

PROPERTY INFO SHEET

INDUSTRIAL • OFFICE • RETAIL • LAND • INVESTMENT



Office/Retail/Specialty Space Available for Lease

ADDRESS 347 Wyoming Avenue, Wyoming, Luzerne County, PA 18644

LOCALE Property is located along Wyoming Avenue in Wyoming just south of the 8th Street intersection.

PARCEL Unit Space Location Unit Square Feet Prior Use

1 Free Standing ± 4,500 Office/Retail/Specialty

PARCEL AREA $\pm .17$ Acres.

BATHROOMS Two (2) Existing Restrooms.

HVAC Heating, Ventilating and Air Conditioning included in unit.

UTILITIES Electric, Natural Gas, Public Water and Public Sewer.

PARKING \pm 25 shared, striped spaces.

TRAFFIC VOLUME Wyoming Avenue - 18,137 ADT (August 2024).

ZONING B-2: Community Commercial (Luzerne County/Wyoming Borough).

RENT/TERM \$10/SF NNN, separate utilities. Trash removal is Tenant's responsibility.

REMARKS $\pm 4,500$ SF of retail/office space available for immediate occupancy at 347 Wyoming Avenue in

Wyoming. Unit has a mainly open floor plan, reception area with 1 restroom and 2 smaller offices in the front, 3 large open areas, and rear storage with 2 additional restrooms. Partial basement.

Lease rate does not include utilities, property expenses or building services.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is

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submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

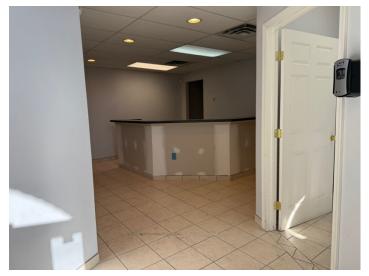






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