



FOR SALE

**10 GREEN RIDGE STREET
SCRANTON, PA 18508**

\$1,499,000

PROPERTY

Offering includes sale of:

- 2.61 acres, 4 buildings, 24,660 sq. ft.
- Neighborhood commercial zoning
- Garage is owner occupied
- 3 multi-tenant buildings fully leased
- ADT-13,000
- Public utilities
- \$33,287/year taxes



MARILEE BARONE

570.430.0141
marileebarone@gmail.com

**CHRISTIAN SAUNDERS
REAL ESTATE**

1.800.372.4222 | ChristianSaunders.com



CORNER GARAGE

3 story building, steel and masonry foundation

MAIN LEVEL

- Faces corner of Green Ridge Street and Main Avenue
- Entrance has large canopy covering front
 - Office — 1,000 sq. ft.
 - 3,200 sq. ft. of showroom with a 12 x 12' overhead door

SECOND LEVEL

2 Bedroom apartment

- 1,000 sq. ft.

LOWER LEVEL

- Garage and accessible from Green Ridge Street
- Currently used for servicing vehicles
 - Approximately 6,300 sq. ft.
 - 3 large mechanic pits
 - 2 overhead doors 15' x 11' and 17' x 11'
 - Gas heaters

BUILDINGS 1, 2 & 3

2 UNITS

- 100' x 55' = 5,500 sq. ft.
- Warehouse
- Slab on grade, cinderblock frame, pitched asphalt singled roof
- Two 10' x 10' overhead doors
- Both units have bathrooms and electrical panel in unit

3 UNITS

- 100' x 28' = 2,800 sq. ft.

4 UNITS

- 135' x 36' = 4,860 sq. ft
- Multi-tenant — Used for retail
- Slab on grade, cinderblock frame, flat roofs
- Separate utilities
- All units are rented and have month-to-month leases
- All units have their own bathrooms and electrical panels in unit



MARILEE BARONE

570.430.0141
marileebarone@gmail.com

CHRISTIAN SAUNDERS
REAL ESTATE

1.800.372.4222 | ChristianSaunders.com