

1.2 AC Commercial Site w/ 2-Story Building

3101 Route 611, Tannersville, PA 18360



OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	1.2 Acres
Year Built:	1973
Building Size:	1,620 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Pocono Township
Price / SF:	\$277.16

PROPERTY OVERVIEW

Route 611 - Tannersville Location. Public Utilities. 1.2 acre commercial site w/2 story building. Parking in the front & rear with rear deck. Finished interior with laminate flooring. 2 bathrooms, ADA Compliant and freshly painted. Equipped with new HVAC system and 12-camera security system. Public water, owner to connect to public sewer. Present use a jewelry store, prior use a cafe. Call for details/tour.

LOCATION OVERVIEW

Route 611 - Tannersville Location close to I-80 and Route 715

PROPERTY HIGHLIGHTS

- 1.2 AC w/building - 2,600+ SF
- Public water and on site sewer
- Zoned-Commercial
- New HVAC system
- 12-camera security system
- ADA Compliant

Terri Mickens, CCIM

Broker/Owner
570.801.6170
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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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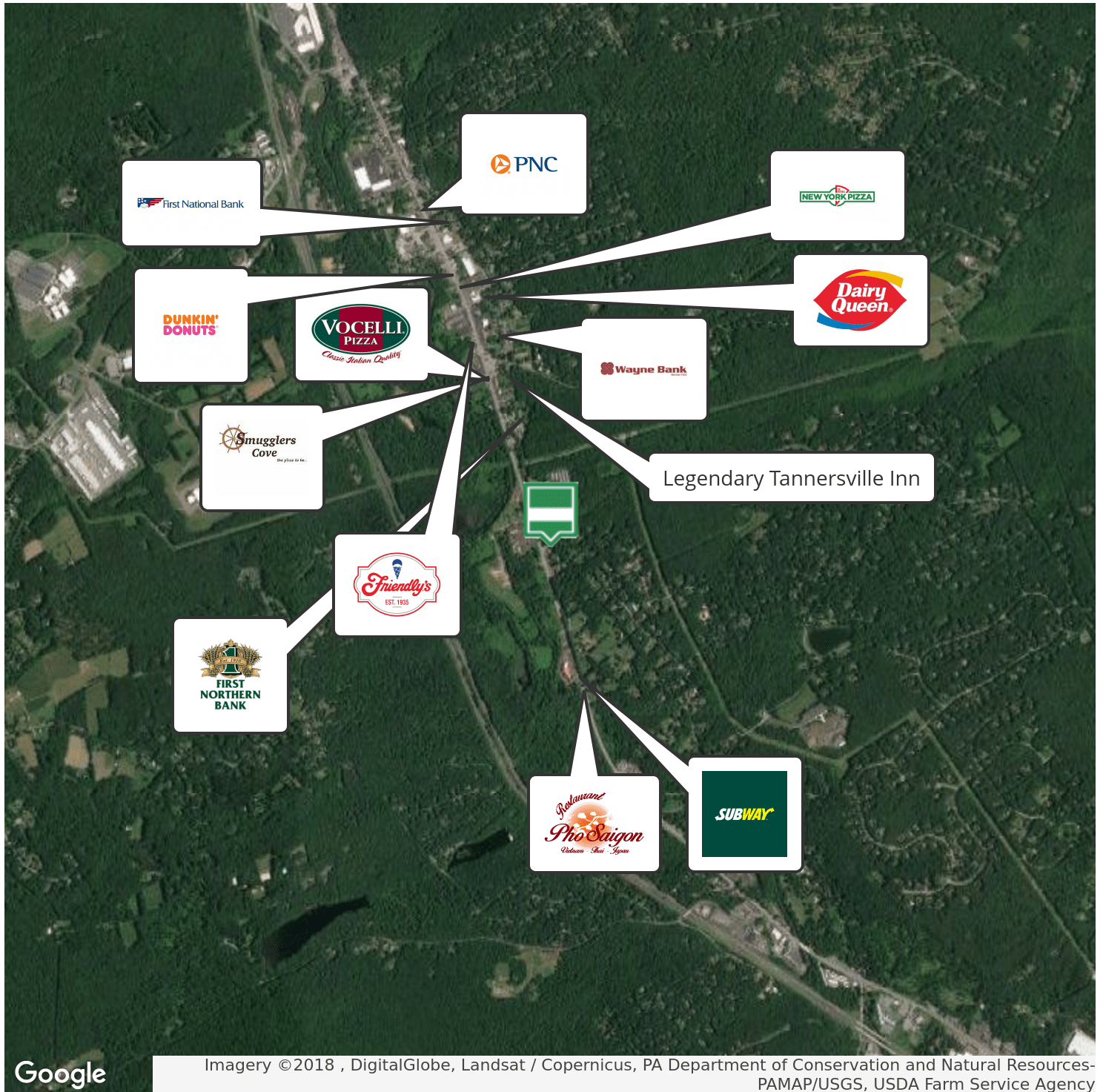
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Google

