MERICLE COMMERCIAL REAL ESTATE SERVICES

# AVAILABLE OFFICE

## 2022 DEMOGRAPHICS

| | 3 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| POPULATION | 75,646 | 119,500 | 218,582 |
| HOUSEHOLDS | 31,843 | 51,234 | 92,079 |
| MEDIAN HH INCOME | $48,336 | $51,051 | $55,743 |

Source: Esri

**REDUCED SALE PRICE: $1,350,000**

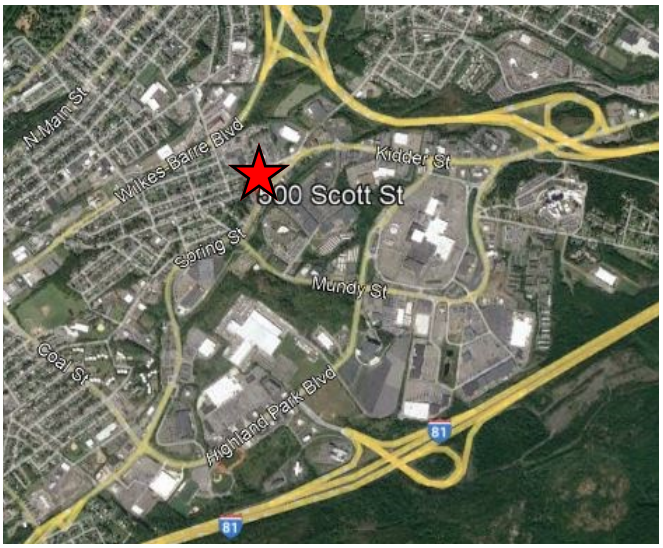
## 500 SCOTT STREET, WILKES-BARRE, PA 18702

**LATITUDE: 41.249114 LONGITUDE: -75.855844**

Well located 13,921+/- single story 2-unit commercial building on 1.42 acres currently 100% occupied. The property has 53 on-site paved parking spaces, building and pylon signage, 2 entrance/exits and cross easements from Scott Street to Kidder Street. It is located on a very high traffic area artery to Wilkes Barre City & Wilkes Barre Township. Plenty of opportunities, zoned C-4 Commercial Highway allows professional offices, medical, retail, storage facility, financial, day care center and more.

## PROPERTY DETAILS:

- 13,921 SF+/-
- 1.142+/- Acres
- PIN: H10NW3007008-73
- 259.75 ft. Frontage
- Public Utilities
- Gas HVAC System
- Central A/C
- Shingle and Rubber Roof
- 8 ft - 9 ft Ceiling Heights
- 53 Parking Space (Includes 3 Handicap)
- Masonry Exterior
- 800 amp / 3 Phase Electric
- Zoned C-4 (Heavy Commercial)
- 2022 Taxes - $29,682.66
- AADT SR309 - 12,024 (PennDOT TIRe 070720)
- AADT Scott St - 4,176 (PennDOT TIRe 100918)




## For Information Contact:

**Julia D. Namutka, Sales Associate**
jnamutka@mericle.com
Office: 570.823.1100 * Cell: 570.881.9512

*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.*