



584 Wyoming Avenue

Office Building

FOR SALE

PROPERTY NAME

584 Wyoming Avenue

ADDRESS

584 Wyoming Avenue, Kingston (Borough), PA, Luzerne County, PA 18704

LOCALE

Located on Wyoming Avenue just south of the Kingston Fire Department. Free Standing building of \pm 4,640 SF.

SPACE

<u>Unit</u>	<u>Former Use</u>	<u>Square Feet \pm</u>
1	Financial Services Offices	4,640

PARCEL

50' x 120' with 10' Access Easement to Sharpe Street.

CONSTRUCTION

CMU with brick exterior, steel roof deck with rubber cover.

INTERIOR FINISH

Currently fit-out as professional offices.

RESTROOMS

One existing on the main level and two existing on the lower level.

UTILITIES

Public Water and Sewer, Electric, and Natural Gas.

ALARM

Burglar and Fire Alarm system installed, require reactivation.

HVAC

Gas Hot Air and Central Air for Cooling.

PARKING

Approximately 7 paved and striped spaces (additional off-street parking on Sharpe Street).

TRAFFIC VOLUME

24,343 ADT on Wyoming Avenue (PennDOT ITMS).

ZONING

C-2: Community Commercial District.

SALE PRICE

\$499,000.

RE TAXES

\$7,329.70 per Year.

DEED RESTRICTION

Property will be restricted for use as a financial institution.

REMARKS

Property is located along Wyoming Avenue in Kingston Borough, PA, just south of the Kingston Fire Department and one building off the corner of Wyoming Avenue and Sharpe Street, with \pm 4,640 SF (\pm 2,320 SF per floor).

584 Wyoming Ave Info Sheet 7/13/2025

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