## **1010 PA-390** BARRETT TWP., PA 18326



## **INDUSTRIAL/FLEX SPACE**

#### Property Description:

- Zoning MU-V (Mixed Use Village)
- Potential to Develop on Existing Land in Rear with Zoning Approval
- 2.29 Acres, 4,840 SF
- 128 Ft. of Frontage, +/- 6,000 VPD

# Freestanding Retail/Warehouse

RETAIL

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LAND



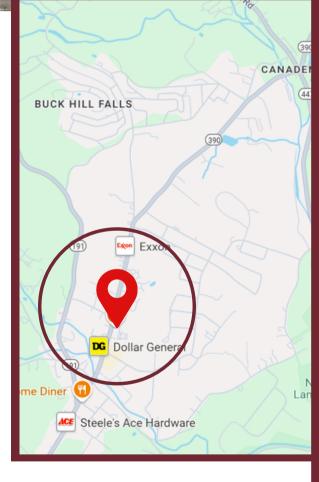
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### Sale Info

Freestanding commercial property available in Monroe County (Cresco/Barrett Township) on 2.29 acres with 128 feet of road frontage and approximately 6,000 vehicles per day (VPD). Great location for an owner-occupant seeking to grow their business, featuring 1,000 square feet of retail space in the front with large display windows, an office area, bathroom, parking for 5-10 vehicles, and road signage. The property also includes 3,800 square feet of garage/storage/warehouse space on the side and rear, with parking for 10-20 vehicles, three overhead doors, and a loading dock.

Zoned MU-V (Mixed Use-Village), potential uses include retail, business service, repair shop, service station, and automotive sales, with the possibility to expand or develop on the vacant land in the rear, pending township and zoning approvals. The property is currently 100% occupied. One tenant is on an existing one-year lease and would consider renewing, while the other tenant is on a month-to-month lease and would also consider renewing or relocating.



Freestanding Retail/Garage/Warehouse Nicholas D'Egidio | Sales Rep - Licensed in NJ and PA Direct: 732 746 3051 ext. 105 Email: Nick@ColettaCommercial.com



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