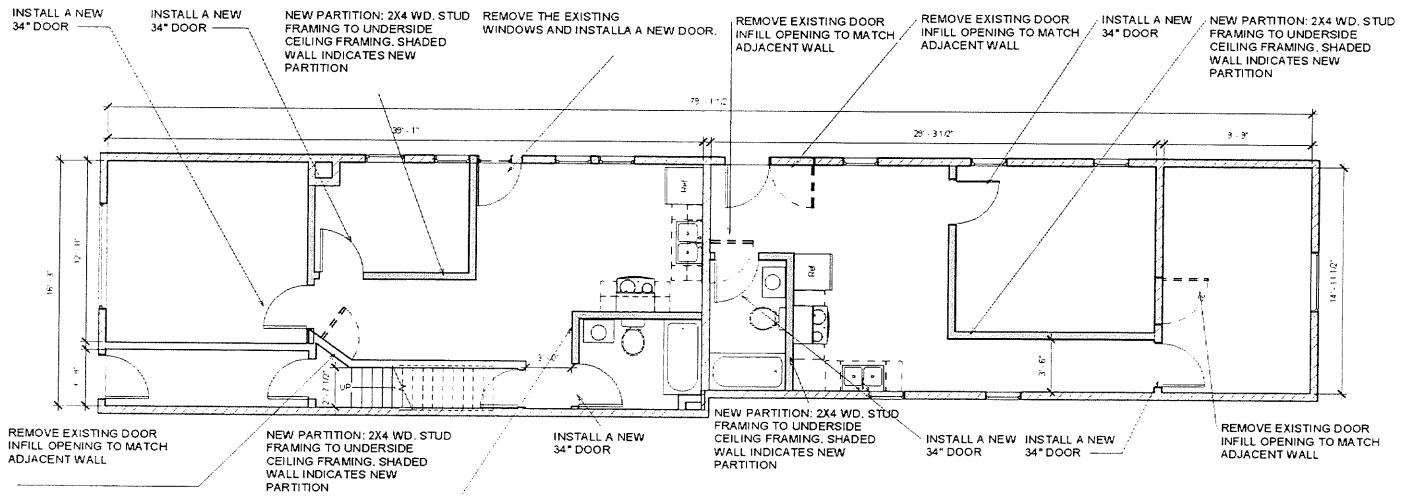
Property owner's Signature

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.



FIRST FLOOR PLAN

1 First Floor
1/4" = 1'-0"

PROJECT INFORMATION

Address:
708 E 4th st.
Bethlehem, PA 18015

Date

Drawn by: Owner

Escape 1/4" = 1'-0"

708 E 4th St, Narrative 2/24/21

To whomever it may concern,

I am seeking zoning relief to be granted for the rezoning of 708 E 4th st, Bethlehem, PA 18015. Covid has brought us uncertainty in commercial space, and with more demand for housing with people coming from bigger cities, I am proposing to bring this to mixed use space one apartment and one commercial space to a three unit residential property. Bringing an industrial feel to the property. First Property Solutions has had prior experience working with the City of Bethlehem by bringing great tenants to homes that have been abandoned. (714 Evans St)

The commercial side of the property has been since it was purchased in early January to potentially attract tenants that will bring an interactive atmosphere to the area while staying within the zoning requirement: Limited Commercial District (CL). There has not been a single tenant that

Currently, there are two commercial spaces that are available to be leased two and three doors from this current property that have been on the market for 249 and 245 days on the market (proof attached). Even the Day on the market is increasing from 53 (Prior 7-12 Months) to 120 (Current - 3 Months.)

- 716 E 4th Street, Bethlehem, PA
- 712 E 4th Street, Bethlehem, PA

Parking can be resolved with the Parking Lot located around 75 f from the property, "Fourth & Buchanan Lot" (map attached). After speaking with Nicole from Bethlehem Parking Authority, she said that she can guarantee six spots within the next year, especially when students are no longer in school. We are currently on the waiting list with four people in front of us.

