

**FOR  
SALE**

**\$645,000**

**TURNKEY DAY CARE OR  
PROFESSIONAL OFFICE BUILDING**

.....  
**18 COUNTRY ROAD, SHAVERTOWN  
LUZERNE COUNTY, PA 18708**

**OFFICE/  
RETAIL**

**LATITUDE: 41.321758  
LONGITUDE: -75.914291**



**4,796 SF+/- COMMERCIAL BUILDING**



**For Information Contact:**

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# SHAVERTOWN

# DEMOGRAPHICS

## PROPERTY DETAILS:

- 4,796 SF+/-
- PIN: E900A46A-35
- 0.77+/- Acres
- 160 ft. Frontage
- Public Water and Sewer
- Gas Forced Hot Air Heat and Split Fujitsu System in Addition
- Electric and Gas Fuel
- Wood Frame/Brick Exterior
- Shingle Roof
- 8 ft. Ceiling Heights
- Fire Alarm System
- Security System
- Carpet, Ceramic Tile and Laminated Flooring
- 4 Restrooms
- Parking for 30 Vehicles
- Zoned R-1 (\*Application for Rezoning to B-1 in Process by Seller and Must be Verified by Buyer.)
- 2024 Taxes - \$8,395.16

|                                 | 3 MILES   | 5 MILES  | 10 MILES |
|---------------------------------|-----------|----------|----------|
| <b>Population</b>               | 21,106    | 73,114   | 217,918  |
| <b>Households</b>               | 9,174     | 32,132   | 93,183   |
| <b>Median Age</b>               | 47.7      | 45.4     | 43.6     |
| <b>Median Household Income</b>  | \$75,083  | \$69,443 | \$60,612 |
| <b>Average Household Income</b> | \$102,504 | \$95,847 | \$84,640 |
| <b>Per Capita Income</b>        | \$44,846  | \$42,258 | \$36,367 |



4,796 SF+/- turnkey former learning and daycare facility with prime real estate! Whether you are an existing daycare looking to expand to another location or thinking of an investment, or an entrepreneur, this property presents many opportunities. Building features a reception area, 4 large classrooms, office/lounge, kitchen and equipment area along with a security and fire alarm system. Exterior playground is completely fenced and beautifully landscaped with a paved parking lot for up to 30 vehicles. The surrounding area offers a safe country suburb just off Carverton Road, a main throughfare connecting to Rt 309 to the Wyoming Valley and Back Mountain areas. Sale includes furniture and fixtures. Other potential uses include professional offices, accounting, legal, engineering, healthcare, financial or multiple retail specialty shoppes or fitness center. Contact agent for details.

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

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