

SALE PRICE: \$495,000



526 S. MAIN STREET, WILKES-BARRE, PA 18701

26,548 SF+/- commercial building currently occupied by owner with two leases units in place, an established restaurant tenant and retail store tenant. The main owner occupied space features a showroom, office area, work space area, second floor large open warehouse with ceiling heights up to 18 ft. and one 9' x 15' ground level drive in door and is being used as a furniture upholstery mfg. company. Great building for owner/user. Possible fit-out for residential unit on second floor area. Zoning to be addressed to support.

PROPERTY DETAILS:

- 26,548 SF+/-
- 0.41+/- Acres
- PIN: I9NE100600973
- 98 ft. Frontage
- Public Utilities
- Natural Gas Hot Air Heat, Oil Steam Heat
- Brick Exterior
- 10 ft. - 18 ft. Ceiling Heights
- Rubber Roof
- A/C Units
- Carpet, Vinyl and Concrete Floors
- (1) 9'x15' GL Drive-In Door
- 400 amp, 480 volt Electric
- 5 Parking Spaces
- Sprinkler System (Non-Operational)
- Zoned C-4 (Heavy Commercial)
- 2024 Taxes - 11,632.82
- AADT: 7,341 PennDOT TIRe 2020

| 2024 DEMOGRAPHICS | 5 MINUTE DRIVE TIME | 10 MINUTE DRIVE TIME | 15 MINUTE DRIVE TIME |
|-------------------|---------------------|----------------------|----------------------|
| POPULATION | 30,605 | 72,550 | 124,372 |
| HOUSEHOLDS | 12,434 | 30,101 | 53,116 |
| MEDIAN HH INCOME | \$50,815 | \$52,099 | \$55,259 |

Source: Esri

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