Santiago Martinez

FIRST PROPERTY SOLUTIONS

Resources:

- Marketing for 808 E 4th St
 - <https://www.firstpropertysolutions.net/708-e-4th-st-commercial>
- Bethlehem Parking Authority (610) 865-7123 Nicole
 - <https://bethpark.org/garages-lots>
- People from N.J. and N.Y. keep moving to this Pa. swing county
 - <https://www.lehighvalleylive.com/swingcounty/2020/10/people-from-nj-and-ny-keep-moving-to-this-pa-swing-county-what-does-it-mean-for-its-politics.html>
- GLVR
 - <https://www.greaterlehighvalleyrealtors.com>

BIOGRAPHY

SANTIAGO MARTINEZ

Manager & Sole Owner of First Property Solutions

Relationship based, growth oriented, and dedicated, are three of Santiago's main traits. He uses his athletic background to continuously grow in real estate. In his first two years of real estate, Santiago has been part of over 45 transactions. Concentrating his efforts in Allentown & Bethlehem by diving into finding off market deals, buying and holding residential investment properties, and connecting proven investors with good off market deals.

The quest of acquiring financial freedom hit him 2015, halfway through my masters program at Lehigh University. Where the first step was house hacking a three-unit investment property in Center City Allentown, which was 723 W Gordon St. Six months later (Jan 2017), partnering up and buying 1331 W Gordon St, rehabbing it and renting it out and refinancing it. Knowing that Real Estate will be the route for my future plans, he began to help an investor agent until I got my license early shortly after (March 2017.)

All of 2017 has been a big set up for 2018. By surrounding himself with relationships in the real estate field, it is time to make big moves. With the currently dry market in the Lehigh Valley (44% less houses listed vs 2016), Santiago has concentrated his efforts to finding good deals. Santiago is forming an investment company that is marketing to multi family properties between 2-15 units in the Tri-city area that are below market value, cherry picking the deals with the right criteria, while giving passive investors, great low risk investment with good return. Now with about 2,000 direct mailings going out every quarter and systems in place, more opportunity is arising.

708 E 4th St, Bethlehem, PA 18015



708 E 4th St
Bethlehem, PA 18015

- Directions
- Saved
- Nearby
- Send to your phone
- Share

- Saved in Freedom
- Add note
- View list
- JJ6J+69 Bethlehem, Pennsylvania
- Suggest an edit on 708 E 4th St



Google

Chieu Tran

Commercial CMA 1 Line (Landscape)

651936	35 E Elizabeth Avenue #41	02 - Bethlehem-Nor..	Bethlehem City	39,196	0	14,240	1950	01/29/21	42	42	\$1,625	\$1,625	\$875	53.85	N
639963	35 E Elizabeth Avenue #28	02 - Bethlehem-Nor..	Bethlehem City	39,196	0	14,240	1950	12/01/20	120	331	\$2,150	\$2,050	\$1,200	58.54	N
625429	1829 Stefko Boulevard	02 - Bethlehem-Nor..	Bethlehem City	1,976	1	4,864	1980	12/01/20	272	272	\$3,000	\$2,000	\$1,500	75.00	Y
650757	701 W Broad Street #204B	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	02/05/21	94	94	\$1,884	\$1,884	\$1,540	81.74	N
640569	220 E 3rd Street	03 - Bethlehem-Sou..	Bethlehem City	17,492	0		1940	10/03/20	99	99	\$21	\$1,800	\$1,840	102.22	N
569400	2045 Westgate Drive #203	01 - Bethlehem-Wes..	Bethlehem City	44,780	0	85,290	1984	12/23/20	1,096	1,096	\$3,386	\$3,386	\$2,486	73.42	N
633748	701 W Broad Street #205-	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	04/13/20	34	34	\$2,065	\$2,065	\$2,500	121.07	N
635743	719 Conestoga #4	02 - Bethlehem-Nor..	Bethlehem City	10,000	0		1952	06/16/20	65	65	\$3,500	\$2,500	\$2,500	100.00	Y
626008	701 W Broad Street #102	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	02/05/21	378	378	\$2,536	\$2,536	\$3,405	134.27	N
Averages:				19,974	\$0.12	16,398			158	197	\$1,192	\$1,157	\$1,053	93.32	
Listing Count : 25									Price :	High	\$3,405	Low	\$17	Median	\$800

Grand Totals

Count : 65	Averages:	Sqft: 21,497	Lot SF: 19,745	DOM: 199	CDOM: 309	OP: \$1,095	LP: \$1,055	SP: \$1,055
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Chieu Tran
Bellman & Radcliff

