

# Special Purpose

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1110 Carriage Lane  
Tobyhanna, PA 18466



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# Now Available!



## Property Highlights

- 78,219 SF
- Former Charter School & Place of Worship
- Zoned Commercial Use
- Room for Expansion
- Ample Parking & 2 Driveway Entrances
- Gymnasium with Locker Rooms
- Playground & Courtyard

**FOR SALE OR LEASE**

# 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

First Floor	55,401 SF
Second Floor	22,818 SF
Gross Square Footage	78,219 SF

## Tax Details

Total Annual Tax	\$27,975.41
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## Summary

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.



# Convenience and Commercial Zoning Details

## 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.

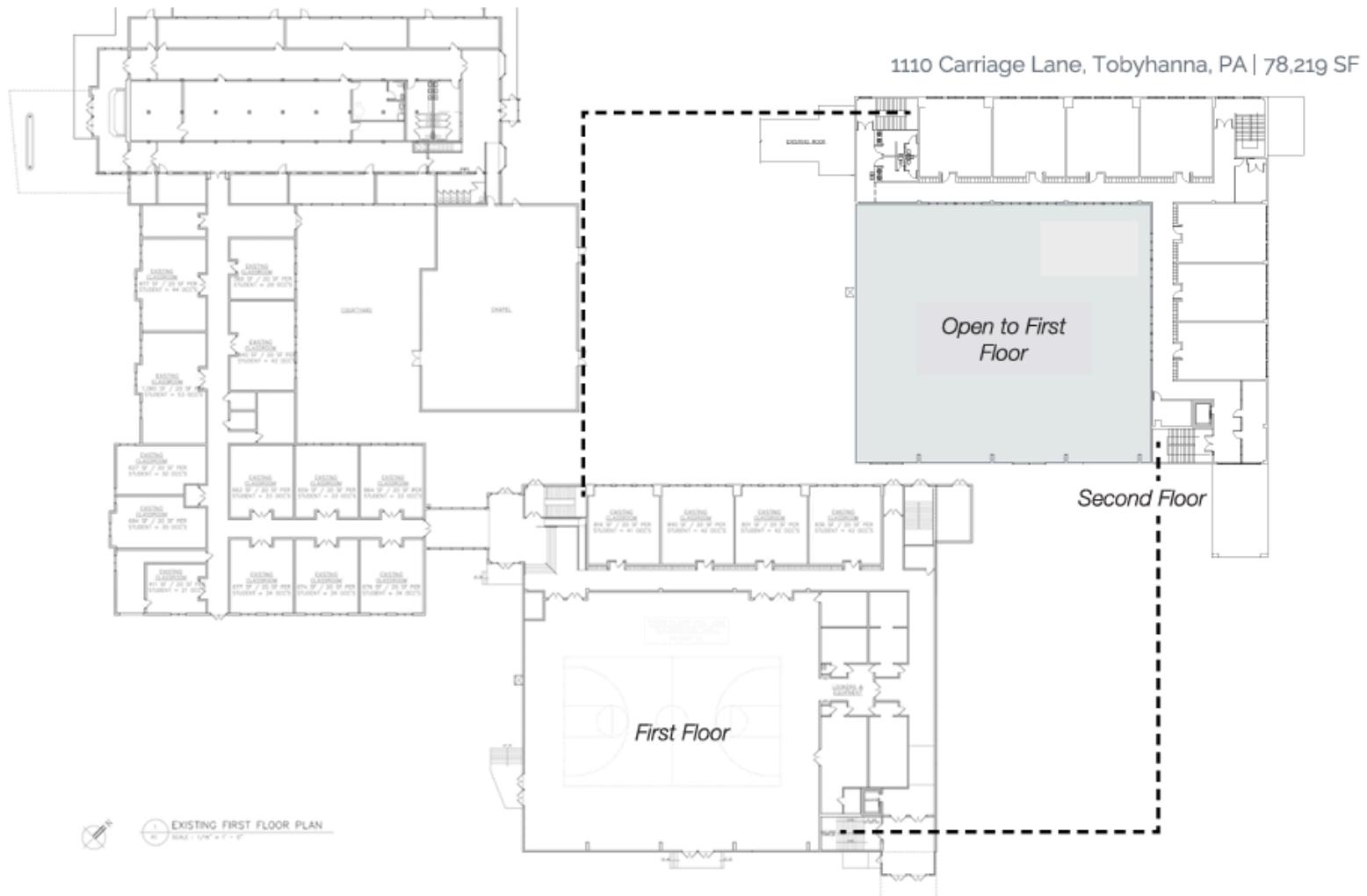
### Excerpt of the Full List of Principal Permitted Uses in C-1

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

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## Floor Plan



For More  
Information,

Please Call...



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