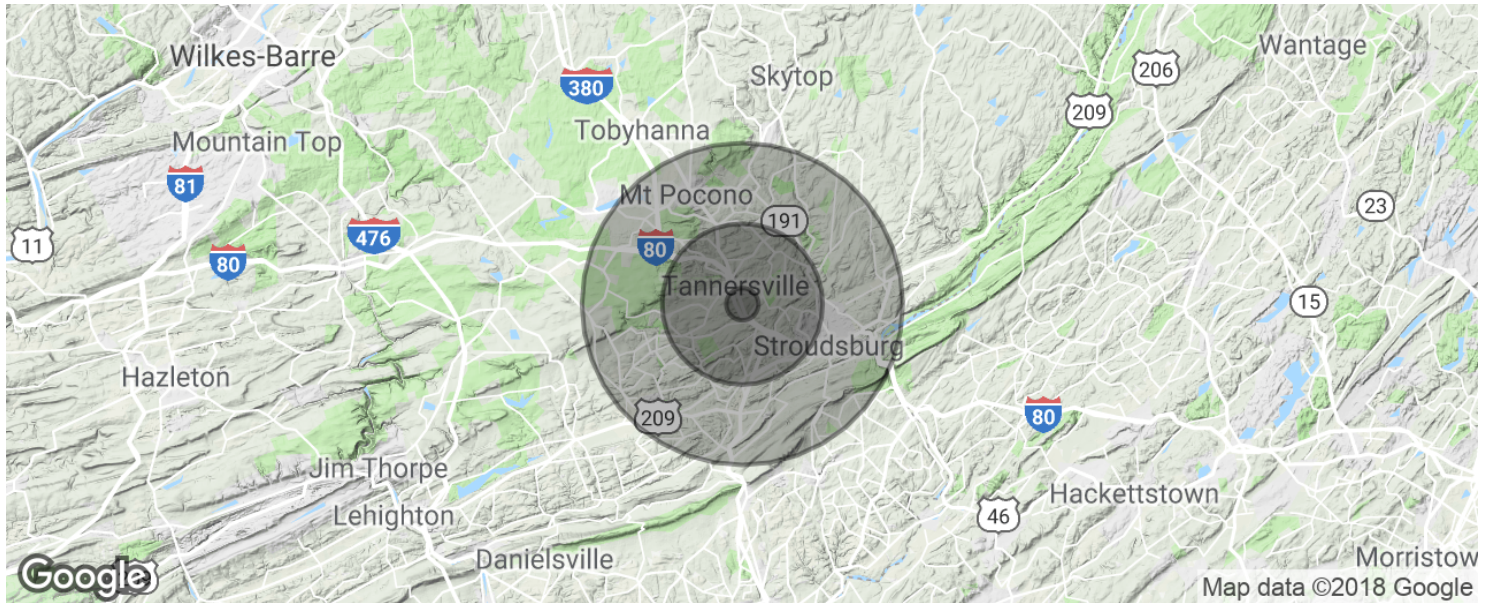
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,339	28,361	116,980
Median age	42.3	41.8	38.8
Median age (Male)	42.4	41.6	37.8
Median age (Female)	42.2	41.5	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	527	10,562	41,945
# of persons per HH	2.5	2.7	2.8
Average HH income	\$72,546	\$78,926	\$72,551
Average house value	\$264,570	\$248,244	\$244,420

* Demographic data derived from 2010 US Census

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