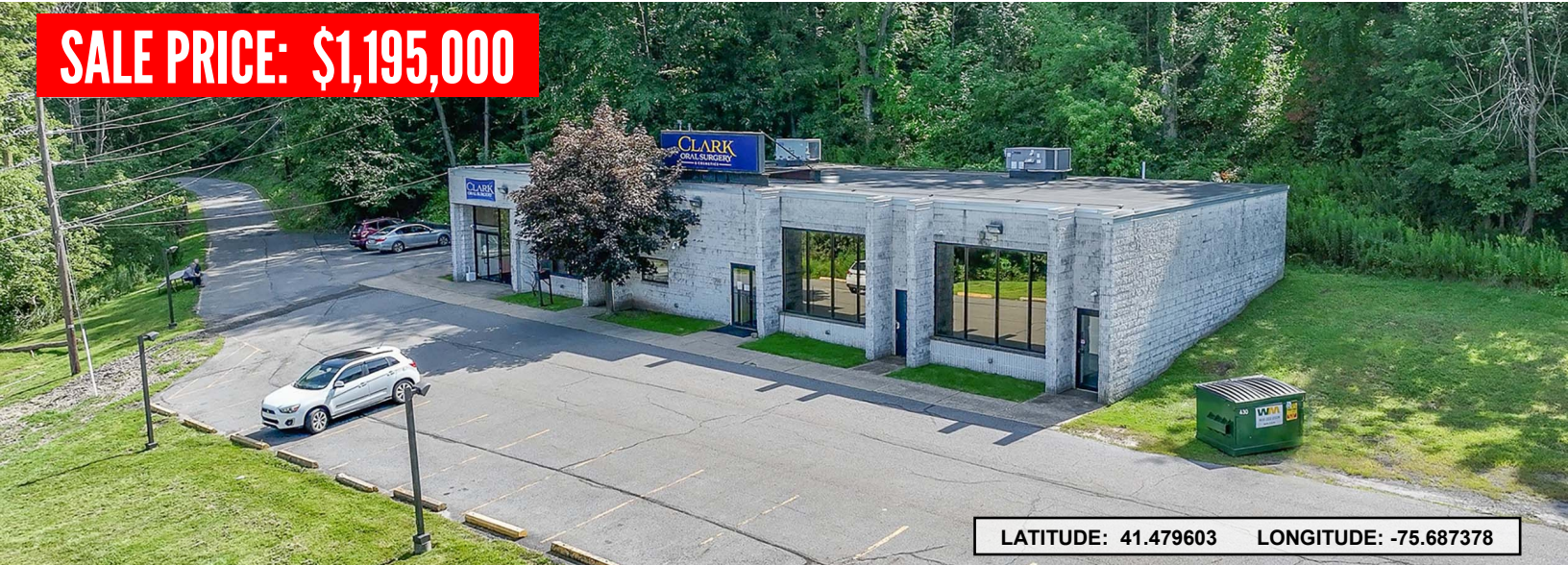


SALE PRICE: \$1,195,000



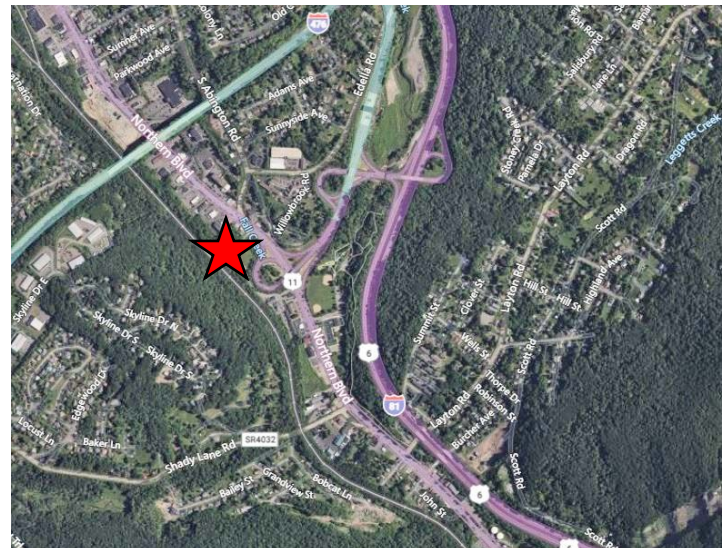
LATITUDE: 41.479603 LONGITUDE: -75.687378

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

4,000 SF tenant occupied until 09/30/27. Presently occupied by oral surgeon. Lease information available upon request with signed Confidentiality Agreement. Space features medical office with multiple exam rooms, 2 oral surgery rooms. Wired and plumbed for medical office use. Building has multiple offices and office support areas and post operation area. PIN: part of 10117010005. Lot to be subdivided prior to Closing. Additional acreage is available for sale. Sale of building must occur first. Call listing agent for pricing.

PROPERTY DETAILS:

- 4,000 SF+/- Building
- 0.92+/- Acres
- p/o PIN: 10117010005
- Public Utilities
- 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)
- 2025 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.

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