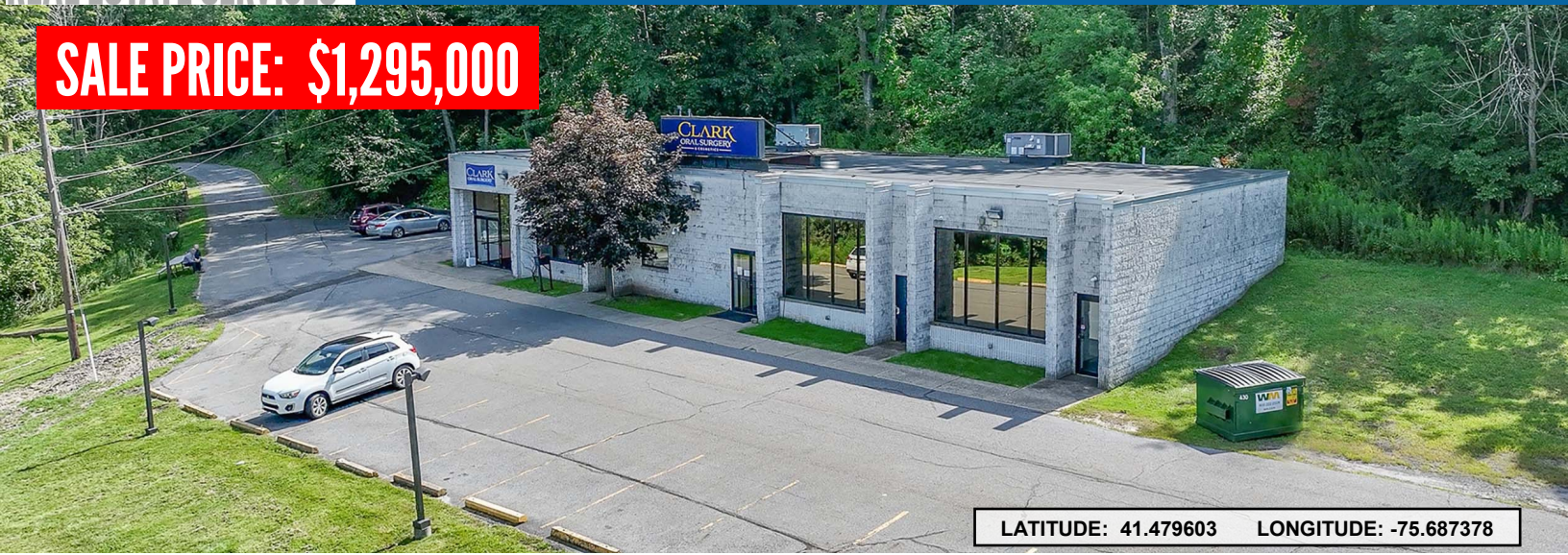


**SALE PRICE: \$1,295,000**



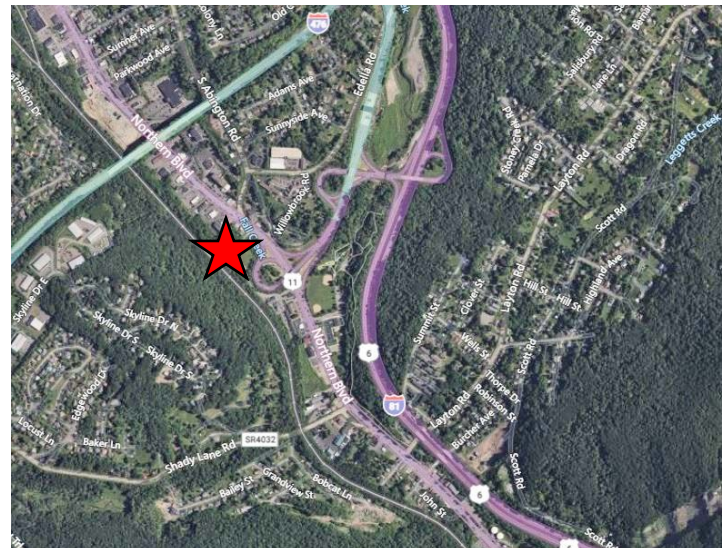
LATITUDE: 41.479603 LONGITUDE: -75.687378

## 799 NORTHERN BLVD, S. ABINGTON TWP, LACKAWANNA COUNTY, PA 18411

4,000 SF medical office building on 0.9+/- acres, tenant occupied until 09/30/27. An additional 2.7+/- acres may be purchased with building for \$325,000.00. (Land will not be sold without the building.) Billboard leases are excluded from sale and easement for billboard access is required.

## PROPERTY DETAILS:

- 4,000 SF+/- Building
- 0.92+/- Acres
- p/o PIN: 10117010005
- Public Water
- Septic System
- Natural Gas Hot Air Heat
- Central A/C
- Brick/Masonry Exterior
- Rubber Roof
- 3 Restrooms
- 400 amp, 1 Ph, 120/240 v Electric
- 9 ft. Ceilings
- Carpet and Vinyl Floor Coverings
- Fire System
- 20 Parking Spaces
- SC (Suburban Center)
- 2026 Taxes - TBD



## For Information Contact:

**Al 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



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