



**NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY  
BID NO. 2025-09**

**435 HAMILTON STREET, ROOM 234  
ALLENTOWN PA 18101-1699  
PHONE: (610) 437-7500  
EMAIL: [Purchasing@allentownpa.gov](mailto:Purchasing@allentownpa.gov)**

BID DEADLINE: MARCH 28, 2025, 2:00PM  
MINIMUM BID STARTING AT \$500,000.00

PROPERTY FOR SALE: 325 W HAMILTON ST, ALLENTOWN, PA 18101-1808  
TAX ID: 640731670616 002  
DEED BOOK: 1247 PAGE 754

Contact City Realtor, Christopher Raad, Harvey Z. Raad Real Estate for showings:  
Email: [ChrisRaad@rcn.com](mailto:ChrisRaad@rcn.com) Cell: 610-390-2803  
Contact Purchasing if you have questions on submitting sealed bids.

OPEN HOUSES: Wednesdays 5-6pm, Saturdays 10-11am

Name of Bidder(s): \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone # and Email: \_\_\_\_\_

BID AMOUNT: \_\_\_\_\_

Financing (Cash or Commercial Loan): \_\_\_\_\_

Due Diligence Period (Elected or Waived): \_\_\_\_\_

The bidder acknowledges and represents that they have read fully and comprehends the Terms and Conditions. In signing this document, the bidder agrees to all terms of sale. It is understood that the property is being sold in "AS IS" condition. The City reserves the right to refuse any and all bids at their discretion.

Signature and printed names of bidder(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Real Estate Broker designated by Buyer: \_\_\_\_\_

License No.: \_\_\_\_\_

Phone No.: \_\_\_\_\_

## TERMS AND CONDITIONS

**BID DEADLINE:** **MARCH 28, 2025, 2:00PM** Responses received after the prevailing date and time will be rejected as non-responsive. The number of bids received, or names of bidders will not be revealed until after the City has fully executed the contract.

**SEALED BIDS:** Any bids less than the minimum advertised bid will be rejected. Only one bid, per bidder will be accepted. The bid must be a specific value and cannot be an "open ended bid". All bids must be mailed or hand delivered in a sealed envelope to City of Allentown's Purchasing Office, 435 Hamilton Street, Room 234, Allentown, PA 18101 by the submission deadline. No emailed proposals will be accepted.

**BID DEPOSIT:** A bid deposit of 10% shall accompany the bidder's response. This may be in the form of a cashiers check or money order. No bid will be accepted without a Bid Deposit. Balance of purchase price is due upon closing.

**SALE CONDITIONS:** The City of Allentown and/or City Council reserves the right to reject any and all bids and to select the bid most advantageous to the City. Property is being sold in "AS IS" condition. To our knowledge, the City has not performed any inspections on the property. To our knowledge, there are no current code violations. The successful bidder may have a 15-day due diligence period.

**SETTLEMENT:** Contingent upon council approval. A real estate broker designated by bidder on the bid sheet at the time the bid is submitted will receive a commission of 2% within 60 days of closing on the property. The City is exempt from Realty Transfer Tax, bidder will have to pay the entire amount.