

Commercial Office Building Investment Opportunity

**62 AND 68 H & S Drive
Selinsgrove, PA 17870**

Property Summary

List Price: \$1,199,000

Total Square Feet: 11,295

Price Per Square Foot: \$106.15

Restrooms: 3

Lot Size: 1.97 Acres

Year Built: 1980

County: Snyder

Municipality: Penn Township

School District: Selinsgrove

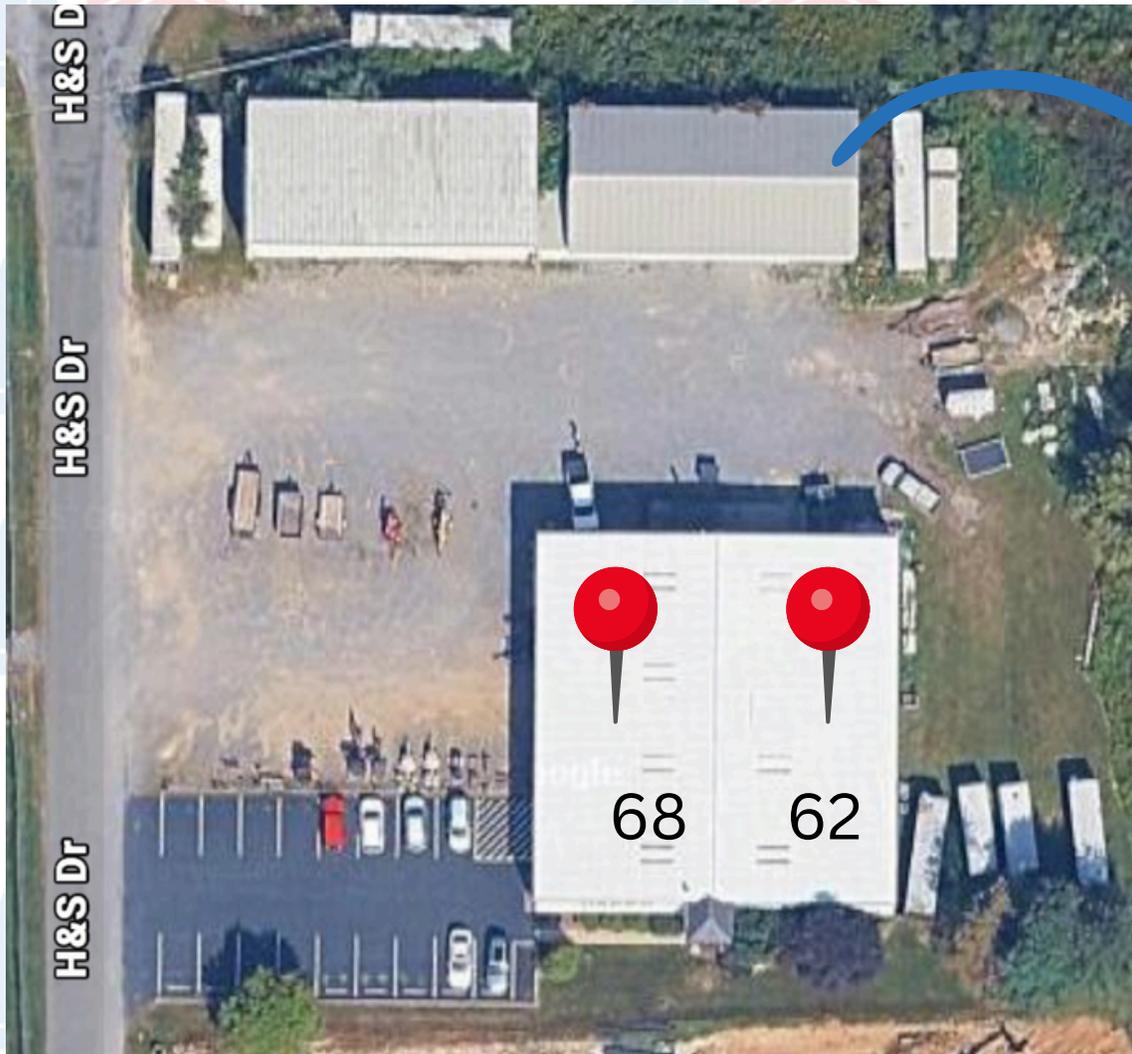
Water & Sewer: Public

Air Conditioning: Central Air

Heat: Heat Pump / Oil Hot Air

Zoning: HC

Property Summary



Two 40' x 80' storage sheds in the rear of the property

68 H&S Drive

Tenant Occupied

3,503 square feet of office space and heated warehouse

Warehouse contains a 6,000 lb in-floor hydraulic lift

62 H&S Drive

Vacant

7,792 square feet of office space and heated warehouse

Location Highlights

- Located in Penn Township, just outside Selinsgrove Borough, the property is adjacent to Peachey Industrial Park, offering significant commercial and industrial presence, and benefits from immediate access to key regional corridors, including Routes 11 & 15, 522, and 35, supporting efficient travel throughout the Central Susquehanna Valley.
- The property offers strong regional accessibility, reaching Selinsgrove's commercial core within minutes and extending to major employment, education, and retail hubs throughout the Central Susquehanna Valley within a 15-minute drive.
- The Selinsgrove regional trade area supports a diverse and stable employment base, driven by education, healthcare, manufacturing, and professional services. The surrounding population and income profile provide a strong foundation for owner-users and investors seeking long-term demand for flex industrial and commercial space.

