

# AVAILABLE OFFICE

**SALE PRICE: \$896,500**



**872 SALEM BOULEVARD, BERWICK, LUZERNE COUNTY, PA 18603**

10,600 +/- SF commercial building on approximately 7 acres located on major throughfare Salem Boulevard (SR 11) with great visibility and plenty of paved parking. This building is well positioned nearby Amazon data center of AI and hi-tech cloud computing complex. Fantastic business opportunities in a two-level building with restrooms, lobby entrance, reception, bull pen office area, 5 offices, supply rooms, kitchen and locker room. Property has a full finished basement. Configure to fit your needs. **BUILDING IS TENANT OCCUPIED.** Please do not enter building OR approach tenant with any questions about sale. Must contact listing agent to schedule a showing.

## PROPERTY DETAILS:

- 10,600 SF+/- Building
- 6.913+/- Acres
- PIN: O4S1003001-55
- Private Well
- On-Site Sewer
- 580 ft. Frontage / 577 ft. Depth
- Block Exterior
- Shingle Roof
- 8 ft. Ceiling Heights
- Carpet & Vinyl Floors
- Propane Gas HVAC
- Backup Generator
- Central A/C
- 1 GL Drive-In Door
- 39 Parking Spaces
- 3 Restrooms
- 240 v / (1) single phase & (1) 3-phase
- Zoned B-3 (Highway Business)
- 2025 Taxes - \$12,834

**LATITUDE: 41.085644**

**LONGITUDE: -76.136810**



## For Information Contact:

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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.

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