

Commercial Sale Active
 MLS# PM-140049
 ADOM/CDOM: 16/16

5920 Route 209, Stroudsburg, PA 18360
 County: Monroe

\$1,750,000
 Agent Detail Report



Above Grade	0	Property Sub	Mixed Use
Finished Area:		Type:	
Building Area	0	Property Attached	Yes
Total:		YN:	
Building Area	Other	Availability Date:	03/31/2026
Source:		Municipality:	Hamilton Township
Stories:	0	Subdivision	None
Business	Whispering Ridge	Name:	
Name:	Farm & Nursery	Lot Size Acres:	3.8
Garage YN:	No	Lot Size	425x251x416x241
Carpport YN:	No	Dimensions:	
Open Parking	Yes	Lot Dimensions	Public Records
YN:		Source:	
Open Parking	40	Parcel Number:	07.9.2.27
Spaces:		Zoning:	C
		Zoning	Commercial
		Description:	
		FEMA Zone:	X
		Additional	Yes
		Parcels YN:	
		Additional	Includes 07627903411980, 07.9.2.26,
		Parcels	Taxes \$9,415.68. 4.2 Acres for combined
		Description:	total of 8 Acres
		Common Interest:	None
		Land Lease YN:	No
		Subsurface	No
		Rights YN:	
		Lease Considered	No
		YN:	
		Rent Control YN:	No
		Water Body	No
		Access YN:	
		Year Built:	0

Showing Service Name: ShowingTime

Occupant Owner
Type:
Owner Name: Liguori Frank A Jr Trustee Of The Frank Liguori Jr

Showing Requirements: Appointment Only

Public Remarks: Incredible Opportunity - 8 Acres with Established Nursery & Multiple Income Streams! Rarely does a property like this come along! Situated on two parcels totaling approximately eight acres. This unique offering features a thriving, well-established nursery business with massive 100x50 Greenhouse, produce stand, some livestock, raw land and multiple residential income properties. The property includes three residential dwellings with a total of five rental units, providing strong and consistent rental income. The nursery and produce stand are highly successful, with a loyal customer base and excellent visibility. In addition to its current success, there is significant upside potential to expand the existing business operations, introduce new agricultural or retail offerings, or grow the residential income stream. Don't miss this turn-key business opportunity

Private Remarks: Shown by appointment only.

Directions: Route 209 - GPS friendly **Latitude:** 40.941985 **Longitude:** -75.312878

Listing Contract Date: 03/31/2026	Original List Price: \$1,750,000	Status Change Timestamp: 04/04/2026
Expiration Date: 09/30/2026	Listing Agreement: Exclusive Right To Sell	List Price: \$1,750,000
	Seller Directed Marketing: No	
	Listing Service: Full Service	
	Listing Terms: Cash; Conventional	
	Possession: Close Of Escrow	
Name	Office	Primary Office E-mail
LA: Karyn Malsch (KSM) DRE#: RS338225	McKeown Real Estate (MCKE) RB041034A	570-807-5138 570-424-2762 karyn@mckeownrealestate.com
CLA: Thomas McKeown (MCT) DRE#: RM042614A	McKeown Real Estate(MCKE) RB041034A	570-424-2762 570-424-2762 tom@mckeownrealestate.com

High School District: Stroudsburg Area	Tax Assessed Value: \$216,270	County Tax Amount: \$1,184.58
	Tax Year: 2025	Municipal Tax Amount: \$30.28
	Tax Map Number: 07627903319856	School Tax Amount: \$5,924.72
	Tax Book Number: 2643	Tax Annual Amount: \$7,179.79
	Tax Page Number: 921	Tax Other Annual Assessment \$40.21
	Deed Recording Date: 12/27/2023	Amount:

Current Use: Commercial; Residential; Mixed Use	Road Frontage Type: Road Frontage Length: 425; State Road
Possible Use: Commercial; Agricultural; Residential; Development; Investment; Mixed Use	Road Responsibility: Public Maintained Road
	Road Surface Type: Paved
	Sewer: Septic Tank
	Special Listing Conditions: Standard
	Structure Type: Mixed Use
	Water Body View: No
	Water Source: Well

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Greenhouse



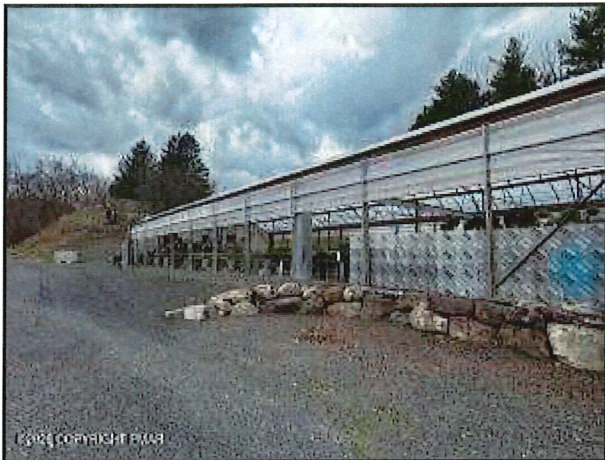
Greenhouse



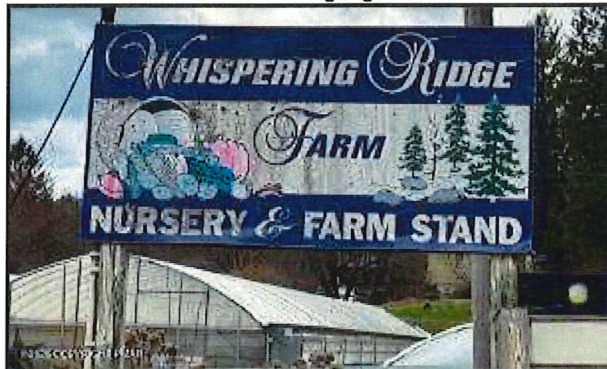
Greenhouse



Greenhouse



Rt 209 Signage



Entrance



IMG 6784



Greenhouse



IMG 6785



IMG 6781



Greenhouse #2



Entrance to 2 Lots



Massive Lot



Produce Stand



3 Bedroom Rental



2 Rental Units



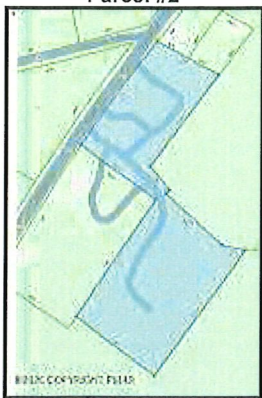
2 Rental Units



Parcel #1



Parcel #2



Greenhouse #2



Parcel #2



Parcel #2



Farm



Pond



IMG 9940



Livestock



Livestock



Farm



IMG 9942

