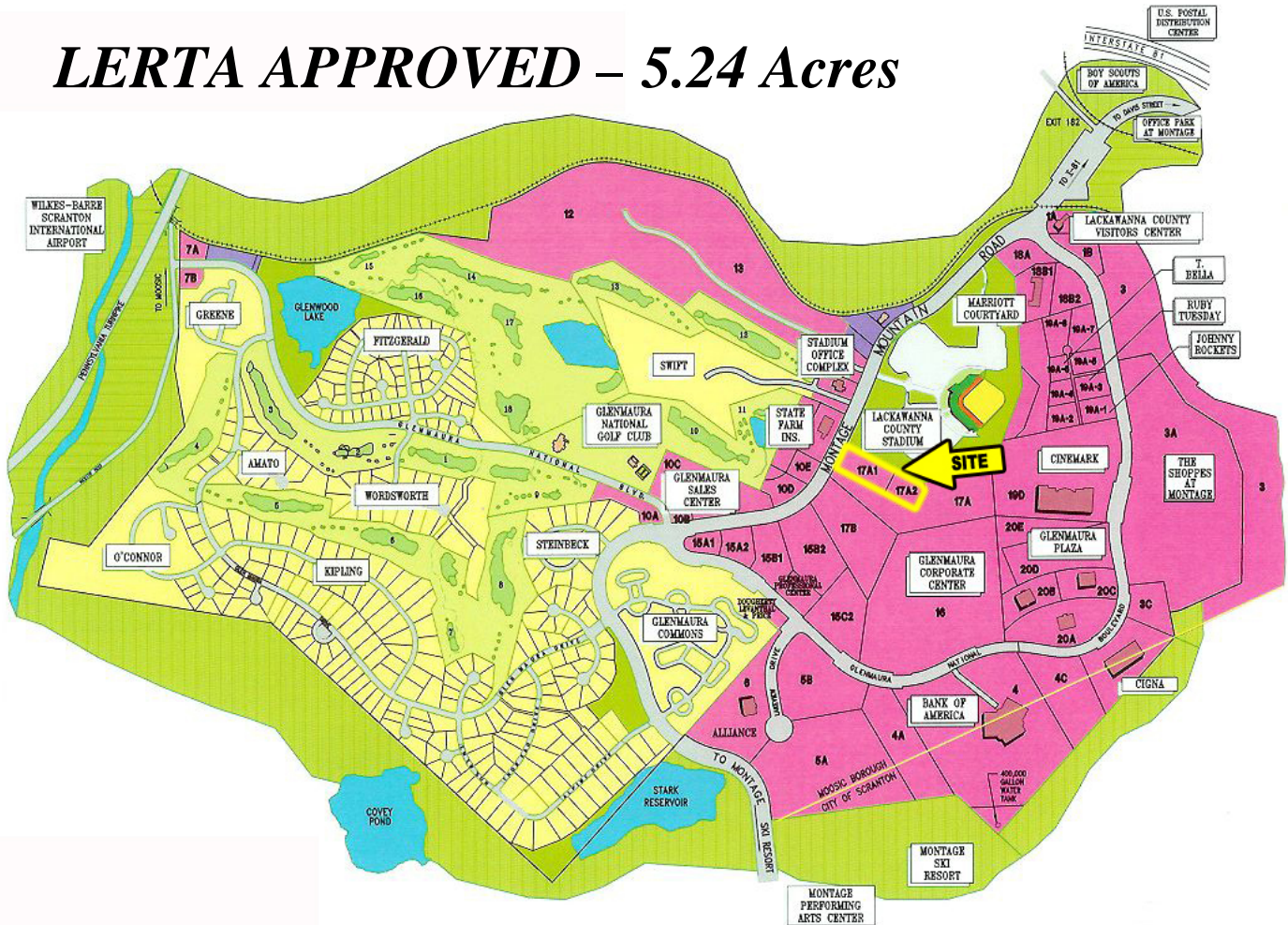


LERTA APPROVED – 5.24 Acres



PROPERTY *Lot 17A-1 & 17A-2, Montage Mountain Road, Glenmaura Corporate Center, Moosic Borough, Lackawanna County, PA*

LOCALE GLENMAURA CORPORATE CENTER

SITE

Size	5.24 acres of vacant land
Shape	Rectangular
Frontage	250'
Depth	914' average
Topography	Generally level; a few feet above road grade
Land Cover	Small trees, brush, rock
Utilities	Natural gas, public sewer and water are available

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

- ZONING** PDZ: Planned Development Zone. Principal permitted uses include a golf course, one-family units in ratio of 80% unattached homes & 20% townhouses, convenience commercial uses, light industrial uses, recreational uses, off-street parking and natural preserve. Approval process is that proscribed for a special exception in other zoning districts.
- COVENANTS** “Covenants, Conditions & Restrictions For Glenmaura Corporate Center” permit the following uses: offices, hotel, shopping center, bank, day care, school, church, senior housing, recreation, townhouses, and government offices.
- NEARBY USES** W.W. Scranton Office Park, PNC Field, home of Scranton/Wilkes-Barre Yankees (Triple A Farm Team of the Yankees), as well as of numerous other sporting and non-sporting events year-round, Montage Ski Area, Courtyard By Marriot Hotel, Hampton Inn, Comfort Suites Inn, Glenmaura National Golf Club, and 20 screen Cinemark theater, Shops at Montage, a lifestyle center, Glenmuara Corporate Center. The Glenmaura residential community consisting of single family residential and townhomes,
- TRANSPORTATION ACCESS** Interstate Highways: Glenmaura Corporate Center is located at Davis Street Exit # 51 of Interstate Route 81, about 5 miles south of the confluence of Interstate Routes 81, 380 & 84, & U.S. Route 6 (the new Governor Robert Casey Highway). Wilkes-Barre and the Wyoming Valley is a 15 minute drive south on Interstate Route 81.
- REMARKS** Commercial sites on the Interstate Route 81 Corridor between Scranton and Wilkes-Barre continue to grow in appeal and value because of their convenient access to the local population of about 500,000, as well as to out-of-town travelers and business people. Traffic count on Interstate Route 81 (north & south) is 65,697 vehicles.
- TAX INCENTIVES** **LERTA**
The Local Economic Revitalization Tax Assistance Program (LERTA) allows local municipalities, school districts, and counties to abate up to 100% of the real estate taxes on improvements to real property for up to 10 years. Lackawanna County, Moosic Borough and the Riverside School School District have agreed to the full, 10-year 100% abatement for every building constructed in the Glenmaura Corporate Center. This can mean substantial tax savings for the Center’s tenants.
- SALE PRICE** **\$325,000**

NOTE: PROPERTY OWNER IS A LICENSED PA REAL ESTATE BROKER

Montage-17A-1 & 17A-2-Sale-FCT-E.doc

3/22/2018

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