Location Highlights

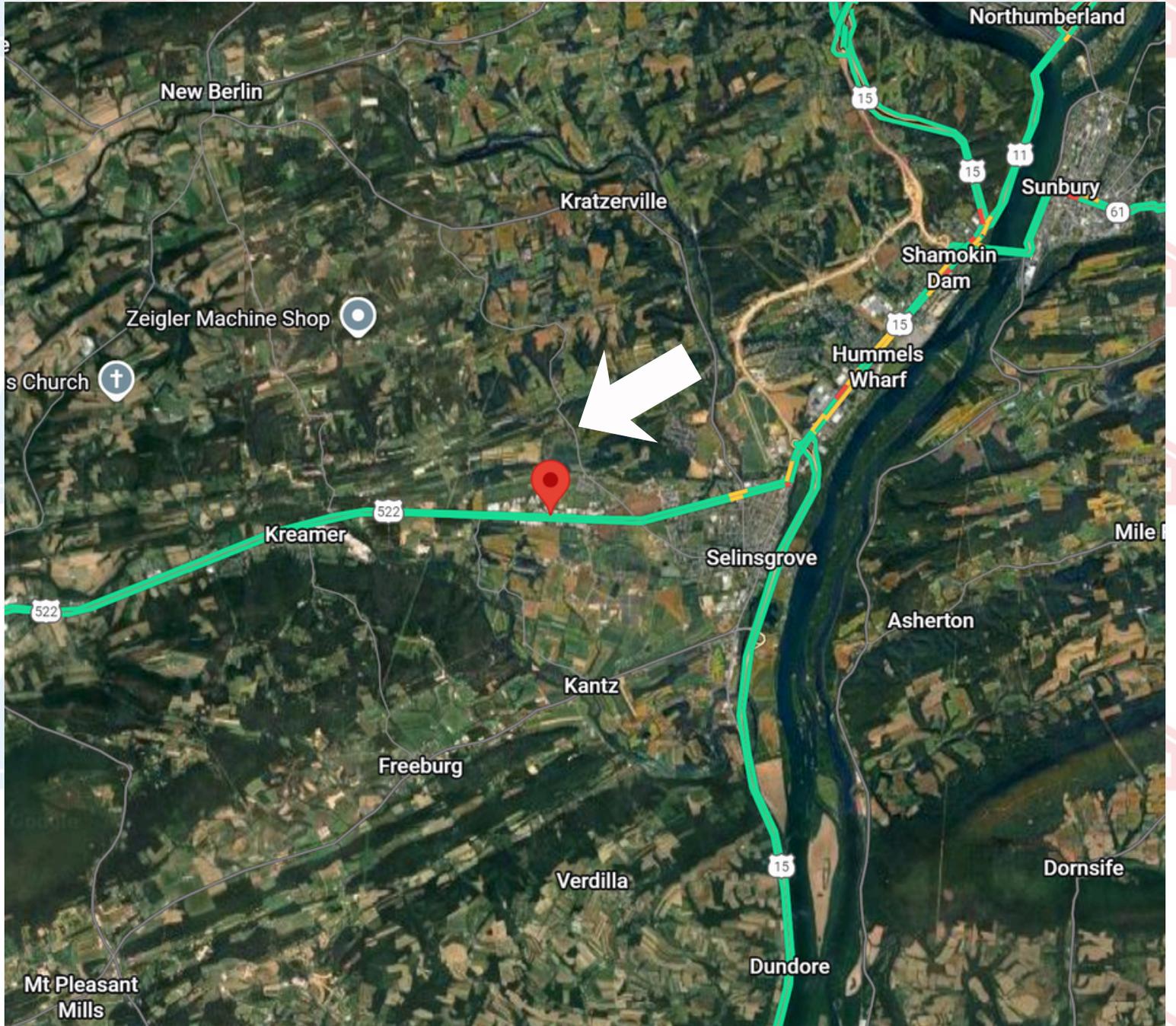


Photo Highlights



