

SALE PRICE: \$350,000



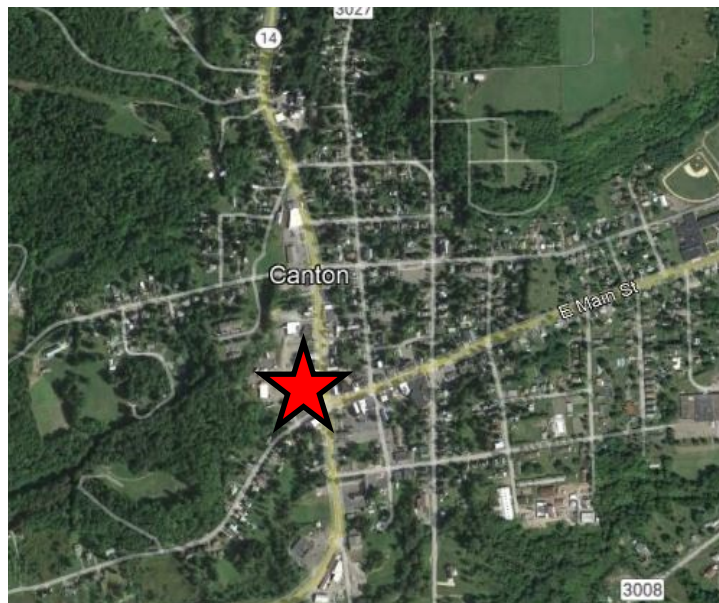
5-7 TROY STREET, CANTON, PA 17724

LATITUDE: 41.653930 LONGITUDE: -76.853020

7,068 SF+/- two-story former department store and adjacent 3,600 SF+/- two-story building formerly a pharmacy on first level with large paved parking area in rear for up to 30 vehicles. This traffic signaled corner location totals 0.52+/- acres on 3 tax parcels and is in the heart of Canton Central Business District.

PROPERTY DETAILS:

- 10,608 SF+/- Building
- 0.52+/- Acres
- PINs: 1410503101; 1410503102; 1410503103
- 68 ft. Frontage
- Wood and Brick Exterior
- Flat Rubber Roof
- Public Utilities
- Gas Fuel
- 8 ft - 9 ft Ceiling Heights
- Zoned C-B (Central Business)
- 2024 Taxes - \$3,674



2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,892	3,322	4,470
HOUSEHOLDS	827	1,419	1,867
MEDIAN HH INCOME	\$44,401	\$47,699	\$49,422

Source: Esri

For Information Contact:

Michael B. Bradley, Sales Associate
 •mbradley@mericle.com •Cell: 570.419.8219

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.