

SPECIAL PURPOSE

1110 Carriage Lane

Tobyhanna, PA 18466

SALE OR LEASE



NAISummit

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1110 Carriage Lane

TOBYHANNA, PA 18466

EXECUTIVE SUMMARY

NAI Summit is pleased to present an exceptional opportunity to purchase a special purpose facility in Tobyhanna, Pennsylvania. The assemblage of single and two-story buildings was previously used as a place of worship and prior to that it served as a charter school.

The buildings offer a functional and flexible floor plan, and the possibilities are endless. Commercial zoning affords a wide range of uses beyond educational and religious centers. Well suited for business offices, clinics, cultural centers, day-care centers, exercise clubs, indoor recreation facilities, meeting or assembly halls, retail businesses, restaurants, township facilities, trade schools, veterinary clinics, and other permitted uses.

The site plan consists of three connected buildings comprised of a main single-story building with classrooms and office areas, a gymnasium that includes two floors of classrooms, and a third single-story structure with an open layout.

Tobyhanna is located in the Pocono Mountain region which boasts tourism and hospitality as strong economic drivers. It is about an hour's drive to the Lehigh Valley and two hours from New York City.



Property Highlights



Former Charter School & Place of Worship



Zoned Commercial Use



Room for Expansion



Ample Parking & Two Driveway Entrances



Gymnasium with Locker Rooms



Playground & Courtyard

Convenience Commercial Zoning Details

C-1 District

Zone Description

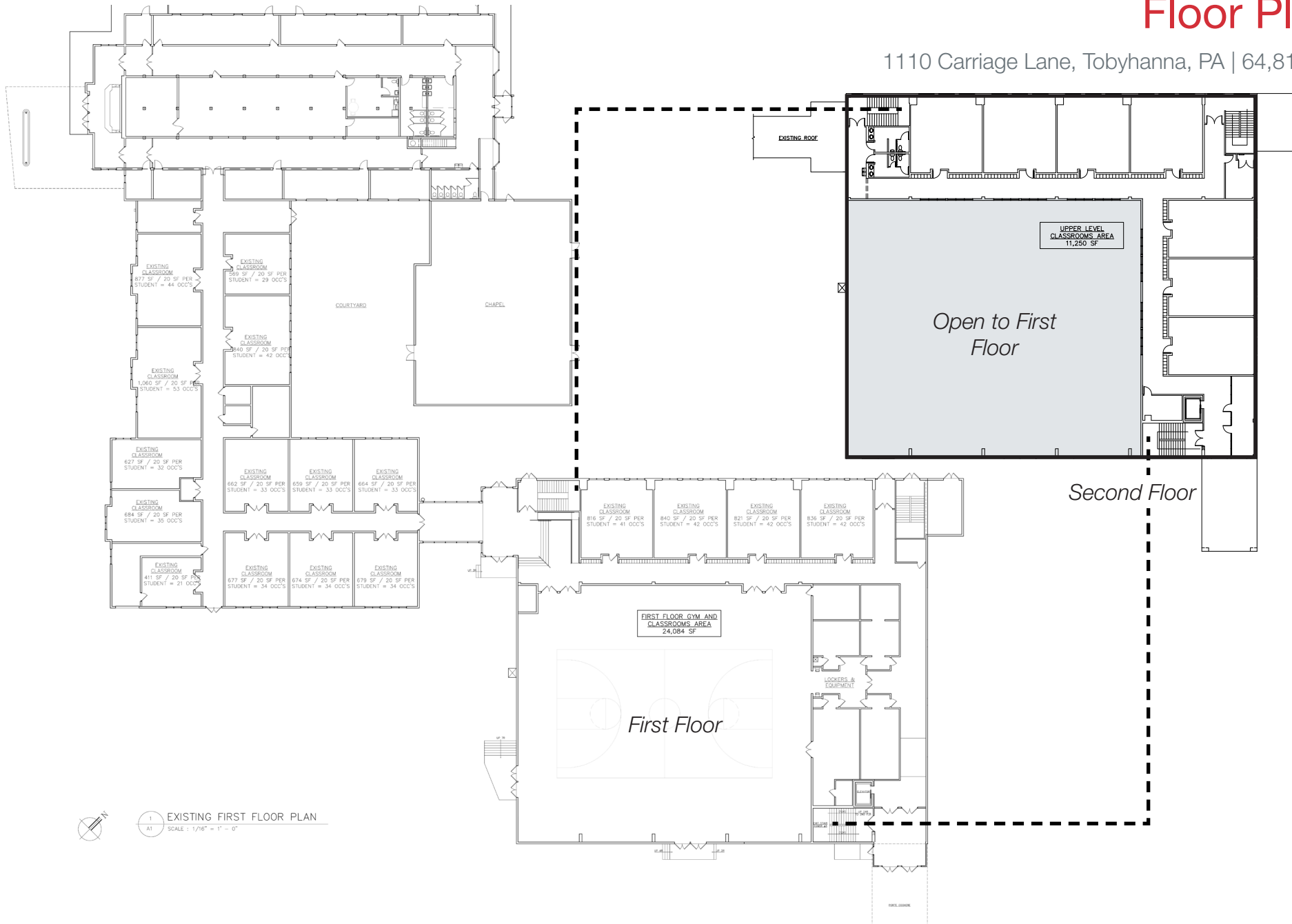
To provide locations for a variety of commercial activities such as shopping and services for both residents and nonresidents located along major streets and highways. Business, professional and office uses are also permitted. Adequate buffer areas are required to protect adjacent residential uses.

