



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.

- 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

8/27/2021

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