

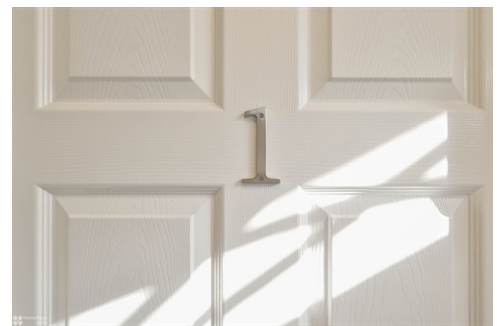


\$ 1,250,000



57 E Garrison Street, Bethlehem, PA 18018

- » Beds: 12 | Baths: 6 Full
- » MLS #: 749221
- » Single Family | 4,089 ft<sup>2</sup>
- » More Info: [57Garrison.IsForSale.com](http://57Garrison.IsForSale.com)



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**CENTURY 21®**

Pinnacle  
 3001 Emrick Boulevard  
 Bethlehem, PA 18020  
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Remarks

**\*\* Key Features of the Property \*\***

- \*\* Prime Location \*\*** : - Situated in highly desirable North Bethlehem. - Walking distance to the historic district and downtown amenities, including shops, restaurants, and nightlife. - Attractive for tenants seeking convenience and city-style living.
- \* Unique Layout \*** : - Four separate addresses under one deed, offering tenants more privacy and less of a traditional apartment feel. - Features two decks with city views, adding outdoor living space for tenants.
- \*\* Strong Financials \*\*** : - Fully leased with tenants paying top market rent. - Stable cash flow due to high demand and qualified tenants. - Low taxes (approximately \$5,000 annually) help maximize profit margins.
- \*\* Low Maintenance \*\*** : - Equipped with high-efficiency single-unit heaters and a gas backup hot water furnace, reducing utility and maintenance costs. - Turn-key property requiring minimal capital expenditures for the new owner.
- \*\* Additional Revenue Potential \*\*** : - Newly installed laundry room provides an opportunity for adding coin-operated machines to generate supplemental income.
- \*\* Ready for Sale \*\*** : - Can be conveyed with a clear Certificate of Occupancy with a competitive offer, ensuring a hassle-free transaction.

