


LAND
FOR SALE

301 NORTH MARKET STREET
SELINGSGROVE, PA 17870



Amber Corbo
acorbo@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

301 NORTH MARKET STREET

PROPERTY DETAILS

FOR SALE

\$249,000

OFFERING SUMMARY

Sale Price	\$249,000
Lot Size	0.43 Acres
Property Taxes	\$1,257.89

PROPERTY SUMMARY

Address	301 North Market Street Selinsgrove, PA 17870
Municipality	Selinsgrove Borough
County	Snyder County
Tax Parcel #	15-06-032
Zoning	CBD - Central Business District
Water & Sewer	Public

LOCATION DESCRIPTION

Located just minutes from major regional roadways and the Susquehanna River corridor, the property is well-positioned to capture both local and through traffic. The surrounding area features a mix of established businesses, housing, and community anchors, creating a steady flow of activity and demand.

PROPERTY HIGHLIGHTS

- 0.43 acres available for sale
- Zoned Central Business District
- Zoning permits but is not limited to office or retail development
- Utilities available on site (natural gas, water, sewer, and electric)

PROPERTY DESCRIPTION

Positioned along the highly visible corridor of North Market Street in Selinsgrove, this +/-0.43 acre parcel offers a prime opportunity for commercial development. The site benefits from strong frontage, convenient access, and proximity to the Borough's downtown amenities, retailers, and residential neighborhoods. This site is a part of The Keystone Innovation Zone which offers the ability for new businesses to qualify for tax incentives in the Borough.



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301 NORTH MARKET STREET

PLOT PLAN / TRACT MAP

FOR SALE

\$249,000



LOCATION MAP

SCALE: 1" = 1/4" MI
 SHOWS AN APPROXIMATE LOCATION TO THE CITY OF SELINSGROVE, PENN. COUNTY, PENN. COUNTY, PA.

NOTES:

- Total Tract Acreage - 6.43 Acres
- Proposed Land Use - Commercial
- Adjoining Land Use - Residential (East) Commercial (North, South, West)
- Existing Water Supply - Public
- Existing Sewage Disposal - Public
- An encroachment permit may be needed prior to any construction which would encroach on neighbors.
- Approximate flood boundaries shown in this project area, according to the Flood Insurance Rate Map of Snyder County, Pennsylvania, Panel #19 of 300, Map Number 411922-1610, Effective date August 21, 2001. Base Flood Elevation = 439.21.
- Control lines obtained from GPS and Pennsylvania Spatial Data Access online. Vertical Datum is NAVD83.
- Road right-of-way information obtained from maps of record.
- Boundary data obtained from field survey performed by All Points Land Surveys, Inc. from February 5, 2016 through April 30, 2016, and February 22, 2021.
- Private underground utility locations are not provided on this plan. All utilities should be located prior to any excavation/development.

Zoning District

CB, Central Business

Underground Utilities - Notes and Utility List

The locations of existing underground utilities shown hereon were obtained using the best available information provided by utility concerns. All are not necessarily accurate. Before commencing any excavation, installation or construction activity, contractors shall confirm the existence and location of all affected underground utilities. For participating utilities contact:

Pennsylvania One Call System, Inc.
 925 Iron Run Road
 West Grove, PA 17373
 Telephone: 1-800-242-1776

Contact other utility companies directly. The POCED Design Location Request Form Number for this project is **2019-0208**. The POCED provided list of utilities for this project is at **Table 1**.

Eastern Snyder County Regional Authority (ESCRA) - 1-800-242-1776
 870 S. Front St., PO Box 355, Selinsgrove, PA 17857 (570) 374-1173

Penn Township Municipal Authority - 1-800-242-1776
 PO Box 158, Selinsgrove, PA 17857 (570) 374-0426

PAC Electric Utility Corporation - 1-800-242-1776
 4610 Locomping Mall Dr., Montoursville, PA 17754 (570) 368-5261

Service Electric Cablevision, Inc. - 1-800-242-1776
 3662 Post Township Drive, Northumberland, PA 17857 (570) 286-9567

