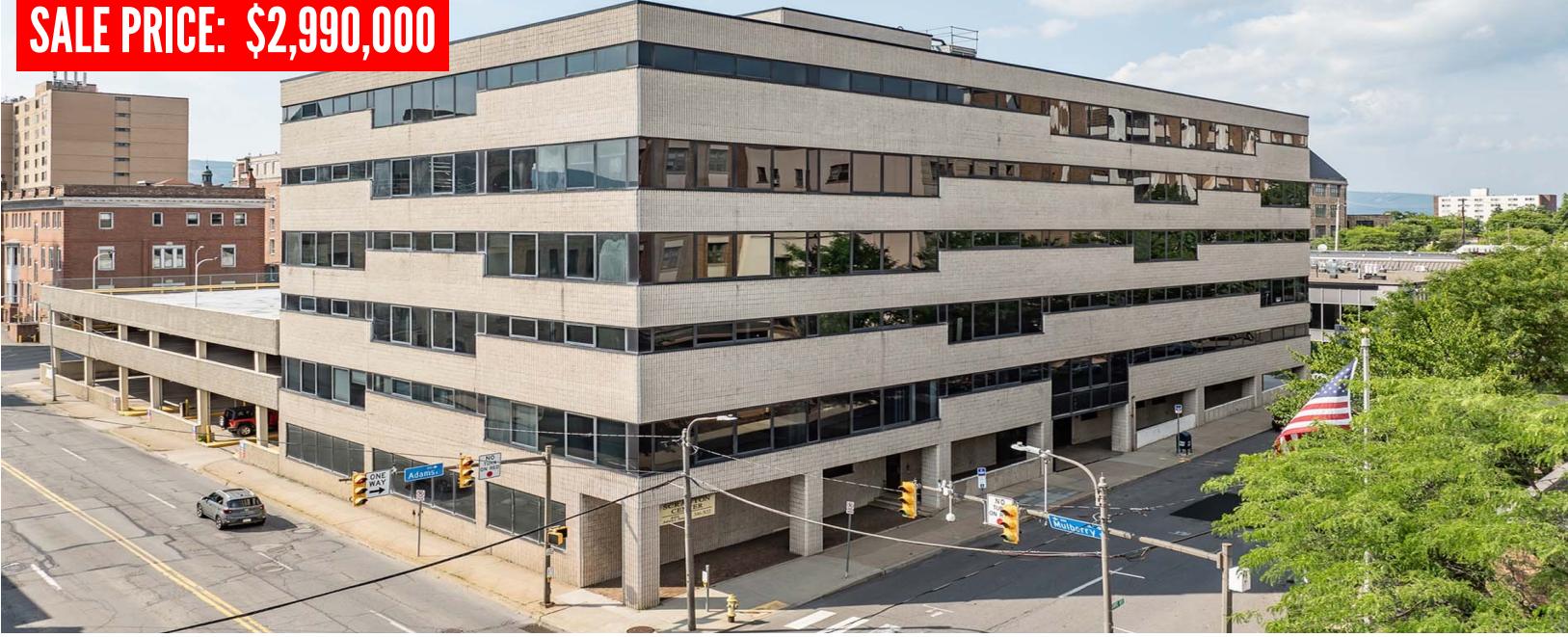


SALE PRICE: \$2,990,000



401 ADAMS AVENUE, SCRANTON, PA 18510

LATITUDE: 41.410010 LONGITUDE: -75.659440

Six story former office building. Redevelopment opportunity. Listed price is a great value for a building just shy of 100,000 SF. Call agent for further details. To be subdivided prior to Closing. Taxes to be Determined. Currently unoccupied. No mechanical features are operable at this time.

PROPERTY DETAILS:

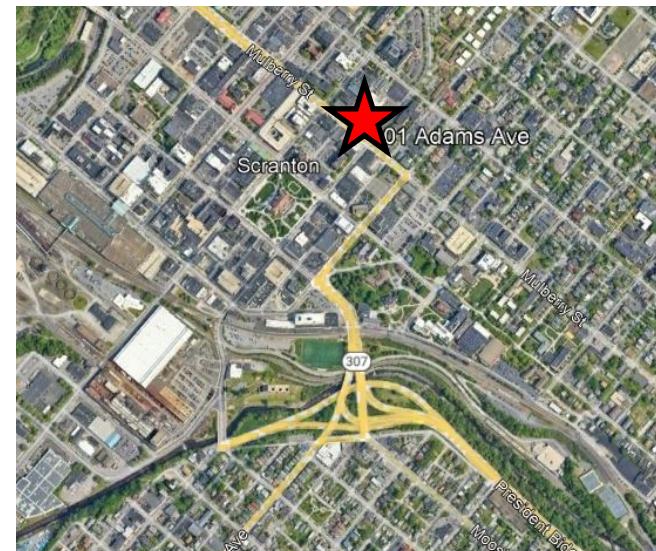
- 97,481 SF+/-
- Part of PIN: 1458401001701
- Public Utilities Available
- Block/Masonry Exterior
- Flat Rubber Roof
- Carpet and Tile Floor Covering
- 2 Passenger Elevators Shaft with Older Cars
- 1600 amp Electric Service with Multiple Subpanels
- Zoned D (City Downtown Mixed Use)
- 2024 Taxes: TBD

For Information Contact:

Al Guari, Vice President-Brokerage

aguari@mericle.com

Cell: 570.499.2889 * Fax: 570.704.0606



570.823.1100
mericle.com



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