

The Bridges at Nicholson



106 Carr Street Nicholson, Pennsylvania

Investment Property Offered For Sale:

Turnkey personal care home situated in the beautiful Endless Mountains region of Northeastern Pennsylvania. High access location, convenient to Scranton Metro.

Offering Memorandum
Presented by

Hinerfeld
COMMERCIAL REAL ESTATE

Shannon Trivett, CPM®, ACoM® | *Hinerfeld Commercial Real Estate*
570-207-4100 ext 207 | 570-840-9887 | trivett@hinerfeldcommercial.com

The Offering

Hinerfeld Commercial Real Estate is pleased to announce the offering for sale of 106 Carr Street, Nicholson, Pennsylvania. This +/- 5,053 SF GBA building is situated on 2.32 partially wooded acres in the picturesque Endless Mountains. Well suited to provide solid return on investment. The property is currently licensed as a personal care home in Pa. However any transfer of ownership in the property will require the new owner to apply for their own license. The fact that there are no residents makes it easier. For the most part the real estate is for sale and intellectual property that will make it streamlined for the new owner to become licensed.

Vitals

- 5,053± SF GBA / 2.32 acres
- Class A Building (c. 2000)
- Ample Parking - paved and lined
- Oil fired hot water baseboard
- PPL Electric Service
- On site Sewer and Water
- New architectural shingle roof
- Beautiful welcoming sun room.
- Large dining room.
- Attractive rural setting.
- Fire and emergency lighting systems throughout.
- Large sign at entrance
- R-3 Zoning - High density residential zoning with many approved uses.
- Priced at \$995,000



Hinerfeld

COMMERCIAL REAL ESTATE



Hinerfeld

COMMERCIAL REAL ESTATE



Hinerfeld

COMMERCIAL REAL ESTATE

- 5 -



Hinerfeld
COMMERCIAL REAL ESTATE

Building Information

Renovated	The building has undergone full renovation in the last three years. New roof, new paint and flooring, updated resident rooms, custom fountain and landscaping.
Parking	Striped parking with designated handicap spot.
HVAC	Predominantly oil fired hot water based board with electric baseboard added in strategic locations. Ceiling fans in all rooms.
Electric	200 amp main panel, several sub panels.
Telcom	Frontier service
Utilities	On site water and septic. Water is tested every three months by Microbac Labs as per Pa DHS licensing regulations.
Signage	Ground mounted signage
Zoning	R-3 High density residential. Principal permitted uses include group homes, multi family, and single family. Exceptions permit boarding, lodging, bed and breakfast, day-care, group homes, recreation, places of worship and schools.
Taxes	Assessed value \$57,610. 2024 taxes: \$7,744.97

