

575 SHOEMAKER AVE.

West Wyoming, PA 18644



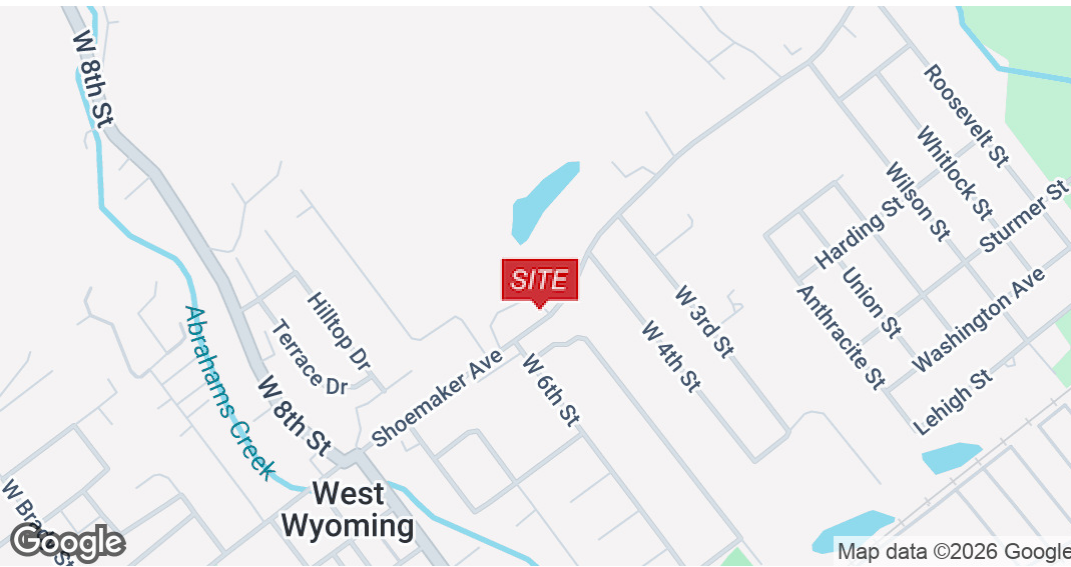
FOR SALE



COMMERCIAL



1.32 ACRES - 7,604± SF



PROPERTY DESCRIPTION

This property offers excellent road side visibility for any business looking to maximize exposure. The generous size lot offers the opportunity for redevelopment or expansion of the current structures. Adjacent land is available for purchase. Current usage is an Auto Body Shop and prior to that it was utilized for many years as a Wood Working Shop. Multiple structures on site can be utilized for various applications.

SALE PRICE:

\$250,000

FOR MORE INFORMATION

Steve Cole, SIOR

570.578.8296

steve.cole@naimertz.com

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NAI Mertz



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PROPERTY HIGHLIGHTS

- Acres – 1.32+/- Acres
- Zoning: Industrial
- Main structure – 7,604 +/- SF (3 Buildings)
- Main Building (Body Shop) - 3,286 +/- SF
 - 11.5 FT Ceiling
 - 10 FT drive in door
 - Gas (forced air)
- Barn (2 floors) – 3,330 +/- SF
 - 8 Ft ceilings
 - 7.5 Ft garage door
- Small Building (attached to Body Shop) – 988 +/- SF
 - 12 ft ceiling
- Pole Barn (4 bay building) open storage
 - Gravel floor
 - 1,760 +/- SF
- Multiple small structures
- Buildings were built over 50 years ago
- Public Utilities, Natural Gas
- Electric: 3 phase, 1- 200 amp & 3- 100 amp
- Property Taxes: \$8,237
- ADJACENT LAND AVAILABLE FOR SALE

