



### Warehouse Building for Sale In Scranton

List Price:	\$750,000
ADDRESS	2307 & 2409 Amelia Ave, Scranton, PA 18509
LOCATION	2 adjacent parcels being sold together along Amelia Avenue located less than a quarter mile from North Main Avenue. <b>PIN</b> 13501040004 (.19 Acres) <b>PIN</b> 13501040005 (.16 Acres)
Owner:	CF Bordo Inc.
Building:	±11,245 SF
Configuration:	office with single lavatory and warehouse space
Zoning	L-I Light Industrial
School District:	Scranton School District
Stories:	Majority is single story with one section having 2 stories
Docks:	1 dock and 2 garage bay doors
Rail:	Rail line running along rear of property
HVAC:	Gas Fired Heat
Water	Pennsylvania American Water
Electric:	PP&L Two services single phase 240v 200 Amp & 240v 200 Amp
Gas:	UGI
Sewer:	Scranton Sewer Authority
Taxes:	<b>Pin:</b> 13501040004 <b>\$5821.76</b> <b>Pin:</b> 13501040005 <b>\$4640.27</b>
REMARKS	2 parcels with several joined warehouse and single office space. Zoned Light Industrial allows many uses such as building/contracting business, craftsman workshop, self-storage facility, light manufacturing, warehouse, etc. Less than a quarter mile from North Main Avenue and approximately 1 mile from Interstate 81.

2409 Amelia Ave Fct. Sheet 12/11/2024

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