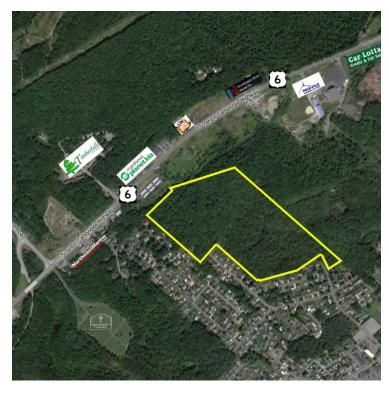


PROPERTY INFO SHEET

INDUSTRIAL • OFFICE • RETAIL • LAND • INVESTMENT





Residential Subdivision For Sale

Property: HILLTOP ACRES

Premises: Major residential subdivision. Proposed lots-70, preliminary approval granted, minor

updates to the plan required.

Parcel location: BLAKELY BOROUGH, LACKAWANNA COUNTY, PENNSYLVANIA

Access: Hospital Street and Kingsley Boulevard access from Main Street.

Acres: 53.35 ACRES

Zoning: R-1 RESIDENTIAL-SINGLE FAMILY RESIDENTIAL

Traffic: Residential neighborhood

Water: Public-Pennsylvania American Water Company
Sewer: Public-Lackawanna River Basin Sewer Authority

Gas: Natural gas-UGI Penn Natural Gas

Telephone/cable: Comcast and Verizon Pennsylvania

Electricity: Blakely Borough Electric Light Company is responsible for supplying and

maintaining all of the electric distribution systems within the borough limits. Blakely Borough is one of only 35 municipally owned electric utilities in the Commonwealth

of Pennsylvania.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



PROPERTY INFO SHEET

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Real estate taxes: Borough tax: There is no borough tax levied against real estate in Blakely. This

because of the Borough owned electric company.

Valley View School District 2021*

Lackawanna County 2021

Amenities: Valley View School District has been recognized for providing quality primary and

secondary education.

Walking distance to Main Street for shopping and services. Site faces east rising east

to West providing great views.

Location: Blakely is in the center of three traffic arteries that run North South through

Lackawanna County.

Business US Route 6 is West of the site. The regional mall, big box stores, retail,

grocery, auto, restaurants and movies are located along this route.

Main Street runs through the center of Lackawanna County, North South connecting Scranton and Carbondale. Neighborhood amenities and services are located on this street. Sidewalks provide access for pedestrians to local parks and connect the

downtowns of the various communities along Main Street.

US Route 6 (Casey Highway) is East of the site running east/west and intersects I-81, 380 and 84 at Dunmore and continues east to New York and New England and west

to Chicago. This section between Dunmore and Carbondale has become the

industrial corridor in the County in new industrial parks increasing the variety of job

opportunities.

This location provides great access to places of employment, education, retail and

medical services and parks and recreation and community services.

\$875,000

Hospital Street Blakely - FCT.docx

Individual Member

CCIM Institute

8/27/2021