



Provided as a courtesy of
Pat Guesto, Assoc Brkr, ABR
Button Real Estate
86 S. Mountain Blvd.
Mountain Top, PA 18707
Office - (570) 715-7700
Cell - (570) 793-4055
Guestopat@yahoo.com
<http://www.buttonre.com>



List Price \$ 142,500
Lease Price
Property Type Commercial Sale
Add #2
Other Finance Remark
Total Building SqFt 1,000
SqFt Office 225
SqFt Warehouse 775
SqFt Other
Year Built 1960
Year Built Age 76 - 100 Yrs
Garage Stalls 2
Spaces Off-Street 15

List Number 25-3668
Status Active
MLS Area: Ashley-Nanticoke-Hanover Twp
Municipality Hanover Twp
County Luzerne
Industrial/Park Loc None
School District Hanover
PIN# 25-19SE1009001
DB/Record Book 3023
Page 160505
Zoning Commercial
Total County Assmnt 42,200.00
Total City Assmnt 0.00
Est County Tax \$ 270.05
Est Muni Tax \$ 233.75
Est School Tax \$ 797.91
Est Total Tax \$ 1,201.71
Bank Owned/REO: No

Address: 746 Hazle Street , Hanover Township , PA 18706

Lot Size 76 x 129 x 58 x 179
Appr
Acres
Acreage Range
Land SqFt
of Docks 0
Environmental Survey N
of Rest Rooms 1

Condition: Fair
Exterior: Block
Roof: Comp Shingle; Rolled
Water: Public
Sewer: Public
Heat Fuel Type: Oil
Heat Type: Forced Air
AC Type: None
Ceiling Height: 12'1" to 13'; 13'1" to 14'
Overhead Doors: 12'1" to 13'
Included in Sale: Land; Building
Electrical Service: 100-199 Amps

Income & Expenses: R.E. Tax Expense: 1,301.71
Present Use: Automotive; Commercial;
Gas/Service Station; Vacant

Property Features: Display Window; Exterior
Lighting; Rest Rooms

Public Remarks: Former 2 bay Service station with gas pumps on a busy rd. This can be your ultimate man cave to store your toys. You can use this busy location to start your business. The canvas is blank, you can fill it!

Directions: Blackman St. to Hazle St. Follow toward Ashley. Property on corner of Hazle and E. Newport St.

Showing Instructions: Appointment Only; Sign On Property; Vacant

Owner(s) Full Name J&S Investment Wilks
Barre LLC
Agent Owned N
3rd Party/REO Owner Not Applicable

Begin Date 07/24/2025
End Date 07/01/2026
Status 07/24/2025
Ch.Dt:

Original List Price \$ 142,500
Days On Market 0

LA: Pat Guesto, Assoc Brkr, ABR Office : (570) 715-7700
LO: Button Real Estate Office : (570) 715-7700