

PARRY STREET DEVELOPMENT

59 Parry Street Luzerne, PA 18709

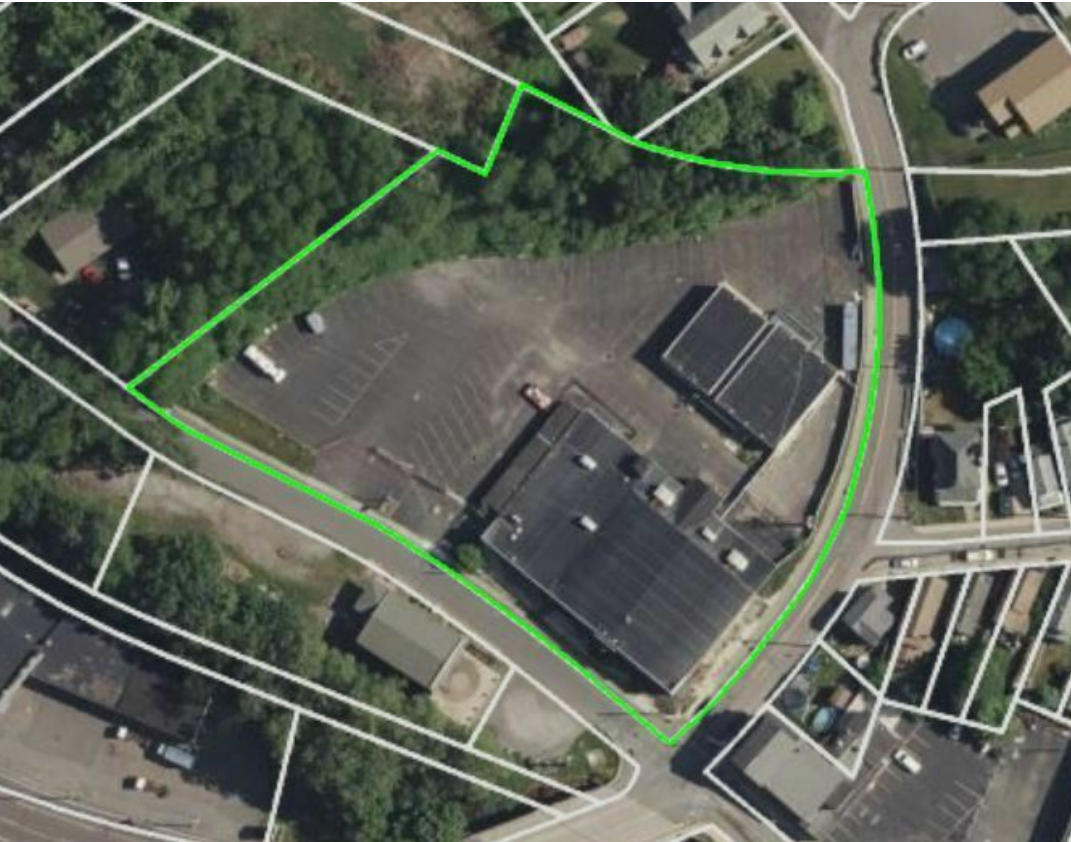


FOR SALE

SPECIAL PURPOSE



20,000± SF

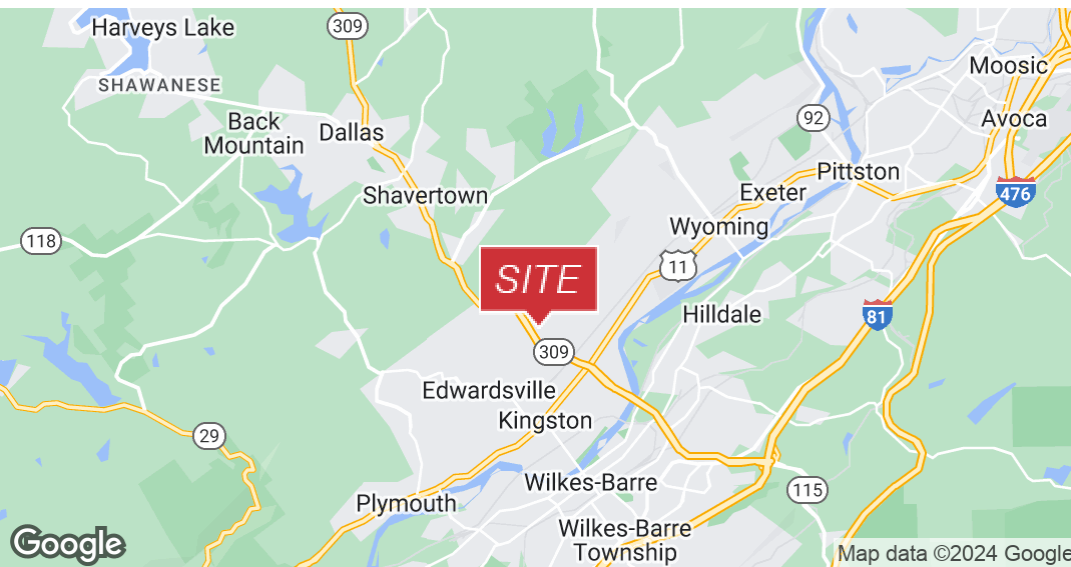


PROPERTY DESCRIPTION

Introducing Parry Street Development, located in quaint Luzerne, PA. This former Banquette Hall turned School is situated at the corner of Parry, Kelly and Main streets. Within a short distance to the well frequented Luzerne Shopping Plaza highlighting several National Brand Tenants. Past the intersection you'll find a walkable Main St. bustling with activity throughout all the shops and restaurants. Community members can enjoy outdoor recreation just a little ways past the entrance to this development by accessing the beginning of the Back Mountain Trail. This location offers a prime opportunity with a total of 20,000± SF situated on 2.26 Fenced Acres. Presenting an excellent opportunity for a Special Purpose / Re-Development investor.

SALE PRICE:

PRICE UPON REQUEST



FOR MORE INFORMATION

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PROPERTY HIGHLIGHTS

- Total 20,000± SF within 3 Buildings
- 2.26 Fenced Acres
- Signage - Street Pylon
- Parking for 100 Cars
- Newer Rolled Rubber Roof
- Electric 1000 Amp, 3 phase, 120/208
- Private Fenced in Play Area
- Two Raised Outside buildings connected by walkway
- Outside Bld. #1
 - 3 Classrooms
 - 2,007± SF
- Outside Bld. #2
 - 6 Classrooms
 - 2,817± SF
- Main Bld. (former Hall)
 - 15,000± SF
 - 2nd Floor Office Suites - 1,500± SF
 - 4 Restrooms
 - 1 Banquet Hall
 - Full Industrial Kitchen
 - Walk in Freezer & Cooler
 - Pantry
 - 6 Offices
 - 4 Storage Areas
 - 7 Large Multipurpose rooms
 - 1 Drive up Loading Area