Excerpt of the Full List of Principal Permitted Uses in C-1

ASSISTED-LIVING FACILITIES	OFFICES OR OFFICE BUILDINGS
BREW PUBS, MICROBREWERIES	PERSONAL CARE HOMES
BUSINESS OFFICES & SERVICES	PLACES OF WORSHIP
CLINICS	RECREATION FACILITIES, INDOOR COMMERCIAL
CLUBS/LODGES, PRIVATE	RESTAURANTS
CULTURAL CENTERS	RETAIL BUSINESSES
DAY-CARE CENTERS	SCHOOLS, PUBLIC OR PRIVATE PRIMARY OR SECONDARY
EXERCISE CLUBS	SERVICE ESTABLISHMENTS
FLEA MARKETS, INDOOR	TOWNSHIP FACILITIES
MEETING, ASSEMBLY, OR BANQUET HALLS	TRADE SCHOOLS
NURSING HOMES	VETERINARY CLINICS, INDOOR

Floor Plan

1110 Carriage Lane, Tobyhanna, PA | 64,814 SF

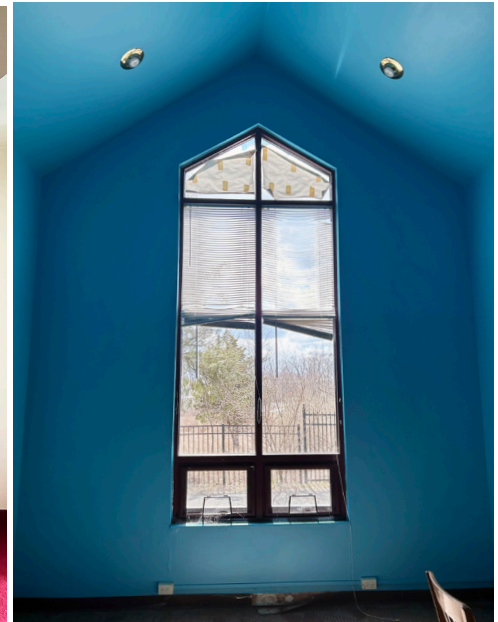


Property Details

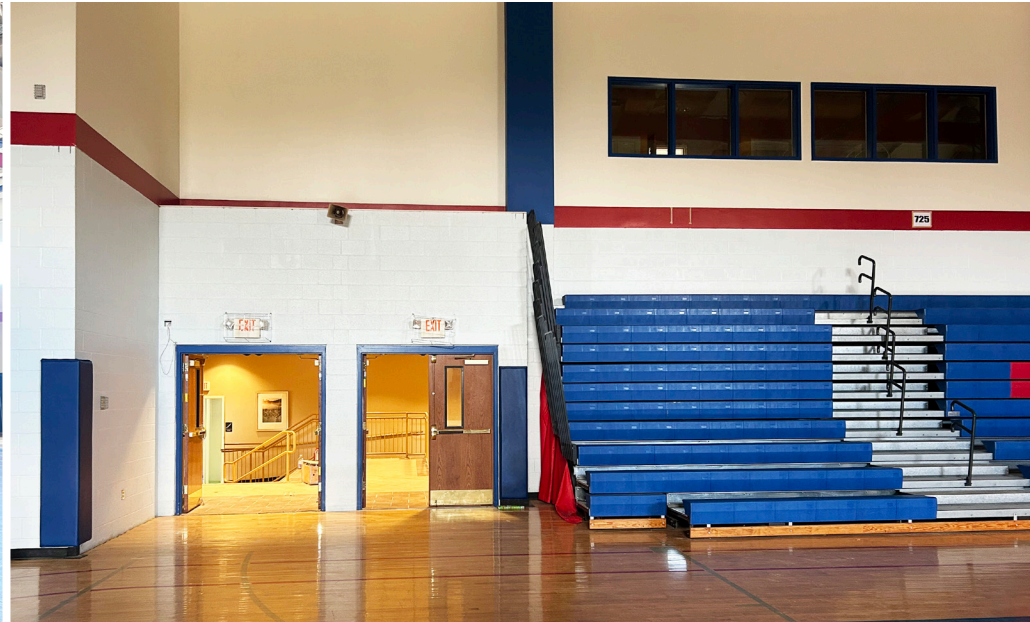
Parcel Number	03635702857606
Acres	10.9 AC
Zoning	Commercial C-1
County	Monroe County
Municipality	Coolbaugh Township
Water	Well
Sewer	Septic
Parking	204 Spaces
Fencing	Partially Fenced Parking Lot
Elevator	Yes
Storage Shed	Single 312 SF Unit Attached to Main Building
Property Access	Main Entrance from Carriage Lane Secondary Access through Carriage Square Shopping Center Parking Lot
Current Buildout Details	
Front Building & Classrooms	24,674 SF
Gym & Classrooms	35,334 SF
Chapel	4,803 SF
Tax Details	
Total Annual Tax	\$27,975



Property Photos



Property Photos



Regional Map

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Associate Broker

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