

SALE PRICE: \$199,000



33 S. WYOMING AVENUE, EDWARDSVILLE, PA 18704

4,000 SF +/- building with retail and office space on 4.29+/- acres.
Off-street parking available. Former ice cream store on first level.

PROPERTY DETAILS:

- 4,000 SF Building
- PIN: H900A028-18
- 4.29 Acres
- Public Utilities
- Masonry Exterior
- Flat Rubber Roof
- Electric Baseboard Heat
- Central A/C
- Carpet & Vinyl Floors
- Partial Basement
- 8 ft. Ceiling Heights
- Paved Parking for 12 Vehicles
- Zoned (Conservation District)
- 2021 Taxes - \$4,222
- AADT: 8,185 Vehicles (TIRe PennDOT 100721)

LATITUDE: 41.254862

LONGITUDE: -75.906738



For Information Contact:

AI Guari, Vice President-Brokerage

aguari@mericle.com

Office: 570.823.1100 * Cell: 570.499.2889

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.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

TCN
WORLDWIDE
REAL ESTATE SERVICES