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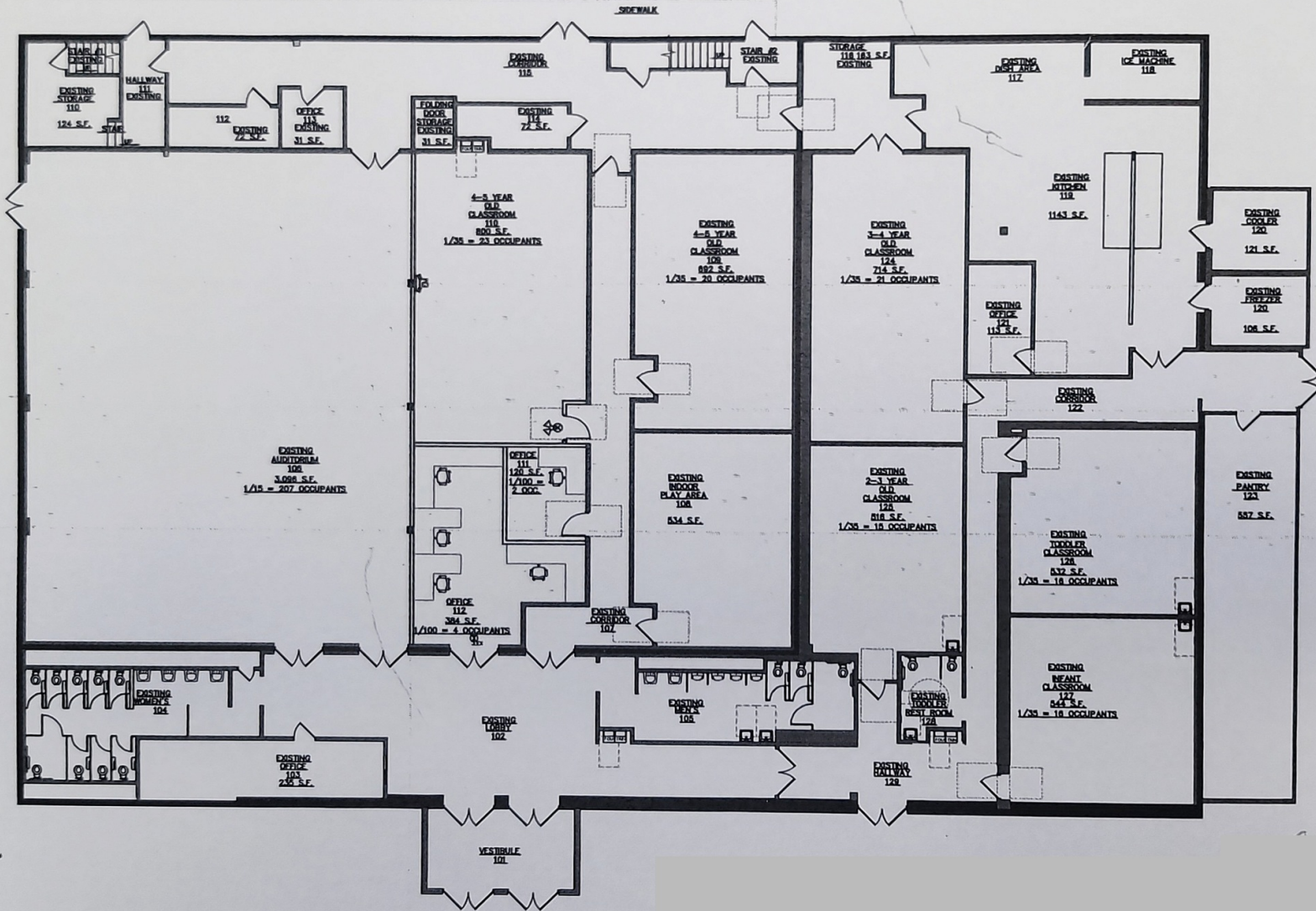