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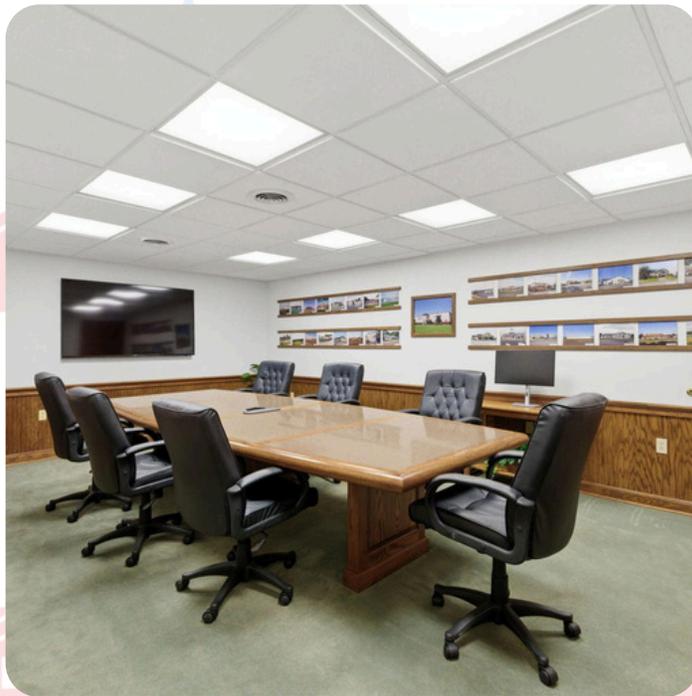
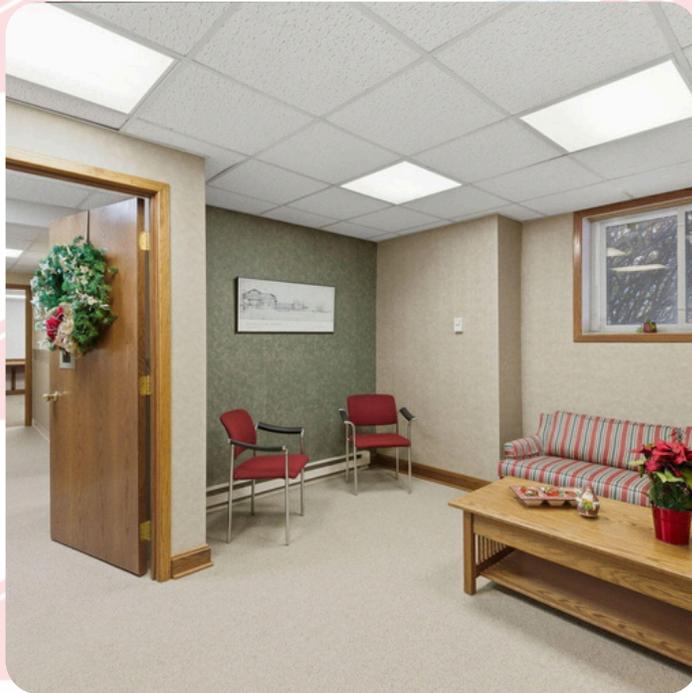