Phone: (610) 432-4000
Ofc Ph: (610) 432-4000

Email: ctran03@yahoo.com

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659643	701 W Broad Street #211	01 - Bethlehem-Wes..	Bethlehem City	21,420	0.03	16,640	1960	02/05/21	19	499	\$684	\$684
659695	701 W Broad Street #207	01 - Bethlehem-Wes..	Bethlehem City	21,420	0.03	16,640	1960	02/08/21	16	496	\$712	\$712
654517	35 E Elizabeth Avenue #27	02 - Bethlehem-Nor..	Bethlehem City	39,196	0.02	14,240	1950	11/18/20	98	453	\$800	\$775
652393	44 E Broad Street #10	02 - Bethlehem-Nor..	Bethlehem City	500	1.59		1955	10/27/20	120	120	\$795	\$795
654545	701 W Union Boulevard	01 - Bethlehem-Wes..	Bethlehem City	8,544	0.14		1963	11/19/20	97	97	\$1,200	\$1,200
651934	35 E Elizabeth Avenue #34	02 - Bethlehem-Nor..	Bethlehem City	39,196	0.03	14,240	1950	10/20/20	127	127	\$1,200	\$1,200
649239	306 Brodhead Avenue #Re	03 - Bethlehem-Sou..	Bethlehem City	7,448	0.16		1900	09/24/20	153	153	\$1,200	\$1,200
652370	44 E Broad Street #20	02 - Bethlehem-Nor..	Bethlehem City	40,000	0.03		1990	10/27/20	120	120	\$1,300	\$1,300
659642	701 W Broad Street #206	01 - Bethlehem-Wes..	Bethlehem City	21,420	0.07	16,640	1960	02/05/21	19	499	\$1,438	\$1,438
569403	2045 Westgate Drive #200	01 - Bethlehem-Wes..	Bethlehem City	44,780	0.04	85,290	1984	01/01/18	1,150	1,150	\$1,700	\$1,700
569399	2045 Westgate Drive #401	01 - Bethlehem-Wes..	Bethlehem City	44,780	0.04	85,290	1984	01/01/18	1,150	1,150	\$1,830	\$1,830
638885	801 W Broad Street	01 - Bethlehem-Wes..	Bethlehem City	3,736	0.53	10,846	1898	06/08/20	261	261	\$3,300	\$1,963
598965	2538 Easton Avenue #New	02 - Bethlehem-Nor..	Bethlehem City	2,800	0.71		182010	11/14/19	772	772	\$2,000	\$2,000
651938	35 E Elizabeth Avenue #3	02 - Bethlehem-Nor..	Bethlehem City	39,196	0.05	14,240	1950	10/20/20	127	462	\$2,250	\$2,100
657069	2342 Easton Avenue	02 - Bethlehem-Nor..	Bethlehem City	1,919	1.38	18,150	1950	01/01/21	54	519	\$2,650	\$2,650
652394	733 Jennings Street	02 - Bethlehem-Nor..	Bethlehem City	3,609	0.93	7,920	1965	10/28/20	119	119	\$3,349	\$3,349
659892	701 W Broad Street #206-	01 - Bethlehem-Wes..	Bethlehem City	21,420	0.19	16,640	1960	02/11/21	13	496	\$4,031	\$4,031
631922	28 W Broad Street	02 - Bethlehem-Nor..	Bethlehem City	12,272	0.48	9,984	1956	01/24/20	397	397	\$5,900	\$5,900

Listing Count :	38	Averages:	22,828	\$0.17	22,396	225	388	\$1,059	\$1,015	
				Price :	High	\$5,900	Low	\$6	Median	\$637

