

RETAIL PROPERTY
FOR SALE

1616 E GRAND AVE
TOWER CITY, PA 17980



Nik Sgagias
nsgagias@naicir.com | 717 761 5070

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

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

1616 E GRAND AVE

PROPERTY DETAILS

FOR SALE

\$250,000

OFFERING SUMMARY

| | |
|-----------------|------------|
| Sale Price | \$250,000 |
| Number of Units | One (1) |
| Lot Size | 0.41 Acres |
| Building Size | 4,400 SF |

PROPERTY SUMMARY

| | |
|--------------|---|
| Address | 1616 E Grand Avenue Tower City, PA 17980 |
| County | Schuylkill County |
| Tax Parcel # | 22-14-0080.000 |
| Year Built | 1942 |

PROPERTY HIGHLIGHTS

- +/-4,400 SF two-story commercial building with functional layout
- Former ZEMCO Racing facility
- Ideal for retail, automotive, light-industrial, fabrication, or contractor use
- Detached repair garage providing additional workspace and storage
- +/-0.41 acre site
- Owner-user or investment opportunity for hands-on operators or investors seeking flexible commercial space

PROPERTY DESCRIPTION

Formerly home to ZEMCO Racing, this unique commercial property consists of an approximately 4,400 SF two-story commercial building situated on 0.41 acres in Tower City, PA. The building features a functional shop and repair layout, well suited for automotive, motorsports, light industrial, or service-oriented users. The property also includes a detached repair garage, providing additional flexible workspace and utility for mechanical operations or storage. With its established commercial use, efficient footprint, and manageable site size, this property offers an excellent opportunity for an owner-user or investor seeking a versatile commercial asset with a strong operational history.

LOCATION DESCRIPTION

The property is located at 1616 E Grand Avenue in Tower City, Pennsylvania, within Schuylkill County, an area with a long-standing industrial and manufacturing base. The site offers convenient access to PA Route 209 and PA Route 54, providing connectivity to Interstate 81, Interstate 78, and the greater Harrisburg, Allentown, and Wilkes-Barre markets. Surrounded by a mix of industrial and commercial uses, the location supports a wide range of owner-user and investment opportunities, benefiting from a reliable local workforce, efficient regional distribution access, and lower operating costs compared to larger metropolitan markets.

BUILDING INFORMATION

| | |
|------------------|-----------------------|
| # of Floors | Two (2) |
| Restrooms | One (1) |
| # Of Drive-Ins | One (1) |
| Basement | Yes, fully functional |
| Business Signage | Yes |
| Ceiling Height | 8-9' |
| Roof | Shingle & Rubber |
| Construction | Block |

UTILITIES & ZONING

| | |
|---------------------|------------------|
| Zoning | Commercial |
| Water & Sewer | Public |
| Electrical Capacity | 200 amp; 3-phase |



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ADDITIONAL PHOTOS

FOR SALE

\$250,000



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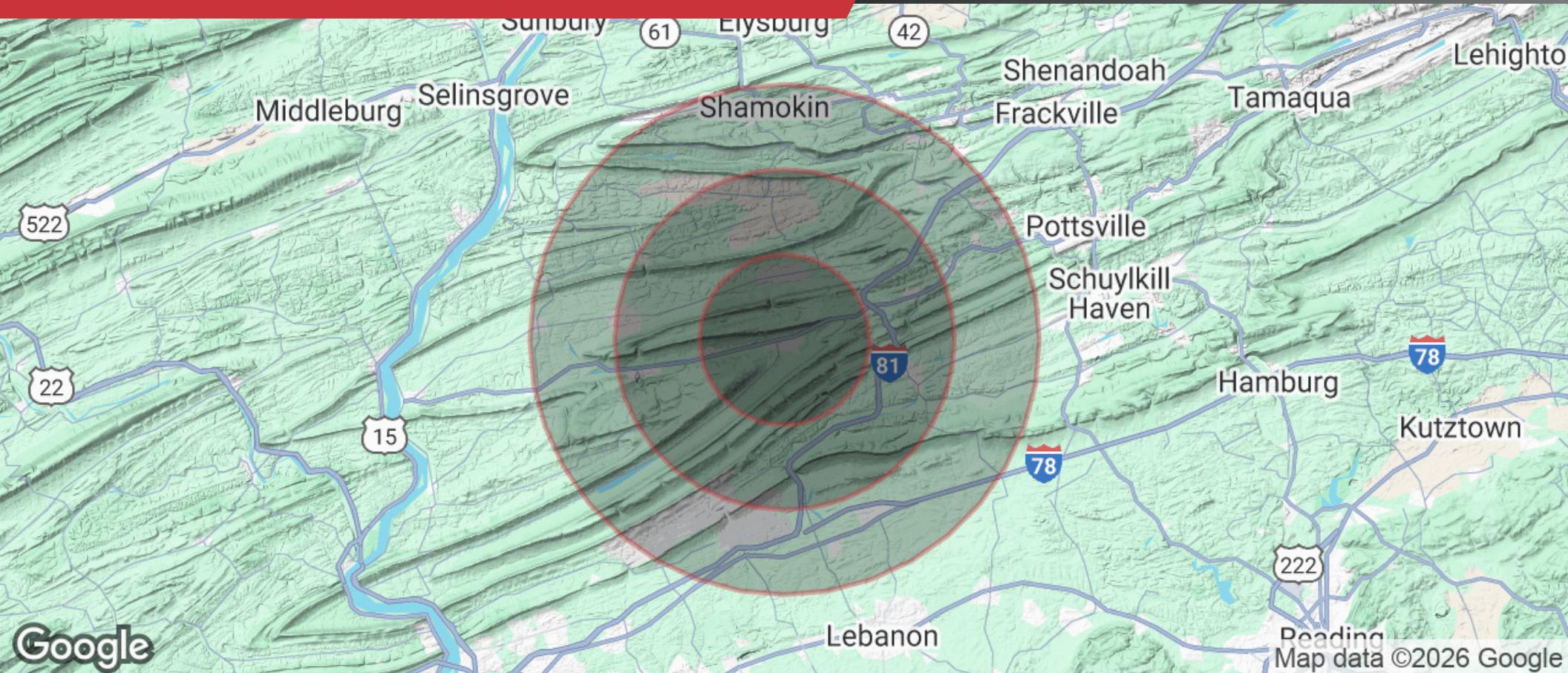
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1616 E GRAND AVE

DEMOGRAPHICS

FOR SALE

\$250,000



POPULATION

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 9,033 | 26,395 | 82,438 |



HOUSEHOLDS

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 3,770 | 10,787 | 32,873 |



INCOME

| 5 MILES | 10 MILES | 15 MILES |
|----------|----------|----------|
| \$85,266 | \$87,380 | \$84,802 |

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