

Location: 222 Drinker Street. Dunmore, Pennsylvania 18512



## Office/Retail Space for Sale/Lease

### 222 Drinker St Dunmore, PA 18512

Space: 5,396± SF. Potential to divide into (3) separate spaces.

Configuration: Shell Condition\* See Comments

Utilities: Water, Sewer, Electric

Zoning: C-2 Central Business District

Parking: On Street with limited off-street parking on an 'as available basis.'

Price: Sale: \$1.5 million Lease: \$18 PSF NNN \* See Comments for exclusions

Comments: Commercial condominium space for sale or lease on ground floor of Bucktown Center. Located along Drinker St in Dunmore PA. Second through fourth floor of development will have 40 senior housing units. The Central Business District zone allows for many permitted uses including retail, office (including medical), etc. The commercial space is available for Lease in whole or in part. Building Owner is offering a plain vanilla envelope & is responsible for all taxes, external trash & maintenance of all Common Areas. Lessee supplies & maintains its own lighting, ceiling, mechanicals (HVAC), toilet fixtures & kitchen fixtures if applicable & is responsible for all utilities serving their respective space. There is no CAM & limited off-street parking is available as well as on-street parking. The entire commercial space is available for sale @ a firm \$1.5 mm.

FCT Drinker St 222 6/27/2024

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