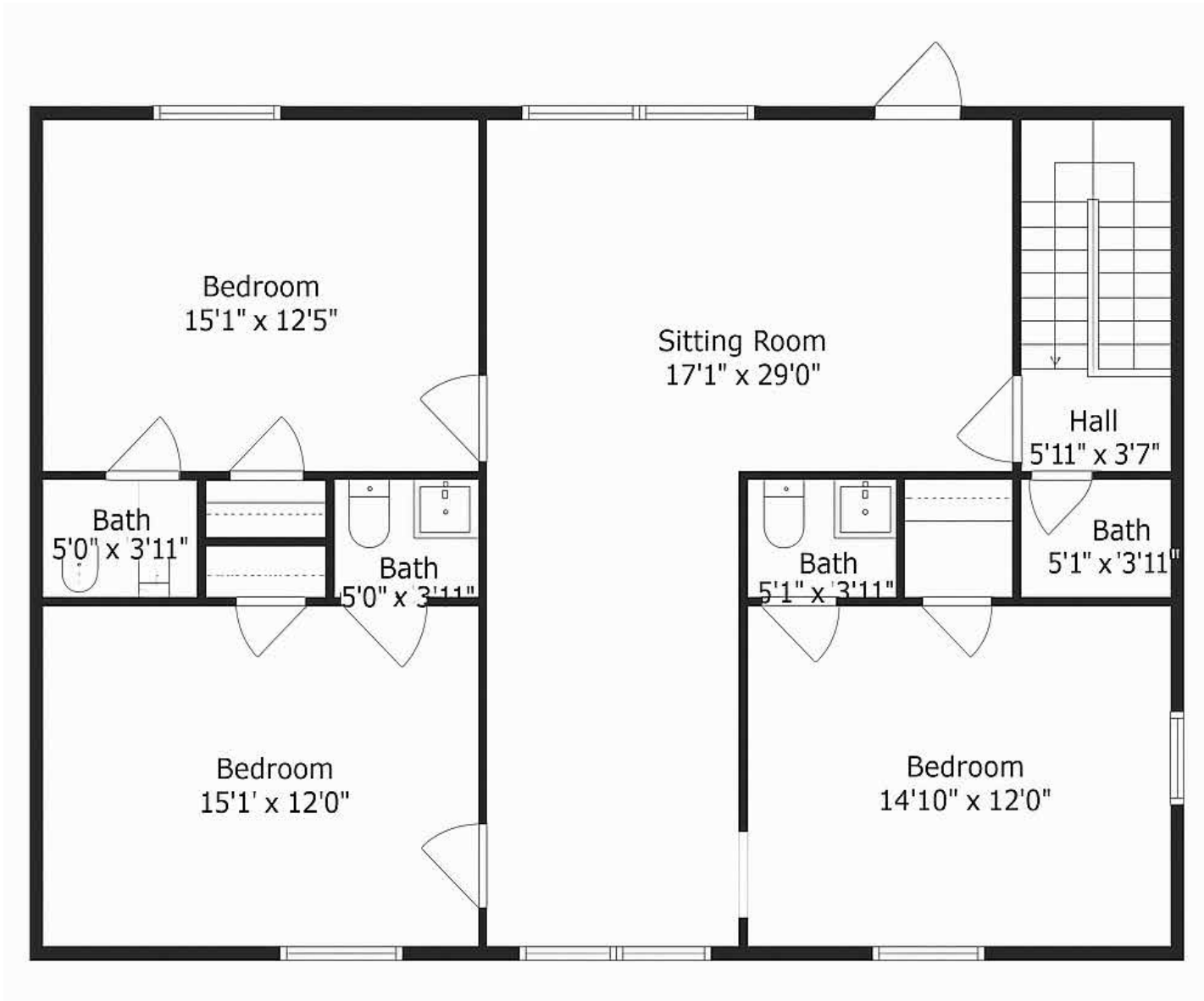


Floor Plans



First Floor

Floor Plans



Second Floor

The Bridges at Nicolson LLC Personal Care

Nestled in the heart of Pennsylvania's Endless Mountains, The Bridges at Nicholson is more than just a personal care home — it's a model of compassion, service, and community. This fully licensed, turn-key operation is available for sale — offering a rare opportunity to step into a thriving, well-respected business.

Founded and operated by Michelle, a seasoned Registered Nurse with over 30 years of experience, and Mike, a U.S. Marine Corps veteran and lifelong entrepreneur, The Bridges offers an unmatched level of care and family-like atmosphere. Residents aren't just patients here — they're treated like family, with dignity, warmth, and personalized attention. Every aspect of the home reflects that mission, from the all-private rooms with en suite bathrooms to the thoughtfully designed common areas that encourage connection and comfort.

The business is designed to operate on a private-pay model, ensuring stable revenue and simple operations without the administrative challenges of Medicaid or insurance billing. The facility currently licensed as a Personal Care Home with approved zoning and Certificate of Occupancy for such use. Transference of intellectual property and potentially current business name allows the new owner's licensing process to be seamless and streamlined.

There's more than just business potential here — there's a lifestyle. On-site owner's quarters offer the convenience and peace of mind of living close by, with the added bonus of stunning views, outdoor space, and a serene setting just steps from the iconic Nicholson Bridge. This location offers charm, visibility, and strategic access to nearby communities in both Wyoming and Lackawanna Counties.

The Bridges at Nicholson is ready for its next chapter. Whether you're a healthcare professional looking to take ownership of an established and respected operation, or an investor seeking a compassionate, community-driven business with room to grow — this is your moment.

Step into a business built on heart, backed by strong operations, and surrounded by natural beauty. Contact us today to learn more about this unique opportunity and schedule a private, confidential tour.

Key Inclusions

Currently license and inspected for 10 beds

Opportunity to expand to 16 beds

All bedrooms have a two piece bath attached.

There is a fully ADA compliant bathroom that includes a walk in shower adjacent to the main hall of 10 bedrooms and a second shower room at the opposite end of the wing.

Third shower room and three additional bedrooms on second floor

All documentation conveys to the new owner.

Intellectual property to convey:

- Floor plans
- Facility emergency preparedness plan (required for occupancy by county)
- Facility and building plans
- State mandated policies and procedures manual
- Fire drill policy and record book

Inventory

8 twin beds/mattress with linens

1 full bed/ mattress with linens

6 dressers

8 night stands

6 recliners

10 LG smart TV's (32")

1 couch

2 sofas

4 plush chairs

4 round dining tables with chairs

10 room safes

10 wall mounted bedside lamps

Under counter beverage fridge

Washer & electric dryer

2 refrigerators

Dishwasher

Electric stove & microwave

Whole house Culligan water filter

Whole house UV filter



Hinerfeld
COMMERCIAL REAL ESTATE

The Nicholson Bridge – An Icon of American Engineering

Discover one of Pennsylvania's most awe-inspiring landmarks — the Nicholson Bridge, officially known as the Tunkhannock Viaduct. Towering over the Tunkhannock Creek Valley, this monumental structure is not only a triumph of early 20th-century engineering but also a powerful symbol of the region's historical and industrial legacy.