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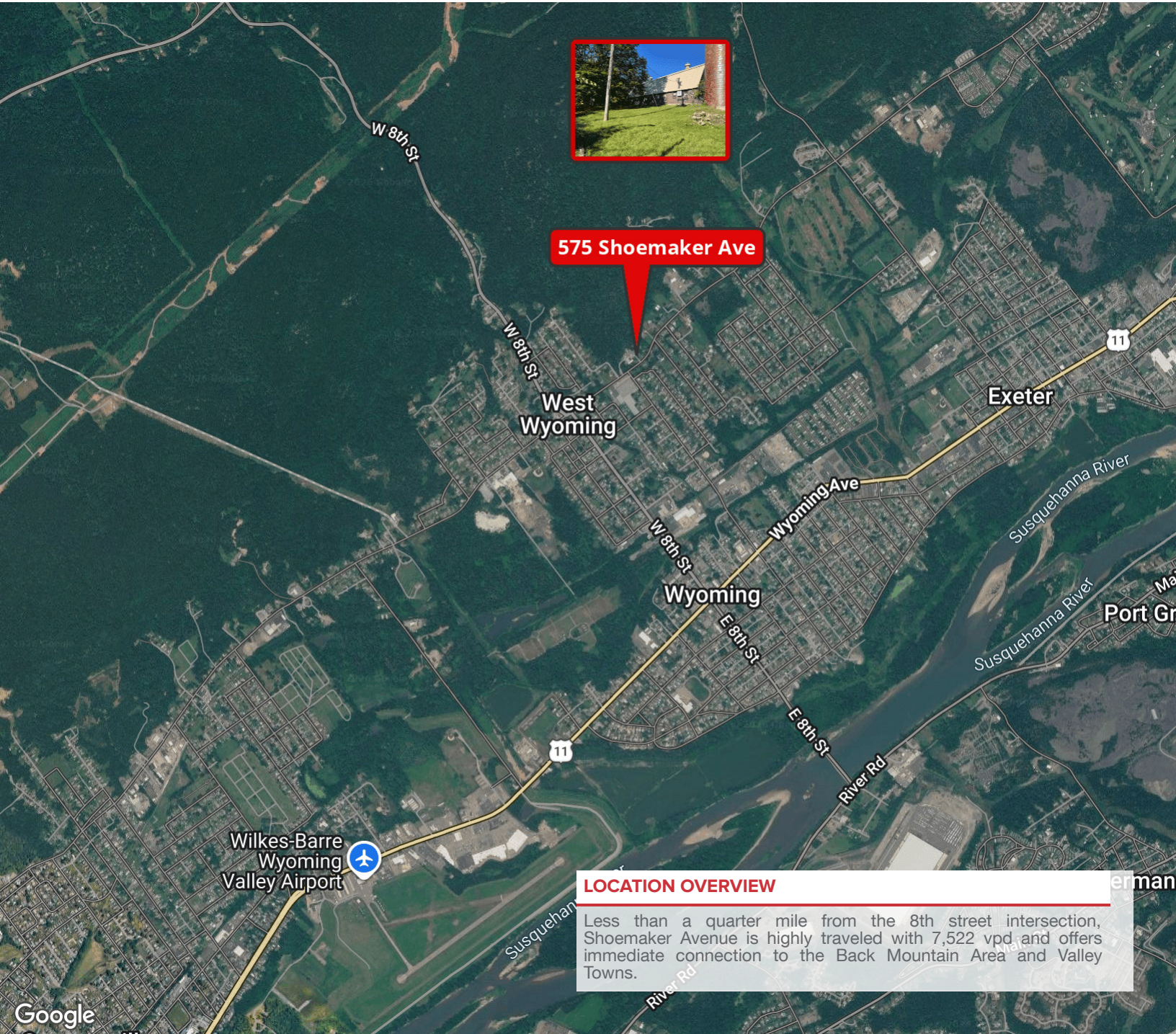
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575 Shoemaker Ave

LOCATION OVERVIEW

Less than a quarter mile from the 8th street intersection, Shoemaker Avenue is highly traveled with 7,522 vpd and offers immediate connection to the Back Mountain Area and Valley Towns.

