



OFFERING MEMORANDUM

# Vacant Class A Office with Drive-Thru & Off-Street Parking

200 W Broad Street, Hazleton, PA 18201

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## INVESTMENT HIGHLIGHTS

- Turnkey opportunity for an Owner/User or Tenant
- Class A design and construction
- Drive through plus 14 on-site parking spaces
- Well-maintained
- High visibility with concomitant branding opportunities
- "Main and Main" location



# The Opportunity

Colliers is the Owner's exclusive agent to offer for sale the fee simple interest in this vacant, two-story, Class A, former bank branch and office building at the corner of "Main and Main" in the heart of downtown Hazleton, Luzerne County, Pennsylvania. Hazleton is the second-most populous city in Luzerne County.

Not only is the building handsomely designed and well-constructed to PNC Bank's stringent specifications, but it also features a functional drive-thru, 14 on-site parking spaces, and fiber-optic cabling.

## Vital Data

<b>Address</b>	200 W Broad Street Hazleton, PA 18201	<b>Parking</b>	14 spaces with drive-thru ±20 spaces if removed
<b># Buildings</b>	1	<b>Zoning</b>	CC - Central Commercial
<b># Floors</b>	2	<b>Year Built</b>	1980
<b>Total GLA SF</b>	8,050	<b>Utilities</b>	Electric, gas, public sewer & water
<b>% Total GLA Available</b>	8,050	<b>Title</b>	Fee Simple
<b>Land Area</b>	0.46 acres	<b>Offered Price</b>	\$1,600,000
<b>APN</b>	71-T8SW42-013-008-000	<b>Offered Price/SF GLA</b>	\$199 / SF

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## QUALIFIED INVESTORS

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