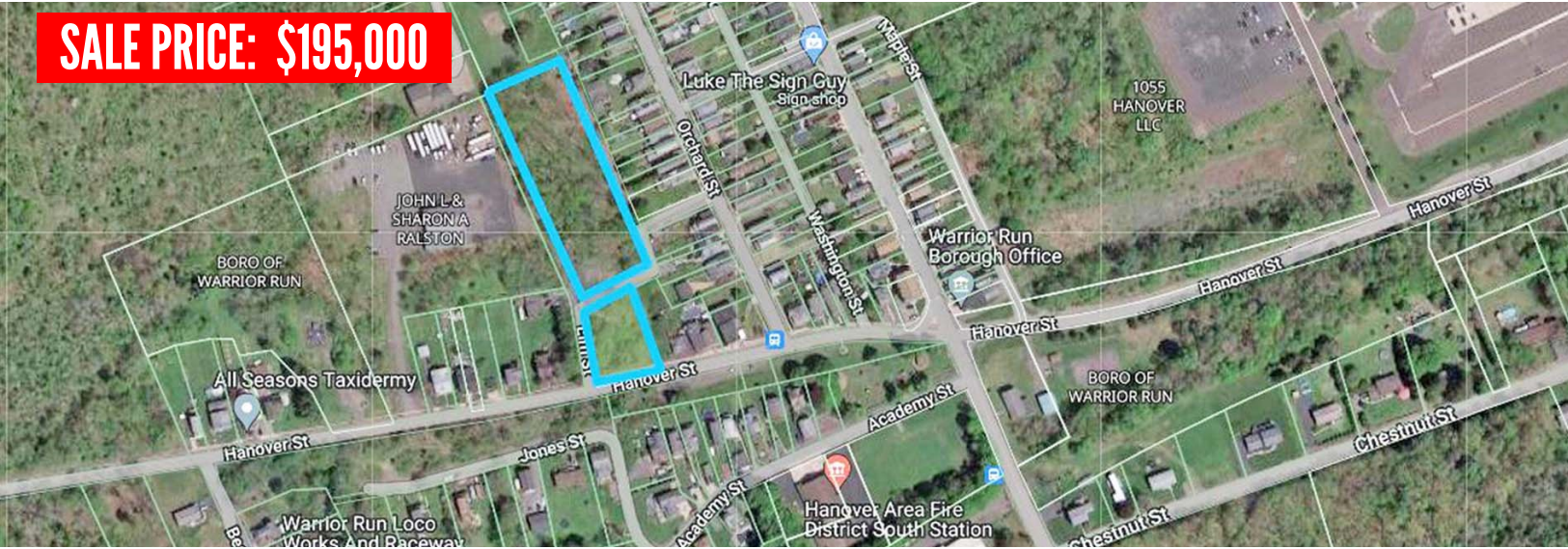


SALE PRICE: \$195,000



HANOVER AND REAR ORCHARD ST, WARRIOR RUN, PA 18706

Tremendous opportunity to own 2 parcels totaling 1.89 +/- acres. The rear Orchard Street parcel is 1.47 +/- acres and is zoned M-1 (Mining District), CB (Community Business), R-2 (Two Family Residential District) and the front parcel is 0.42 +/- acres and is zoned R-2 (Two Family Residence District). Both lots are tree covered and mainly level with accessible public utilities. The location is on the principal road of Hanover Street offering access to I-81 within 2 miles. Permitted uses include trucking contractor yards, utility building and yards, storage of excavated materials, contractor yards, bulk fuel storage facility and more.

PROPERTY DETAILS:

PIN: J8SE401B001-62

- 1.47 Acres
- 138.91 ft. Frontage
- Zoned M-1, CB, R-2
- 2024 Taxes - \$700.00

PIN: J8SE4001016-62

- 0.42 Acres
- 136.75 ft. Frontage
- Zoned R-2
- 2024 Taxes - \$87.00

For Information Contact:

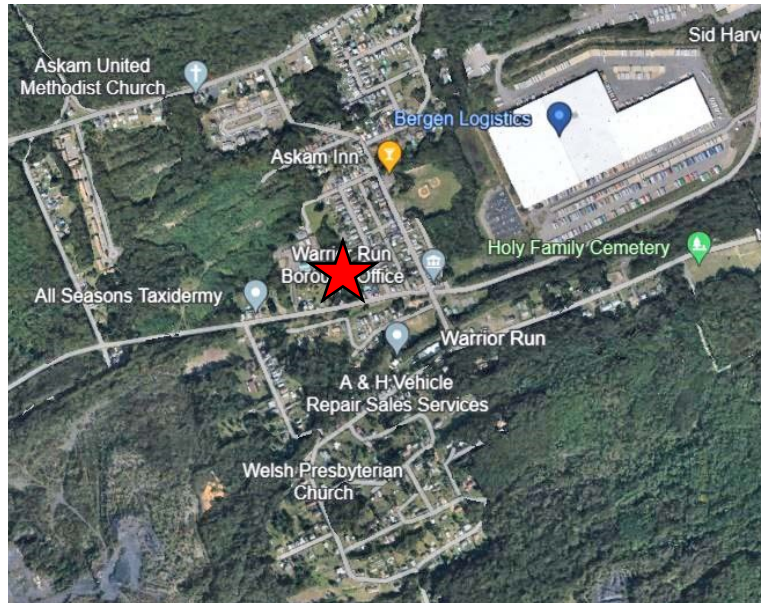
Julia D. Namutka, Sales Associate

jnamutka@mericle.com

Office: 570.823.1100 * Cell: 570.881.9512

LATITUDE: 41.192356

LONGITUDE: -75.954726



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.



25-C-2-012

HANOVER TOWNSHIP BORO
WARRIOR RUN

G.A.C. CO
QUIT CLAIM TO

1B

1A

16

4A

7B

2B

3A

3D