

# Unique 3-Story Former B & B/ Hotel

569 Interchange Rd, Kresgeville, PA 18333



## OFFERING SUMMARY

Sale Price:	\$269,900
Lot Size:	0.3 Acres
Year Built:	1902
Building Size:	5,624 SF
Zoning:	R3 - Village Commercial
Market:	Monroe County
Submarket:	Polk Township
Traffic Count:	17,000
Price / SF:	\$47.99

## PROPERTY OVERVIEW

Unique 3 story former B & B/hotel 5,625 SF building with off street parking. Property includes 10 bedrooms, 4 Baths, 2 dining areas, a kitchen and a bar/ lounge. Original early 1900's woodwork, hardwood flooring and tin ceiling tiles. Permitted uses include retail/restaurant/bar. Possibility of obtaining a hotel liquor license, new application with PLCB required.

## LOCATION OVERVIEW

Conveniently located on the corner of Route 209 (Interchange Rd) and Route 534 at a signalized intersection.

## PROPERTY HIGHLIGHTS

- .30 AC
- Zoned R3-Village Commercial
- 5,625 SF bldg.
- On site well/septic, oil heat
- Parking 10+ cars
- ADT 17,000

## Terri Mickens, CCIM

Broker/Owner  
570.801.6170  
570.242.3962  
tmickens@ptd.net

TACM Commercial Realty Inc  
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Google

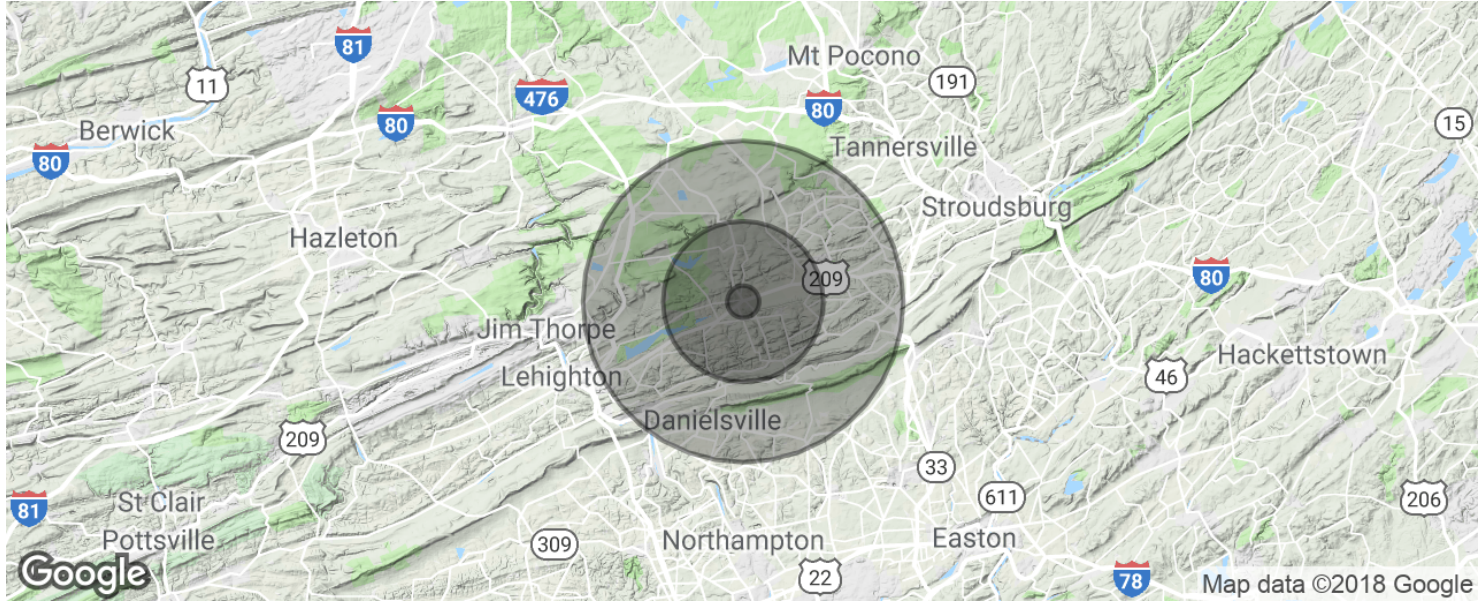
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	786	17,178	75,327
Median age	40.3	41.8	41.8
Median age (Male)	39.1	41.1	40.5
Median age (Female)	42.2	42.7	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	285	6,451	28,121
# of persons per HH	2.8	2.7	2.7
Average HH income	\$67,121	\$65,068	\$66,670
Average house value		\$235,367	\$220,454

\* Demographic data derived from 2010 US Census

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