

OFFICE BUILDING  
**FOR SALE**

**882 ROUTE 522**  
SELINGROVE, PA 17870



**Amber Corbo**  
acorbo@naicir.com | 717 761 5070 x185



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com



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



# 882 ROUTE 522

## PROPERTY DETAILS

FOR SALE  
\$210,000

### OFFERING SUMMARY

Sale Price	\$210,000
Lot Size	0.40 Acres
Building Size	1,917 SF

### PROPERTY SUMMARY

Address	882 Route 522 Selinsgrove, PA 17870
Municipality	Penn Township
County	Snyder County
Tax Parcel #	13-08-175
Year Built	1977
Year Last Renovated	1995

### PROPERTY DESCRIPTION

Single-story office building available for sale, located along Route 522 in Selinsgrove. The favorable floor plan offers private office, conference area, and reception with waiting room. Investment opportunity for an owner-user in need of professional office space. Also could be subdivided to serve two (2) tenants, as it offers an entrance and bathroom on both sides of the building.

### LOCATION DESCRIPTION

Located on the heavily traveled US Route 522 in Selinsgrove. Susquehanna University and downtown Selinsgrove attractions are within two (2) miles. National retailers and professional office complexes can be quickly accessed on Routes 11/15.

### PROPERTY HIGHLIGHTS

- Professional office available for sale
- Floor plan includes private offices, reception area, and a conference and waiting room
- Zoned Highway Commercial - permits many professional and commercial uses
- Located on US Route 522

### BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Two (2)
Roof	Shingle, new 2019
Walls	Drywall
Floor Type	Carpet
Business ID Sign	Yes - Pylon sign on Route 522, Monument sign on building

### UTILITIES & ZONING

Zoning	Highway Commercial
Water	Well
Sewer	Public
Electric	200 Amps
HVAC	Central air, heat pump

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882 ROUTE 522  
ADDITIONAL PHOTOS

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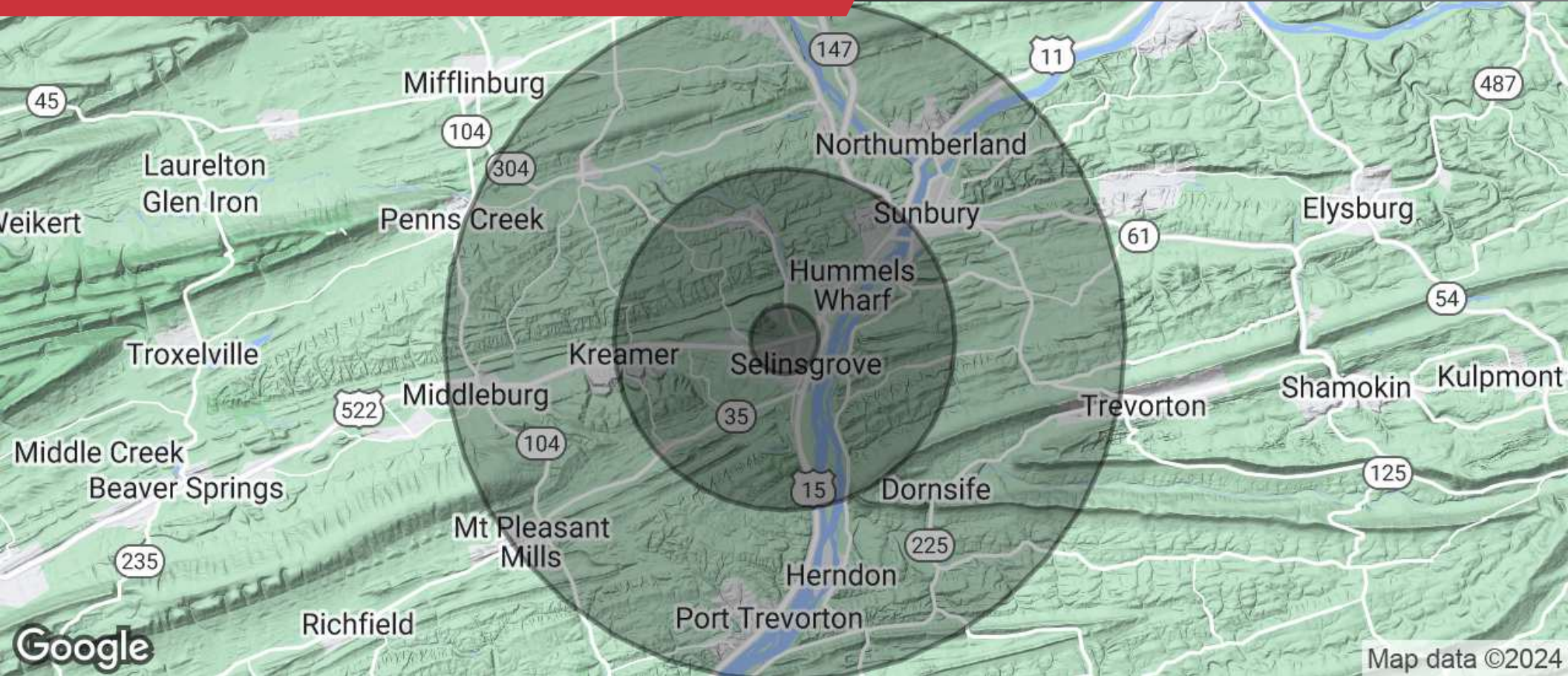




# 882 ROUTE 522

## DEMOGRAPHICS

**FOR SALE**  
\$210,000



### POPULATION

1 MILE	5 MILES	10 MILES
4,953	20,512	60,943



### HOUSEHOLDS

1 MILE	5 MILES	10 MILES
1,620	8,353	26,377



### INCOME

1 MILE	5 MILES	10 MILES
\$64,841	\$70,568	\$67,760

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