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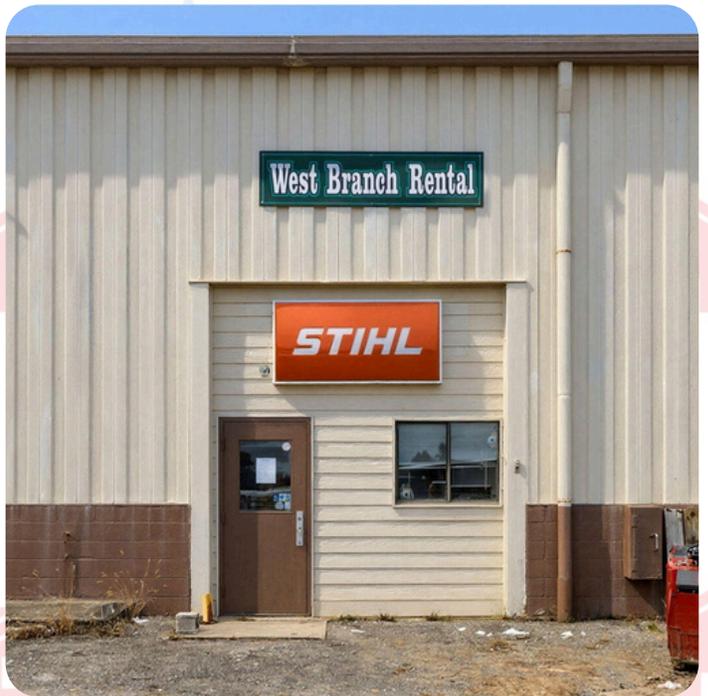
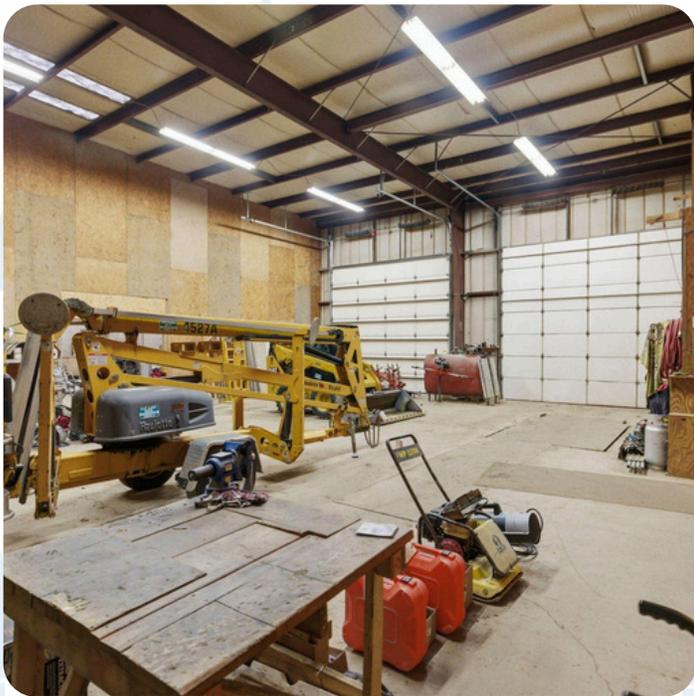
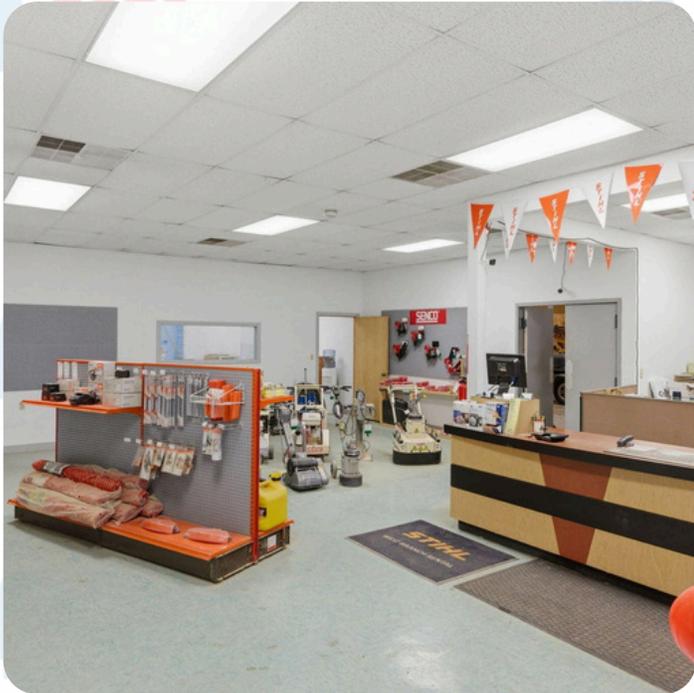


Photo Highlights



Employment & Local Economy



Major employment sectors in zip code 17870 include:

- Education
- Healthcare
- Manufacturing & Industrial
- Professional & Technical Services
- Retail & Logistics

Contact



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