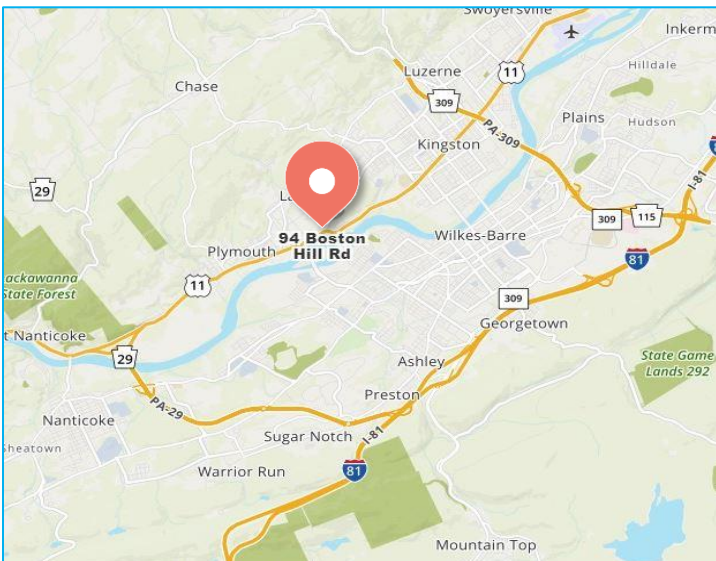


NEW
SALE PRICE: \$339,000

94 BOSTON HILL ROAD
Known as Narrows Road (Rt. 11)
LARKSVILLE, PA 18651



4,000 SF+/- MODERN OFFICE SPACE



DIRECTIONS TO 94 BOSTON HILL ROAD:

Traveling South on Rt. 11 towards Plymouth:
Take Wyoming Avenue/Narrows Rd. past West Side Mall and Gateway Shopping Center. Property is on the left at turn in the road.

Traveling North on Rt. 11 towards Kingston:
From Carey Ave. bridge turn right onto Rt. 11 towards Kingston. Property is on the right approaching top of curve.

For Information Contact:

Julia Namutka, Sales & Leasing Associate
jnamutka@mericle.com

Office: 570.823.1100 x-219 * Cell: 570.881.9512

PROPERTY DETAILS

SIZE

- 4,000 SF unique office building on .91+/- acres
- Main level
- Basement level
- Balcony level

LOCATION

- 94 Boston Hill Road known as Narrows Road (Rt. 11) Larksville, PA
- On busy commercial highway thoroughfare
- Nearby access to Rt. 309, Rt. 29 and I-81
- Surrounding area of retail, restaurants, offices, commercial businesses with a large residential population

UTILITIES AND BUILDING SYSTEMS

- The building is serviced by a single phase 200 watt panel
- Three (3) HVAC units each zoned for a level
- Domestic water and natural gas
- Public sewer
- Telephone system & security system

SITE AMENITIES

- On-site paved parking for 25+/- cars
- Professionally landscaped
- Access direct to Route 11
- Great view of Susquehanna River
- Close to commercial businesses, shopping and medical on the West Side.

BUILDING DETAILS

- Includes office furniture and fixtures
- Each office on main level and balcony level have windows. 2 exec. Offices have access to deck area
- Restroom on each level
- Custom work stations on lower level with kitchenette, 2 private offices, storage area and IT room
- Conference room and kitchen on main level
- Brick and vinyl siding with composite shingle roof with skylights
- Interior has carpet and tile flooring with custom window shades plus accent walls of cedar tongue and groove walls and brick



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985