

**SALE PRICE: \$1,299,000**



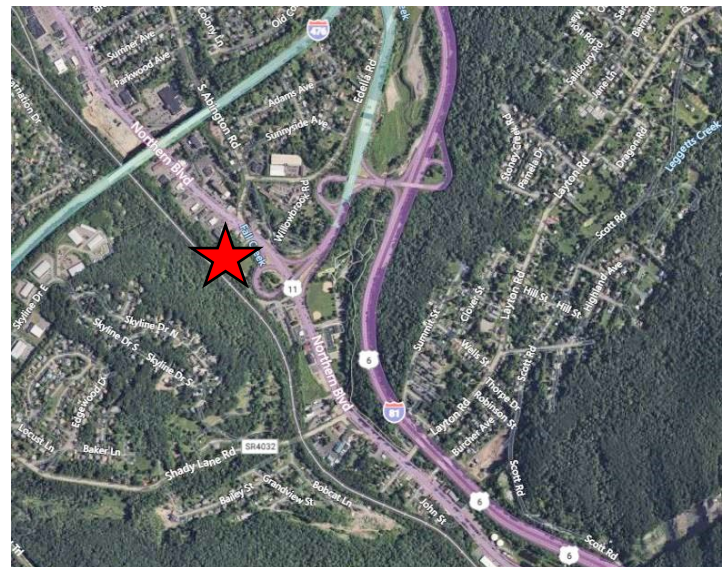
## **799 NORTHERN BLVD, S. ABINGTON TWP, PA 18411**

**LATITUDE: 41.479603    LONGITUDE: -75.687378**

4,000 SF tenant occupied until 09/30/27. Presently occupied by oral surgeon. Lease information available upon request with signed Confidentiality Agreement. Space features medical office with multiple exam rooms, 2 oral surgery rooms. Wired and plumbed for medical office use. Building has multiple offices and office support areas and post operation area. PIN: part of 10117010005. Lot to be subdivided prior to Closing.

## **PROPERTY DETAILS:**

- 4,000 SF+/-
- 0.92+/- Acres
- p/o PIN: 10117010005
- Public Utilities
- Natural Gas Hot Air Heat
- Central A/C
- Brick/Masonry Exterior
- Rubber Roof
- 3 Restrooms
- 400 amp, 1 Ph, 120/240 v Electric
- 9 ft. Ceilings
- Carpet and Vinyl Floor Coverings
- Fire System
- 20 Parking Spaces
- SC (Suburban Center)
- 2024 Taxes - TBD



## **For Information Contact:**

**Al Guari, Vice President-Brokerage**

aguari@mericle.com

Office: 570.823.1100 \* Cell: 570.499.2889

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.

**570.823.1100**  
mericle.com



East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