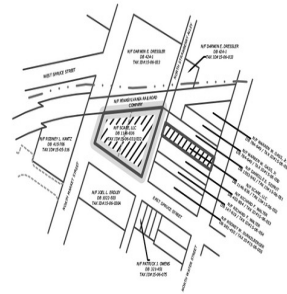
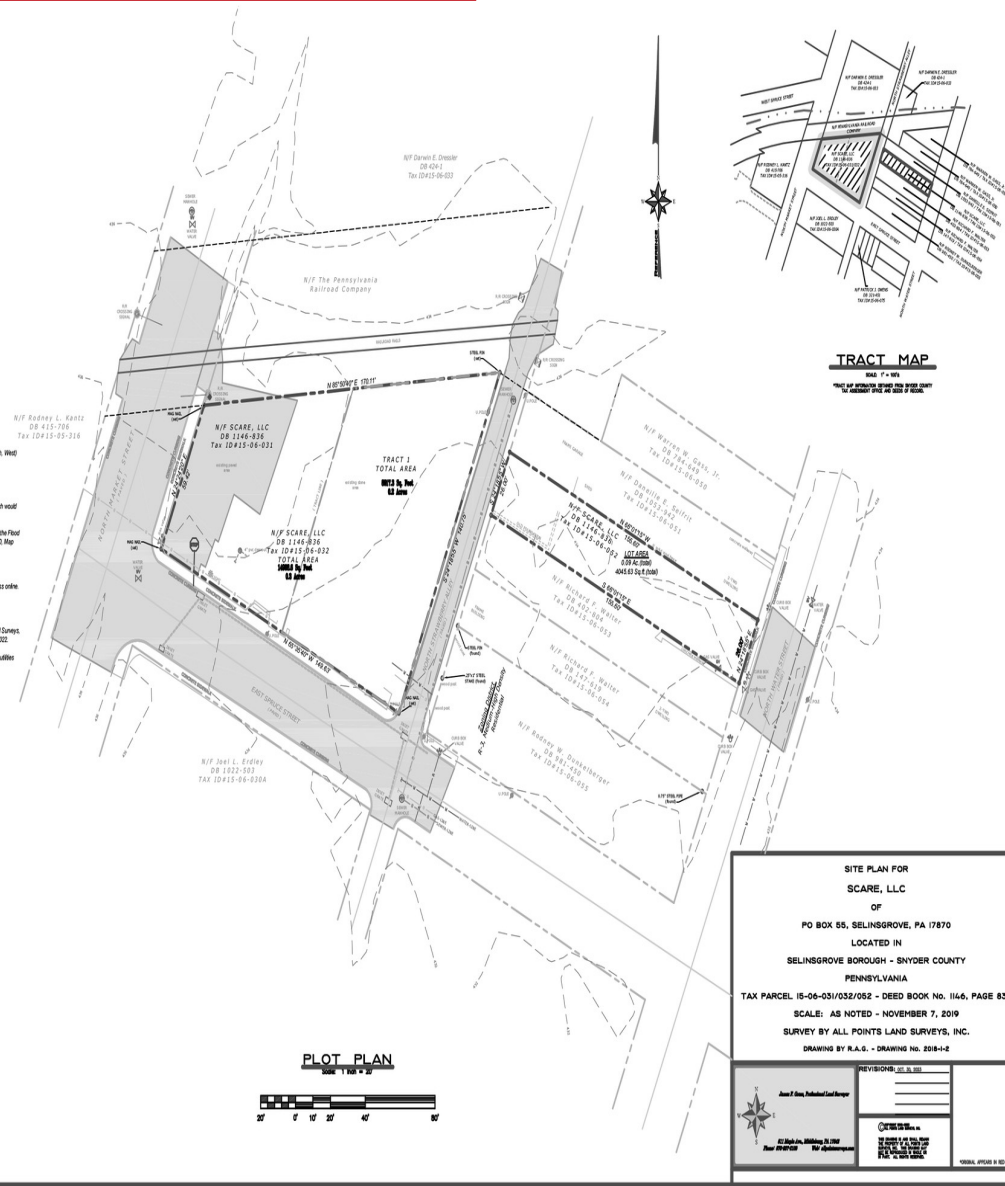
Selinsgrove Borough through ESCRA - 1-800-242-1776
 200 N. High St., PO Box 14, Selinsgrove, PA 17857 (570) 374-2211

Victrola South - 1-800-242-1776
 100 Executive Dr., PO Box 267, Marion, OH 43021 (606) 463-6161

UVI Penn Natural Gas, Inc. - 1-800-242-1776
 7161 Corcoran, Hillside Park, PA 19111-0611 (610) 629-6760

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP & CALL
 PENNSYLVANIA ONE CALL
 SYSTEM, INC.
 1-800-242-1776



TRACT MAP

SCALE: 1" = 1/4" MI
 SHOWS AN APPROXIMATE LOCATION TO THE CITY OF SELINSGROVE, PENN. COUNTY, PA.

