

# AVAILABLE COMMERCIAL

**SALE PRICE: \$479,000**

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,463	77,858	133,274
HOUSEHOLDS	3,481	33,385	57,650
MEDIAN HH INCOME	\$61,474	\$52,723	55,589
Esri			



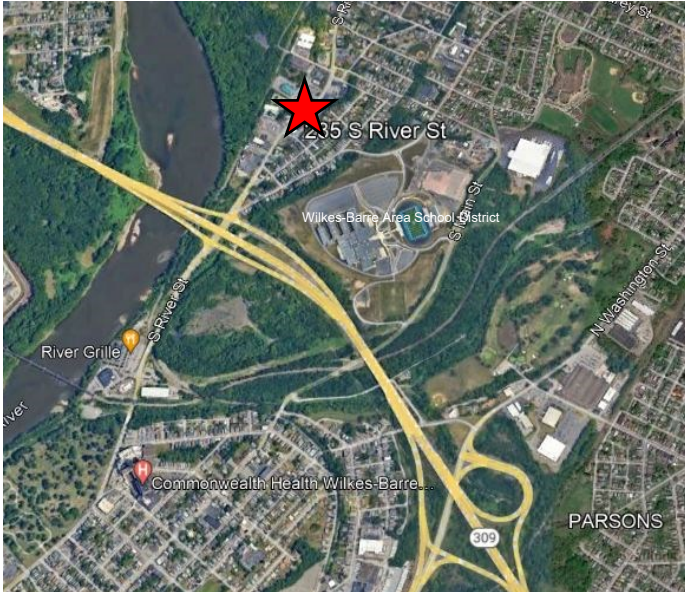
## 235 S. RIVER STREET, PLAINS, PA 18705

LATITUDE: 41.270323    LONGITUDE: -75.860915

3,552 SF+/- commercial building on 0.62+/- acres. Ideal location near hospital and medical offices with great exposure and easy access from Rt 309 (Crossvalley Expwy). Property has a newly paved parking lot that can accommodate 38+ vehicles. Building is in very good condition and currently used as a restaurant but can easily be retrofitted for office or other retail uses!

## PROPERTY DETAILS:

- 3,552 SF+/- Building
- PIN: G10SW200912B-50
- 0.62+/- Acres
- Wood Exterior
- Shingle Roof
- Public Utilities
- Central A/c
- Gas Hot Air Heat
- 170 ft. Frontage
- 8 ft. Ceiling Height
- Parking Lot 38+/- Vehicles
- 2 Restrooms
- 225 amp / 120 volt Power
- Zoned B-3 (Highway Commercial)
- 2023 Taxes - \$6,087.29
- AADT: 16,394 (PennDOT TIRe 2021)



## For Information Contact:

**Al Guari, Vice President-Brokerage**

aguari@mericle.com

Office: 570.823.1100 \* Cell: 570.499.2889

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