



### LIGHT INDUSTRIAL/ DEVELOPMENT PROPERTY FOR SALE

**\$950,000**

PROPERTY	AME Auto Sales
ADDRESS	Rear 1700 S. Keyser Avenue (at Pa. Rt 307), Scranton, PA
SPACE	6,850 square feet (50' x 137') cinderblock building with one (1) drive-through car wash bay (18.5' wide), as well as storeroom, mechanical room, office & two bathrooms.
CONSTRUCTION	Steel frame cinderblock building with flat wood roof deck resting on 2" steel I-beams, and concrete floor (with drains)
CLEAR HEIGHT	12'-9", more or less
OVERHEAD DOORS	Four drive-through doors (10'Hx11'W & 10'Hx15.5'W wash bay doors + 8'x8' side door to wash bay & 12'Hx13'W door to storage area (power operated)
HEAT-A/C	Natural gas fired space heaters
POWER & LIGHTING	400 Amp, 208/120 Volt, 3 phase electric service; fluorescent lighting
LAVATORIES	Two (2) bathrooms, one with a shower
LAND/FRONTAGE	25,041 Square Feet (0.57 Acres), more or less. / 222' – Fulton St.
ZONING	C-N: Neighborhood Commercial
TAXES	\$12,561.60 (2025)
UTILITIES	Public gas, water, sewer and electricity
TRAFFIC COUNT	31,201 AADT (Source: PennDot 1/21/2025) (Keyser Ave. & Morgan Highway)
REMARKS	Located just off intersection of South Keyser Avenue and the Morgan Highway, separated by a vacant lot owned by PennDot. Recycled water. Six self-service vacuums. Sale price includes equipment. ATTRACTIVE DEVELOPMENT PROPERTY.

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