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 ± .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 ± 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 ± 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.

347 Wyoming Avenue - Info   3/28/2025

Hinerfeld
COMMERCIAL REAL ESTATE