



### **CLASS A RETAIL/OFFICE FOR SALE OR LEASE**

**+/- 4000 SF Class A Retail /Office  
Building  
Zoned Commercial**

**HIGH TRAFFIC/VISIBILITY LOCATION  
66,000 VPD I-81  
22,000 VPD – Highland Boulevard**

<b>ADDRESS</b>	<b>880 Schechter Drive, Wilkes Barre Twp, Pennsylvania (LUZERNE COUNTY)</b>
<b>PROPERTY</b>	+/- 1.67 Acres
<b>IMPROVEMENT</b>	+/- 4000SF Class A Bank/Office Building – One Floor with Drive Thru Lanes
<b>ZONING</b>	B-2 Commercial
<b>P.I.N.</b>	1 parcel : 69-I10-00A-029-000
<b>TAXES</b>	School: \$21,890, County/Muni: \$9,168 = Total \$31,058 (2018 Estimated)
<b>HVAC</b>	Gas/Electric HVAC VAV System (Trane 7 ton, Trane 5 ton, ductless split for server room, each with Honeywell Thermostatic Controls, Weil McLain Gold CGS gas fired boiler)
<b>FIRE SYSTEMS</b>	Smoke Alarm System. Sprinklers = NO.
<b>I/T</b>	Served by VERIZON

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ELECTRIC	120/277 , 3 Phase. Backup “Generac” full building generator tested weekly.
ROOF	Standing seam metal and Rubber EPDM
CEILINGS	Drop Ceilings with upgrade finish 2 x 4 Troffer Lights (fluorescent) in office areas, Atrium Lobby ceiling with rooftop skylights
FLOORING	Commercial Carpet and Tile
PARKING	28 Spaces (including 2 ADA spaces)
UTILITIES	Water , Gas, Electric (PPL), Sewer
OTHER:	
•	(2) ADA M/F Lavatories
•	E-Max instant hot water system
•	Janitorial sink in mechanical room

BANKING FEATURES:	(2) Drive Thru Teller lanes w/canopy
	(1) ATM/Deposit Unit
	(1) Drive Thru Lane Red/Green Light System
	(5) Lobby Teller Positions
	(1) Hamilton Air Pneumatic Tube System - 2 lanes
	(1) Hamilton Safe 10 – Bullet Resistant Teller Window & Drawer
	(1) Hamilton Safe Night Deposit thru wall location

**LIST PRICE**                      **SALE : \$1,650,000**      **LEASE: INQUIRE FOR PRICE**

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