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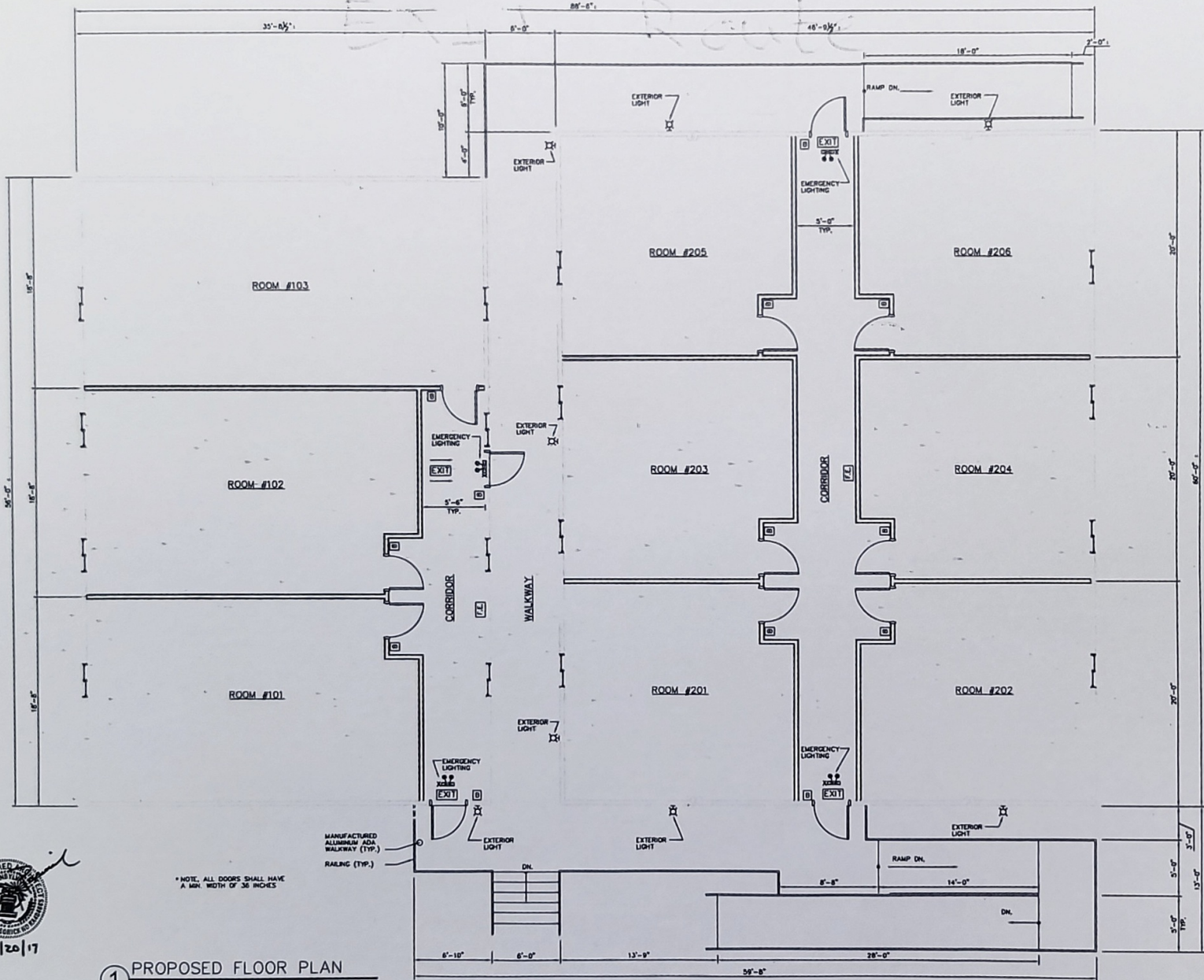


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MAIN BUILDING

ROOM #	ROOM TYPE	SQUARE FEET
106	Banquette Hall/ Auditorium	3,096
112 (back hall)	Banquette Bar Area	72
103	Front Office/ Mechanical Rm	235
112	Office/ Work Room	384
111	Single Office	120
114 (back hall)	Office	72
110	Office w/ stairs to 2nd flr.	124
121	Single Office within Kitchen	113
113	Storage back hallway x3	31 each
116	Storage Kitchen Area	163
108	Classroom	534
109	Classroom	692
110	Classroom	800
124	Classroom	714
125	Classroom	516
126	Classroom	532
127	Classroom	544
117 - 118 - 119	Kitchen	1,143
120	Cooler & Freezer	227
123	Pantry	557
101 - 102	Entryway/ Lobby	TBD
104 - 105	Restrooms	TBD
2nd Floor	Office Suites	TBD
103	Outdoor Bld. #1	674
101 - 102	Outdoor Bld. #1	569 each
201 - 203 - 205	Outdoor Bld. #2	480 each
202 - 204 - 206	Outdoor Bld. #2	360 each

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LOCATION OVERVIEW

The property's strategic location provides easy access to major highways by way of Route 309 (Cross Valley Expressway) connecting to the interchange for I-81, Rt. 315 and Rt. 115 leading to I-476 (PA Turnpike).