SITE PLAN FOR
SCARE, LLC
 OF
 PO BOX 65, SELINSGROVE, PA 17870
 LOCATED IN
 SELINSGROVE BOROUGH - SNYDER COUNTY
 PENNSYLVANIA
 TAX PARCEL IS-06-031/032/052 - DEED BOOK NO. 1146, PAGE 83
 SCALE: AS NOTED - NOVEMBER 7, 2019
 SURVEY BY ALL POINTS LAND SURVEYS, INC.
 DRAWING BY R.A.G. - DRAWING NO. 2018-1-2

REVISION: 01, 02, 03

As of Date: Submittal/Call Date

100%_PLOT PLAN & TRACT MAP

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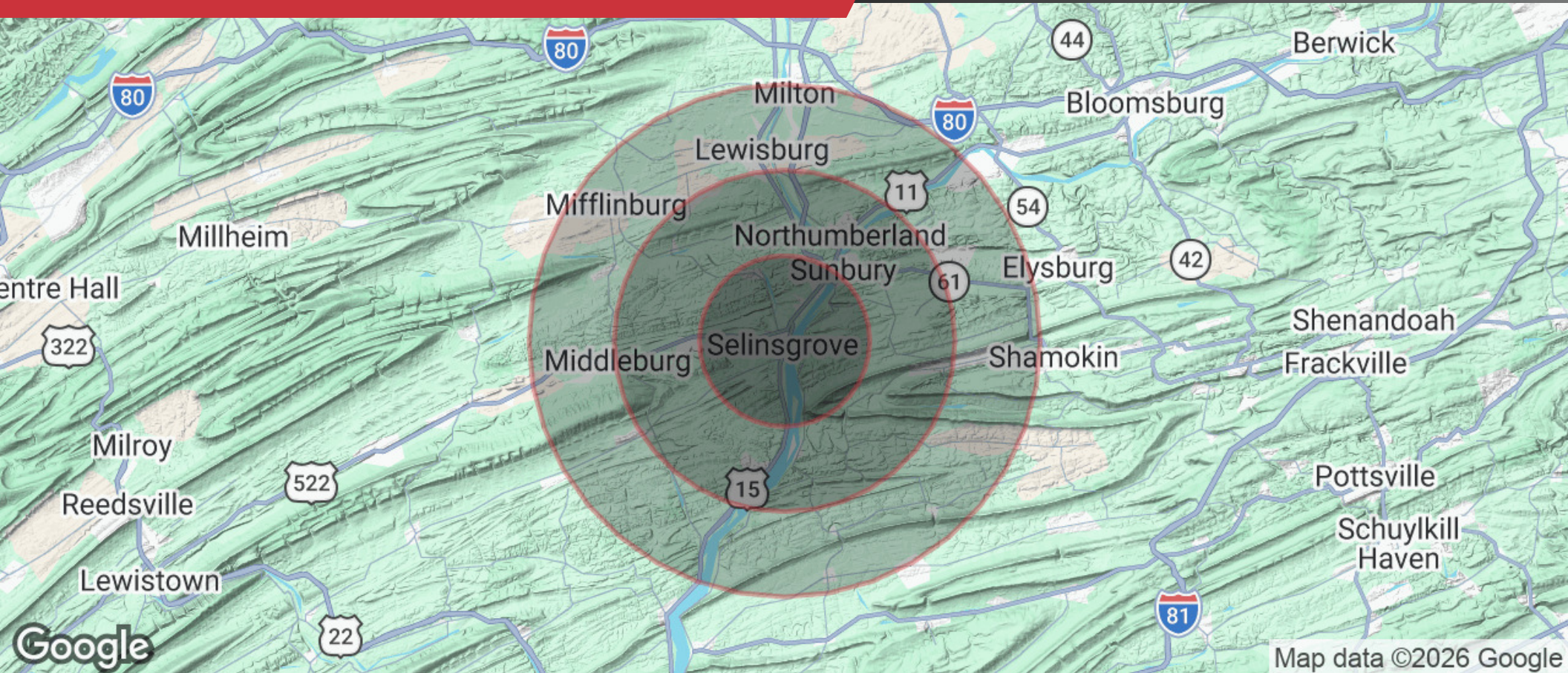
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301 NORTH MARKET STREET

DEMOGRAPHICS

FOR SALE

\$249,000



POPULATION

5 MILES	10 MILES	15 MILES
19,544	58,325	111,925



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
7,203	22,988	42,982



INCOME

5 MILES	10 MILES	15 MILES
\$87,190	\$89,017	\$88,155

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