

SALE PRICE: \$1,175,000



416, 426 W. THIRD STREET, WILLIAMSPORT, LYCOMING COUNTY, PA 17701

Two commercial buildings (real estate only) for sale for a total of 21,633 SF on 0.5+/- acres. Buildings are located in Williamsport's central business district. **416 W. Third Street** is a retail building featuring a newly insulated roof with SPF roofing system, interior renovated in last 12 years- plumbing, HVAC, sprinklers, electric, two new bars. **426 W. Third Street** is a warehouse building featuring a recently remodeled office, showroom/retail space, 18ft. ceilings with skylights and wood beams. Structure is wood frame with brick exterior with public utilities and 3 phase electric service. There is also a brand new furnace and electrical upgrades. **416 W. Third Street (Real Estate Only) can be purchased separately at a sale price of \$795,000.**

PROPERTY DETAILS:

■ 10,270 SF+/- (416 W. Third St.)

- PIN: 65-001-226
- 0.24+/- Acres
- 81 ft. Frontage
- Gas and Electric Heat
- Carpet/Tile/Concrete Floors
- 3 Restrooms
- One 8 ft. Overhead Door
- Partial Basement
- 2024 Taxes - \$831.05

■ 11,363 SF+/- (426 W. Third St.)

- PIN: 65-001-225
- 0.26+/- Acres
- 86 ft. Frontage
- Gas Heat
- Carpet/Wood/Concrete Floors
- Partially Insulated
- 2 Restrooms
- One 10 ft. Overhead Door
- 18 ft. Ceiling Heights
- 2024 Taxes - \$7,292.92

LATITUDE: 41.238380

LONGITUDE: -77.009030

2025 DEMOGRAPHICS

	5 MILE	7 MILES	10 MILES
POPULATION	54,960	65,345	82,880
HOUSEHOLDS	23,316	27,580	33,092
MEDIAN HH INCOME	\$57,828	\$60,283	\$61,873

Source: Esri

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