Map data ©2024 Google Imagery ©2024 CNES / Airbus, Maxar Technologies

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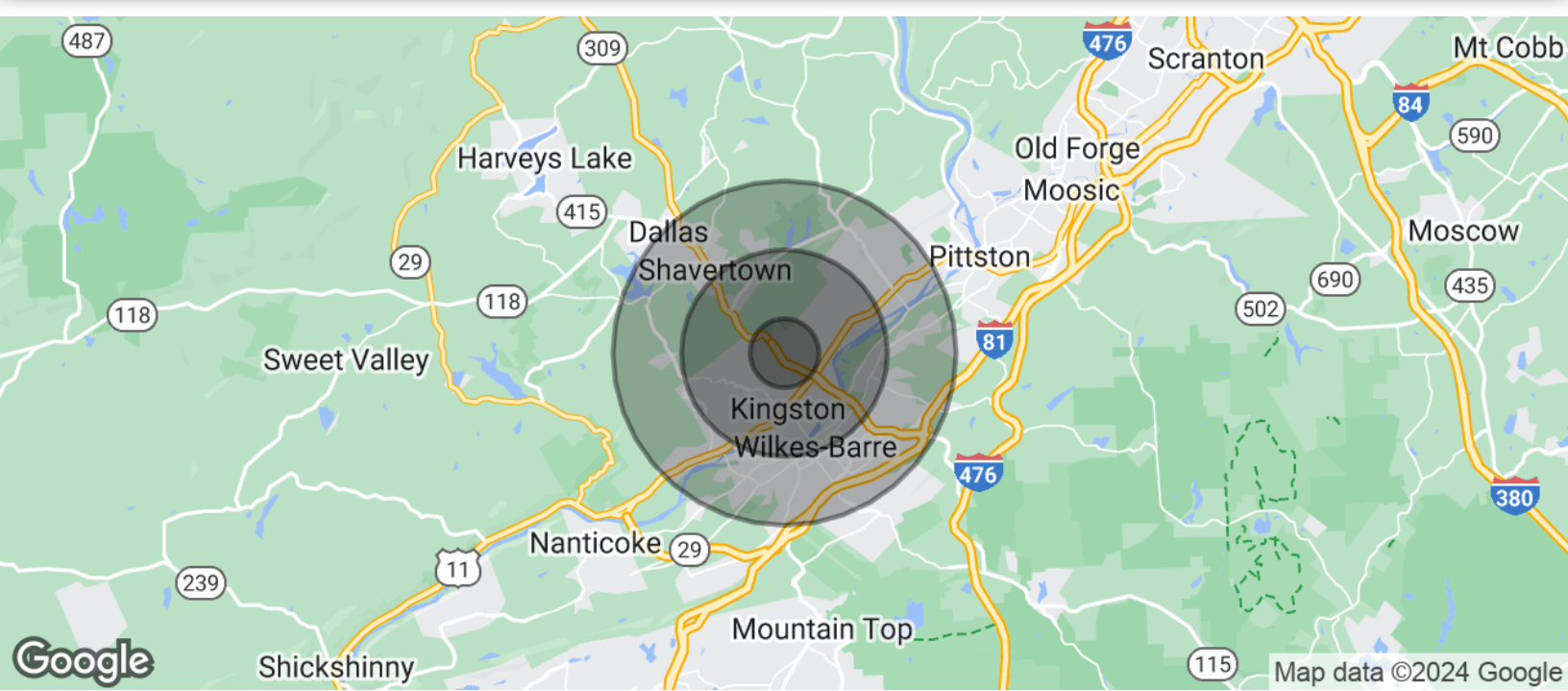


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,300	57,875	132,740
Average Age	44	43	43
Average Age (Male)	43	41	41
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,897	24,642	56,600
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$75,168	\$81,126	\$78,536
Average House Value	\$158,788	\$181,548	\$169,618

TRAFFIC COUNTS

Parry & Kelly Streets	10,943/day
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Demographics data derived from AlphaMap

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