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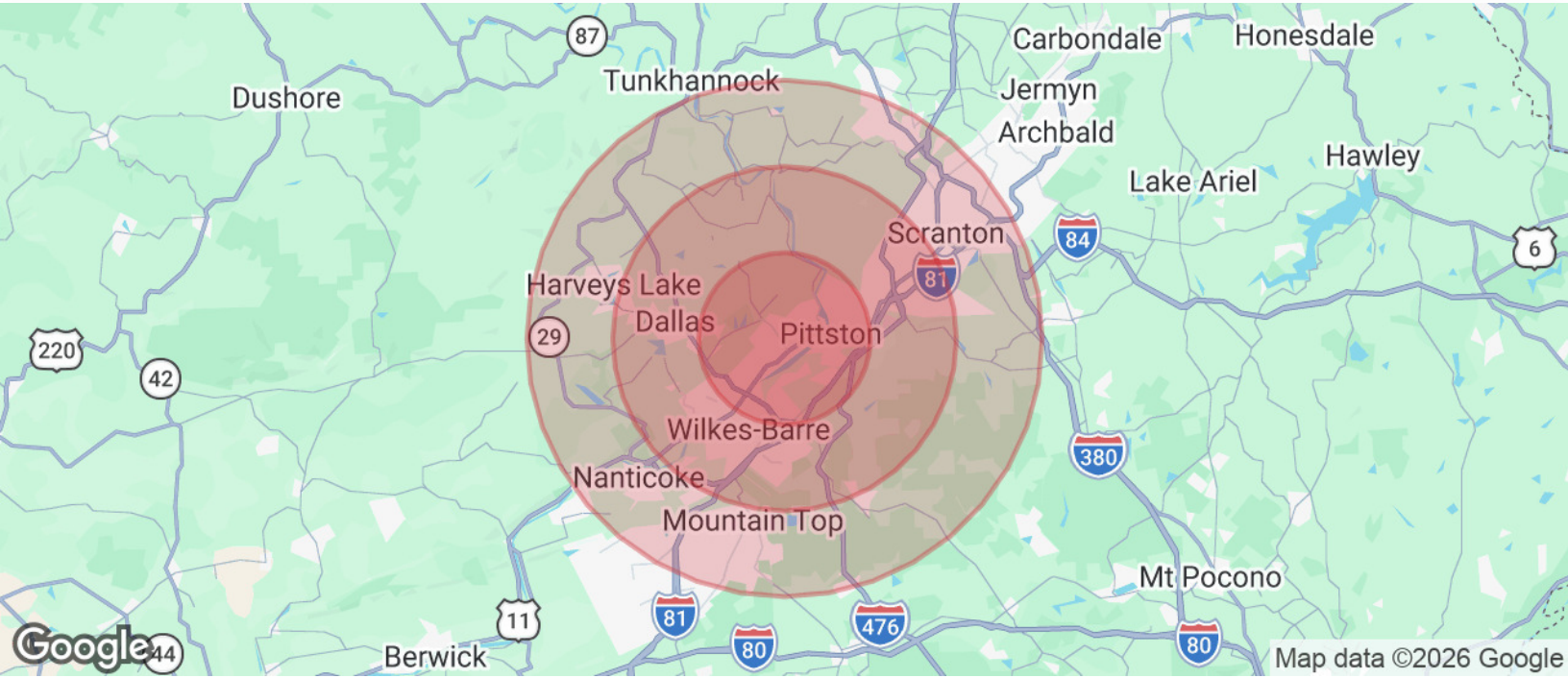
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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	84,581	224,087	378,257
Average Age	45	44	43
Average Age (Male)	44	42	42
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	37,976	95,462	158,198
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,240	\$84,051	\$84,505
Average House Value	\$193,981	\$191,914	\$199,019

TRAFFIC COUNTS

Shoemaker Avenue	7,522/day
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2020 American Community Survey (ACS)

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