Sold & Settled Properties

MLS #	Address	Area	Municipality	Bldg SF	\$/Bldg SF	Lot SF	Year	Date	DOM	CDOM	Orig Price	List Price	Sold Price	SP%LP	SA?
640707	714 E 4th Street ##2	03 - Bethlehem-Sou..	Bethlehem City	8,500	0	1,890	1920	07/28/20	17	17	\$18	\$18	\$17	91.68	N
659640	701 W Broad Street #106	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	02/18/21	6	132	\$188	\$188	\$200	106.38	N
633765	701 W Broad Street #202	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	05/01/20	34	34	\$238	\$238	\$238	100.00	N
623299	227 Broad Street	01 - Bethlehem-Wes..	Bethlehem City	4,269	0	5,750	1900	03/01/20	167	167	\$750	\$350	\$300	85.71	N
626012	701 W Broad Street #103	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	03/20/20	158	158	\$375	\$375	\$375	100.00	N
639898	26 -28 W Broad Street #10	02 - Bethlehem-Nor..	Bethlehem City	12,272	0		1956	10/01/20	104	104	\$375	\$375	\$375	100.00	N
622965	26 -28 W Broad Street #10	02 - Bethlehem-Nor..	Bethlehem City	12,272	0		1956	03/01/20	112	112	\$375	\$375	\$375	100.00	N
633764	701 W Broad Street #203	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	05/01/20	34	34	\$375	\$375	\$400	106.67	N
639961	35 E Elizabeth Avenue #4C	02 - Bethlehem-Nor..	Bethlehem City	39,196	0	14,240	1950	11/01/20	95	306	\$575	\$600	\$600	100.00	N
647819	1502 Center Street #202	02 - Bethlehem-Nor..	Bethlehem City	3,690	0	7,475	1900	12/11/20	90	90	\$800	\$725	\$725	100.00	N
636120	701 W Broad Street #201	01 - Bethlehem-Wes..	Bethlehem City	21,420	0	16,640	1960	08/27/20	97	297	\$760	\$760	\$760	100.00	N
639962	35 E Elizabeth Avenue #27	02 - Bethlehem-Nor..	Bethlehem City	39,196	0	14,240	1950	11/01/20	119	330	\$975	\$950	\$775	81.58	N
633788	313 W 4Th Street	03 - Bethlehem-Sou..	Bethlehem City	2,960	0	1,968	1900	07/01/20	124	124	\$1,000	\$1,000	\$800	80.00	N
629285	35 E Elizabeth Avenue #1E	02 - Bethlehem-Nor..	Bethlehem City	39,196	0	14,240	1950	06/01/20	187	187	\$1,125	\$1,050	\$850	80.95	N
622962	26 -28 W Broad Street #10	02 - Bethlehem-Nor..	Bethlehem City	12,272	0		1956	11/23/20	410	410	\$850	\$850	\$850	100.00	N
649498	733 E 4th	03 - Bethlehem-Sou..	Bethlehem City	1,520	1		1920	10/14/20	0	0	\$850	\$850	\$850	100.00	N

<p>Chieu Tran Bellman & Radcliff</p>	<p>Phone: (610) 432-4000 Ofc Ph: (610) 432-4000</p>	<p>Email: ctran03@yahoo.com</p>
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Commercial Multiline

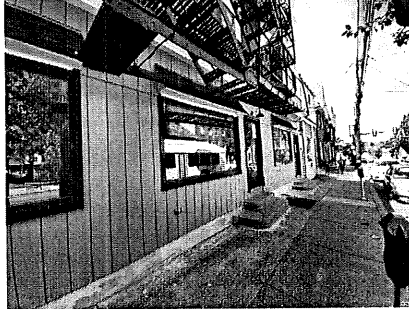
716 E 4th Street ##3, Bethlehem Ci



MLS#: 640708 Status: **A**
 Area: **03** Stat Dt: **06/24/2020**
 Type: **Commercial Lease**
 SubDiv:
 Bus Nm:
 County: **Northampton**
 DOM/CDOM: **245/245** Yr Blt: **1920**
 Tot Avl SF: **910** Lot Sz: **1,890**
 Prk Spc:
 Ttl Tax: **\$3,120.07** Stories:
 Parking: **On Site**
 Best Use:
 TaxID: P6SE2A 20 6 0204

L Price: **\$15.82**
 S Price:
 Office: Keller Williams Real Estate
 Phone: **(610) 435-1800**
 Agent: Ayon A. Codner
 Phone: **(610) 435-1800**
 CLA: James J. Balliet
 Phone:
 PTS: **(954) 895-9439**
 Owner: **Record Name**
 Occ Nm:
 Occ Ty: **Vacant**

712 E 4th Street ##1, Bethlehem Ci



MLS#: 640571 Status: **A**
 Area: **03** Stat Dt: **06/20/2020**
 Type: **Commercial Lease**
 SubDiv:
 Bus Nm:
 County: **Northampton**
 DOM/CDOM: **249/249** Yr Blt: **1920**
 Tot Avl SF: **791** Lot Sz: **1,890**
 Prk Spc:
 Ttl Tax: **\$3,732.03** Stories:
 Parking: **Off Site, On Site**
 Best Use:
 TaxID: P6SE2A 20 6 0204
 Show Inst: **Please call Ayon Codner at (954) 895-9439 to schedule a showing.**

L Price: **\$18.20**
 S Price:
 Office: Keller Williams Real Estate
 Phone: **(610) 435-1800**
 Agent: Ayon A. Codner
 Phone: **(610) 435-1800**
 CLA: James J. Balliet
 Phone:
 PTS: **(954) 895-9439**
 Owner: **Record Name**
 Occ Nm:
 Occ Ty: **Vacant**

