



### Commercial Space Available for Lease

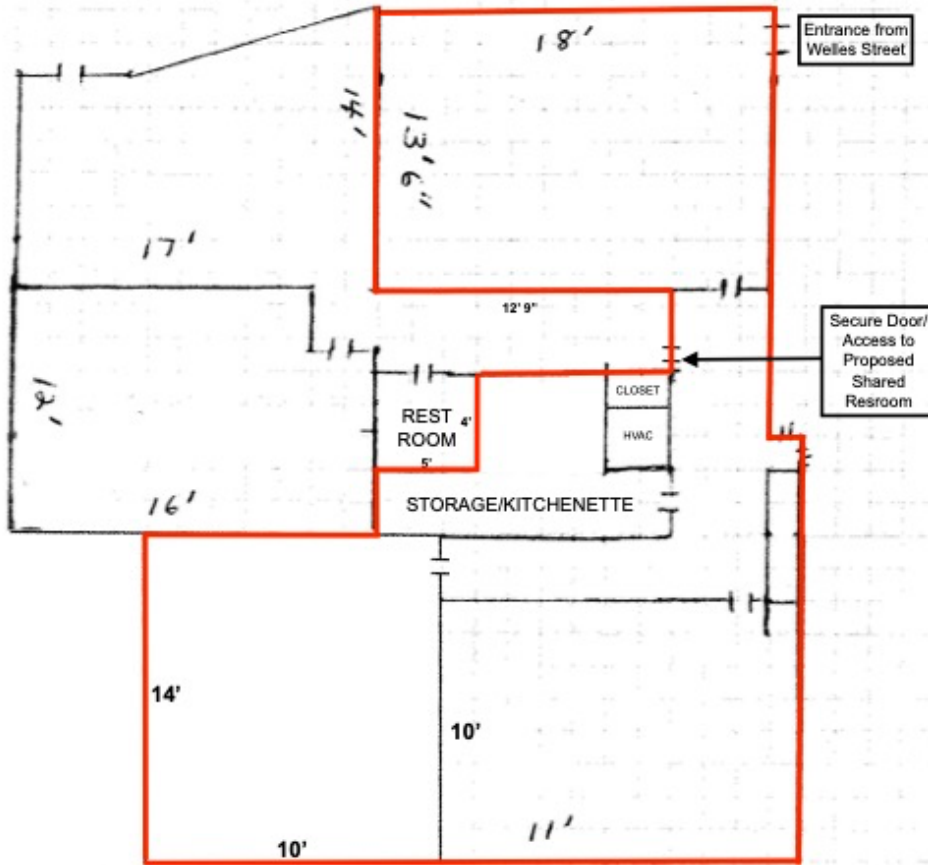
|                |   |                           |                         |                   |
|----------------|---|---------------------------|-------------------------|-------------------|
| ADDRESS        | 4 Welles Street, Forty Fort, Luzerne County, PA 18704   |                           |                         |                   |
| LOCALE         | Property is located along Welles Street in Forty Fort in the Citizens Bank building. Excellent visibility and access from Welles St and Wyoming Avenue.   |                           |                         |                   |
| PARCEL         | <u>Unit</u>   | <u>Space Location</u>     | <u>Unit Square Feet</u> | <u>Use</u>        |
|                | 1   | Front-Wyoming Avenue      | ± 4,700                 | Wayne Bank        |
|                | 2a  | Center Unit-Welles Street | ± 800                   | Office/Service    |
|                | 2b  | End Unit-Welles Street    | ± 500                   | Sports Page Salon |
| CONSTRUCTION   | CMU building construction with brick finish, rubber roof cover.   |                           |                         |                   |
| PARCEL AREA    | ± .67 Acres.  |                           |                         |                   |
| BATHROOMS      | Existing Shared Restroom.   |                           |                         |                   |
| HVAC           | Heating, Ventilating and Air Conditioning in unit.  |                           |                         |                   |
| UTILITIES      | Electric, Public Water and Public Sewer.  |                           |                         |                   |
| PARKING        | 1 designated and approximately 21 shared, paved and striped spaces.   |                           |                         |                   |
| TRAFFIC VOLUME | Welles Street - 8,655 ADT (October 2018) & Route 11 - 19,162 ADT (October 2021)   |                           |                         |                   |
| ZONING         | C-1: Commercial (Forty Fort Borough).   |                           |                         |                   |
| RENT/TERM      | <b>\$18/SF Gross. Trash removal is Tenant's responsibility.</b>   |                           |                         |                   |
| REMARKS        | ± 800 SF of office/service space available for immediate occupancy at 4 Welles Street in Forty Fort at the corner of Wyoming Avenue and Welles Street. Shared off-street parking available for tenant and customer use. |                           |                         |                   |

4 Welles Street - Info

9/10/2024

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.

4 WELLES ST. FORTY FORT



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