

**SALE PRICE: \$795,000**



**416 W. THIRD STREET, WILLIAMSPORT, LYCOMING COUNTY, PA 17701**

10,270 SF+/- building on 0.24+/- acres located in Williamsport's central business district. Newly insulated roof with SPF roofing system, interior renovated in last 12 years- plumbing, HVAC, sprinklers, electric, two new bars. **SALE PRICE IS FOR REAL ESTATE ONLY.**

**PROPERTY DETAILS:**

- **10,270 SF+/- Restaurant Bldg.**
  - PIN: 65-001-226
  - 0.24+/- Acres
  - 81 ft. Frontage
  - Gas and Electric Heat
  - Carpet/Tile/Concrete Floors
  - 3 Restrooms
  - One 8 ft. Overhead Door
  - Partial Basement
  - Zoned CBD (Central Business District)
  - 2024 Taxes - \$831.05

**For Information Contact:**

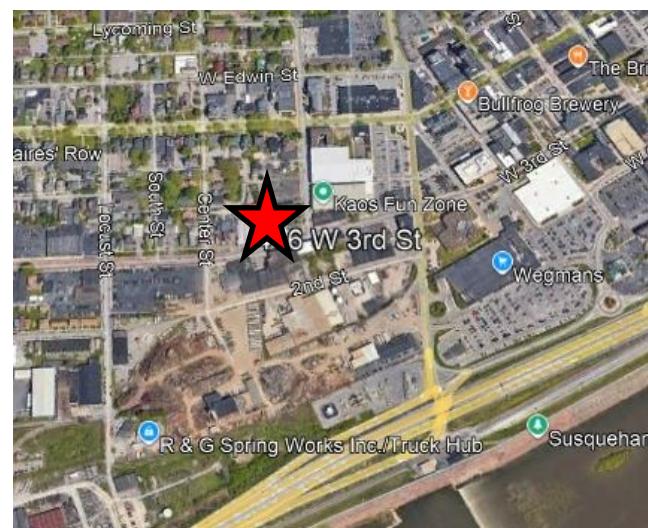
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**LATITUDE: 41.238380      LONGITUDE: -77.009030**



**2025 DEMOGRAPHICS**

|                         | 5 MILE   | 7 MILES  | 10 MILES |
|-------------------------|----------|----------|----------|
| <b>POPULATION</b>       | 54,960   | 65,345   | 82,880   |
| <b>HOUSEHOLDS</b>       | 23,316   | 27,580   | 33,092   |
| <b>MEDIAN HH INCOME</b> | \$57,828 | \$60,283 | \$61,873 |
| <b>Source:</b> Esri     |          |          |          |

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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