

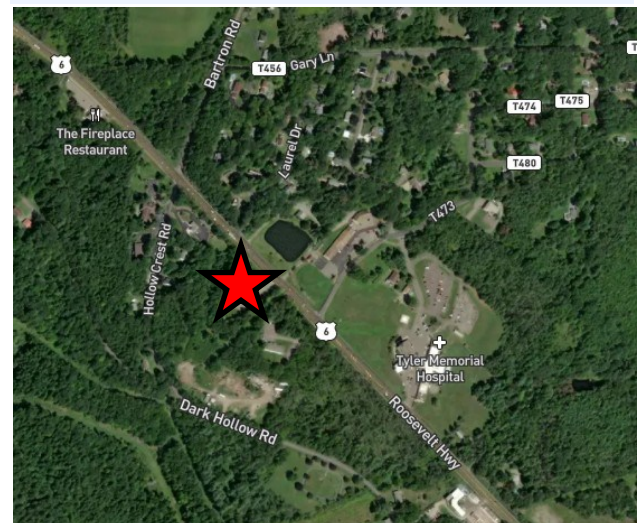
SALE PRICE: \$575,000

6039 SR6, TUNKHANNOCK TOWNSHIP, WYOMING COUNTY, PA

6,784 +/- SF commercial building on approximately 2.44 acres. Property is located along SR 6 (Grand Army Republic Highway) a major East/West highway corridor in the northern tier of Pennsylvania from Ohio to Port Jervis New York. This is a heavily travelled route by commercial vehicles, tourists, outdoor enthusiasts and locals. Unlimited opportunity to launch or grow a new or existing business with plenty of parking whether retail, professional or service types. **BUILDING IS TENANT OCCUPIED.** Please do not enter building or approach tenant with questions about sale. Must contact listing agent to schedule a showing and obtain additional information.

PROPERTY DETAILS:

- 6,784 SF +/- Building
- 2.44 +/- Acres
- PIN: 26-072.0-134-01-00-00
- 414 ft. Frontage
- Private Well / On-Site Sewer
- Propane and Electric Heat
- Central A/C
- Back Up Generator
- Security System & Smoke Detection
- Masonry Load Bearing with Block/Brick Exterior
- 34 Parking Spaces
- Shingle Roof/ Rubber Roof on Addition
- No Zoning Ordinance
- 2025 Taxes - \$15,853.79
- AADT: 21,594 Vehicles (PennDOT TIRe 2021)

LATITUDE: 41.578722 LONGITUDE: -75.973611

For Information Contact:

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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