505 E 4th Street #First Floor, Bethl



MLS#: 633169 Status: **S**
 Area: **03** Stat Dt: **01/18/2021**
 Type: **Commercial**
 SubDiv:
 Bus Nm:
 County: **Northampton**
 DOM/CDOM: **311/311** Yr Blt: **1914/Unk**
 Tot Avl SF:
 Prk Spc: **2** Front:
 Ttl Tax: **\$2,413.32** Stories:
 Parking: **Off Site**
 Best Use:
 TaxID: P6SE1B1880204
 Show Inst: **ShowingTime Lock Box: MAC Front Door**

L Price: **\$1,100**
 S Price: **\$1,100**
 Office: Morganelli Properties LLC
 Phone: **(484) 856-8200**
 Agent: Joseph D'Ambrosio
 Phone: **(610) 417-1315**
 CLA:
 Phone:
 PTS: **Showing Time**
 Owner: **Cantellmi, Richard**
 Occ Nm:
 Occ Ty: **Vacant**

Information is reliable but not guaranteed.

Status is one of 'Available', 'Avail w/Contingency', 'Under Agreement' Status is 'Sold & Settled' StatusDate is 02/25/2020+ Area is '03 - Bethlehem-South'

Commercial

Sold & Settled Properties

MLS #	Address	Area	Municipality	Bldg SF	\$/Bldg SF	Lot SF	Year	Date	DOM	CDOM	Orig Price	List Price	Sold Price	SP%LP	SA?
633169	505 E 4th Street #First Flo	03 - Bethlehem-Sou..	Bethlehem City				1914	01/18/21	311	311	\$1,100	\$1,100	\$1,100	100.00	N

Listing Count :	1	Averages:							311	311	\$1,100	\$1,100	\$1,100	100.00	
					Price :			High	\$1,100	Low	\$1,100	Median	\$1,100		\$1,100

Commercial Lease

Available Properties

MLS #	Address	Area	Municipality	Bldg SF	\$/Bldg SF	Lot SF	Year	Date	DOM	CDOM	Orig Price	List Price
640708	716 E 4th Street ##3	03 - Bethlehem-Sou..	Bethlehem City	8,500	0.00	1,890	1920	06/24/20	245	245	\$16	\$16
640571	712 E 4th Street ##1	03 - Bethlehem-Sou..	Bethlehem City	8,500	0.00	1,890	1920	06/20/20	249	249	\$18	\$18

Listing Count :	2	Averages:	8,500	\$0.00	1,890				247	247	\$17	\$17	
					Price :			High	\$18	Low	\$16	Median	\$17

Grand Totals

Count :	3	Averages:	Sqft: 8,500	Lot SF: 1,890	DOM: 268	CDOM: 268	OP: \$378	LP: \$378	SP: \$1,100
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<p>Chieu Tran Bellman & Radcliff</p>	<p>Phone: (610) 432-4000 Ofc Ph: (610) 432-4000</p>	<p>Email: ctran03@yahoo.com</p>
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Market Conditions (Cumulative) Detailed Report

Status is one of 'Available', 'Avail w/Contingency', 'Under Agreement' Status is 'Sold & Settled' StatusDate is 02/25/2020+ Area is '03 - Bethlehem-South'

Available

MLS #	Address	SF	List Date	DOM/CDOM	Orig Price	List Price
640708	716 E 4th Street ##3		06/24/2020	245 / 245	\$16	\$16
640571	712 E 4th Street ##1		06/20/2020	249 / 249	\$18	\$18

Sold & Settled

MLS #	Address	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
633169	505 E 4th Street #First Floor		01/18/2021	311 / 311	\$1,100	\$1,100	100.00%

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months (02/25/2020-08/28/2020)	Prior 4-6 Months (08/28/2020-11/26/2020)	Current - 3 Months (11/26/2020-02/24/2021)
Total # of Comparable Sales (Settled)	0	0	1
Absorption Rate (Total Sales/Months)	0.00	0.00	0.33
Total # of Comparable Active Listings	3	3	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	9.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$1,100
Median Comparable Sales DOM	0	0	311
Median Comparable List Price (All)	\$18	\$18	\$18
Median Comparable Listings DOM (All)	249	249	249
Median Sale Price / Median List Price %	0.00%	0.00%	100.00%

**The total number of Comparable Active Listings is based on listings that were On Market for all or part of one of the specified time periods above.*

Chieu Tran	Phone: (610) 432-4000	Email: ctran03@yahoo.com
Bellman & Radcliff	Ofc Ph: (610) 432-4000	