

SALE PRICE: \$649,000



308, 320 KIDDER STREET, WILKES-BARRE, PA 18702

LATITUDE: 41.249600

LONGITUDE: -75.858330

1,080 SF retail building previously a florist shop situated on corner of Kidder St and Conyngham Ave at the traffic light. Sale consists of retail building and a tenant-occupied 2-story residence on a total of 4 tax parcels. Great visibility and access at this location! Property does have a restricted use for any floral sales.

PROPERTY DETAILS:

- 1,080 SF Building & 2-Story Residence
- PINs: H10NW3006008-73; H10NW3006009-73; H10NW3006010-73; H10NW3006011-73
- 0.32+/- Acres (total of 4 parcels)
- 75 ft. Frontage on Kidder Street
- 150 ft. Frontage on Conyngham Avenue
- Natural Gas, Public Water and Sewer
- Block and Masonry Exterior Retail Building
- Wood Frame Residential Building
- Ductless A/C Wall Unit in Retail Building
- Tile Floors in Retail Building
- 17 Parking Spaces
- 120 volt, 200 amp Electric Retail Building
- Zoned C-4 (Heavy Commercial)
- 2023 Taxes - \$6,779.70
- AADT: 5,068 Vehicles-Kidder St (PennDOT 051023)
- AADT: 6,678 Vehicles-Conyngham Ave (PennDOT 051023)

2023 DEMOGRAPHICS

	5 Minute Radius	10 Minute Radius	15 Minute Radius
POPULATION	21,836	89,435	141,980
HOUSEHOLDS	8,620	38,122	61,330
MEDIAN HH INCOME	\$42,123	\$52,655	\$56,123

Esri



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