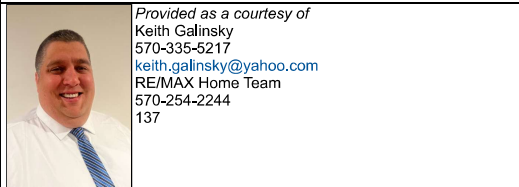
	ListingId: SC-2624 PropertyType: Commercial Sale Sub Type: Mixed Use Status: Active Stories: 1 Year Built: 1987 Year Built Details: N/A Garage Spaces: 0 Parking Total: 23 Street Additional Info: 272 Main Street	List Price: \$299,000 Availability Date: 05/17/2024 Building Name: Former First National Bank Number Of Buildings: 1 Number Of Units Total: 1 Basement YN: Yes Enhanced: Yes Accessible: Rent Control YN: No
	Current Use: Vacant Possible Use: Vacant Business Type: Commercial; Industrial; Professional/Office Property Attached YN: Yes Environmental Survey YN: No Exterior Features: Storage; Other Roof: Flat	Lot Size: 0.5 Acres: Lot Size: 166X84X74X123 Dimensions: Lot Dimensions: Estimated Source: Land Lease YN: No Road Frontage: 166 Length:

272 Main Street Street
Nicholson, PA 18446



Building Area Total:	9,440
Building Area Total (Report Only):	9,440

County: Wyoming	City Region: Nicholson
Zoning: C2	Municipality: Nicholson Borough
Zoning Description: Commercial	High School District: Lackawanna Trail
FEMA Zone: A	

County Tax Amount: \$3,869.96	Tax Information: Available
Municipal Tax Amount: \$2,458.4	Tax Assessed Value: \$149,720
School Tax Amount: \$13,798.2	Tax Year: 2024
Tax Annual Amount: \$20,126.56	

Parcel Number: 15-079.2-162-00-00	Tax Book Number: 2021-4316
Additional Parcels YN: No	

Accessibility Features: Accessible Approach with Ramp Basement: Block; Concrete; Finished; Storage Space; Sump Pump; Walk-Out Access Building Features: Exterior Storage; Sprinkler System; Window(s) Community Features: Other Construction Materials: Block; Concrete Cooling: Central Air Current Financing: None Electric: 440+ Volts; Phase 3 Exterior Features: Storage; Other Fencing: None Flooring: Carpet; Ceramic Tile; Concrete; Laminate; Other	Foundation Details: Block; Concrete Perimeter Owner Pays: All Utilities; Electricity; Insurance; Sewer; Taxes; Water Tenant Pays: None Heating: Electric; Radiant Levels: Two Lot Features: Corner Lot Parking Features: Accessible Parking; Asphalt; Parking Lot Property Condition: Fixer Road Frontage Type: Road Frontage Length: 166; City Street Road Surface Type: Asphalt	Security Features: Fire Sprinkler System; Smoke Detector(s) Sewer: Public Sewer Special Licenses: None Special Listing Conditions: Standard Structure Type: Industrial; Office; Retail Utilities: Cable Available; Electricity Available; Phone Available; Sewer Available; Water Available Water Source: Public Waterfront YN: No Listing Terms: Cash; Conventional Possession: Negotiable Showing Requirements: Appointment Only; Call Listing Agent; Lockbox; Showing Service Lock Box Number: 0014 Sign On Property YN: No
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Directions: Turn right onto Main Street across from the Dollar General store in Nicholson and the sign will be located by the front door.

Latitude: 41.625955 **Longitude:** -75.780264

Public Remarks: A commercial property for sale located right in the heart of Main Street Nicholson, PA. The property presents a unique investment opportunity for all investors. The property is being sold "As Is" and is vacant. Please make appointment through the showing time app.

Private Remarks: The seller is motivated to sell. All Measurements are approximate and not guaranteed.

Auction YN: No		
Listing Contract Date: 05/17/2024 Original List Price: \$325,000 List Price/SqFt: \$31.67 Original Entry Timestamp: 05/20/2024 Agent DOM: 261	Listing Agreement: Exclusive Right To Sell Owner Name: 57 MAIN STREET NICHOLSON LLC	Cumulative DOM: 261

Listing Office: RE/MAX Home Team Phone: 570-254-2244 Fax: 570-254-6728 Address: 948 Lakeland Dr. Scott Twp., PA 18447 Lic #: RB069021	LA: Keith Galinsky Phone: 570-335-5217 Email: keith.galinsky@yahoo.com Lic #: RS369142
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