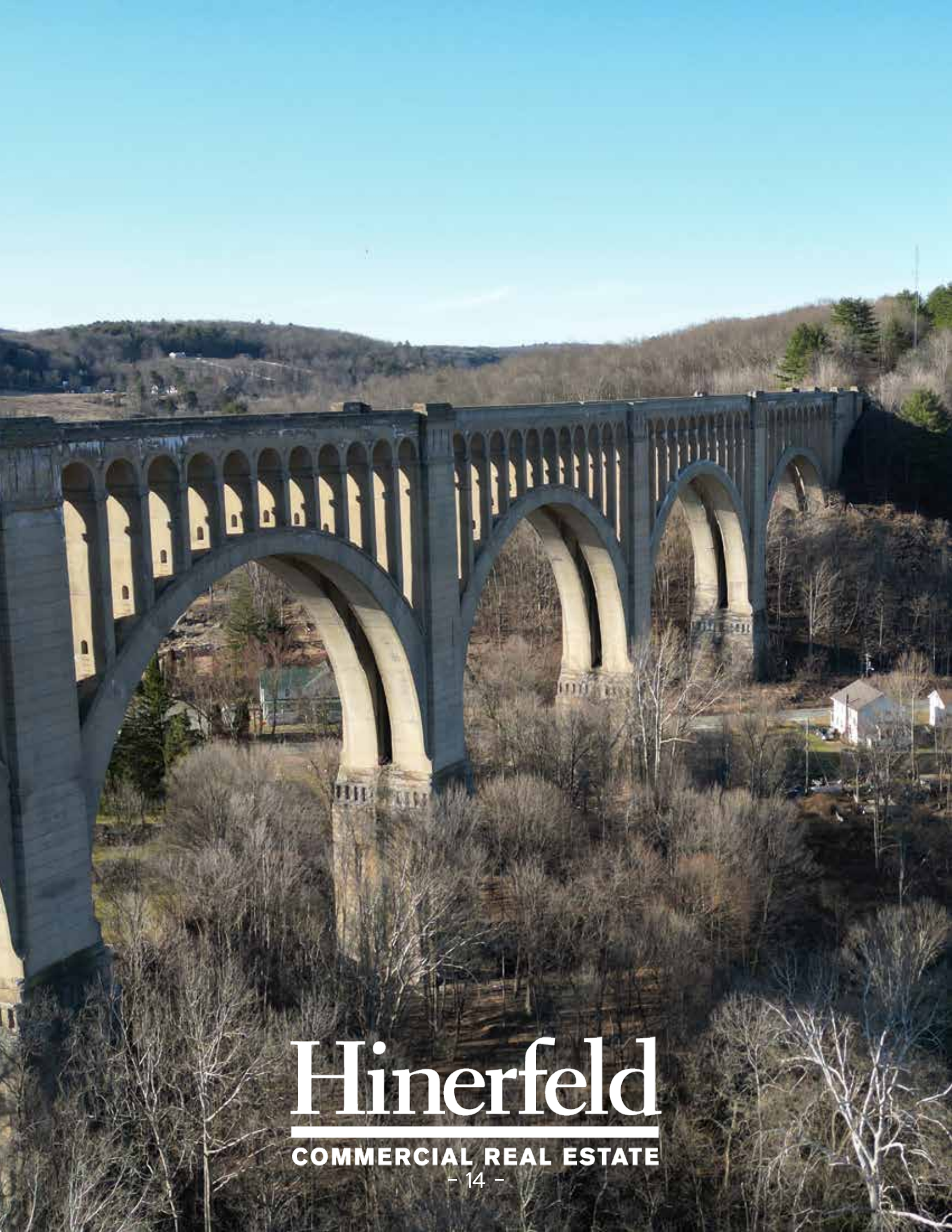
Completed in 1915 by the Delaware, Lackawanna & Western Railroad, the bridge spans 2,375 feet and soars 240 feet high, making it one of the largest reinforced concrete viaducts in the world at the time of its construction — and still one of the most impressive to this day.

Set against the scenic backdrop of rolling hills and forested valleys, the Nicholson Bridge draws photographers, historians, and rail enthusiasts from across the country. It remains an active rail line and a working testament to enduring craftsmanship and bold vision.

Whether you're visiting to admire its scale and beauty, explore its historical significance, or leverage the attention it brings to the area, the Nicholson Bridge is a defining landmark of Northeastern Pennsylvania — and a timeless asset to the town of Nicholson.

Come see for yourself why this bridge is more than just a crossing — it's a destination.





Hinerfeld

COMMERCIAL REAL ESTATE

- 14 -

Regional Profile

Nicholson is a small borough located in Northeastern Pennsylvania, uniquely positioned along the border of Lackawanna and Wyoming Counties. This scenic area is known for its rural charm, rich agricultural heritage, and iconic Nicholson Bridge (Tunkhannock Viaduct) — one of the largest concrete railroad bridges in the world.

Wyoming County spans approximately 405 square miles (1,049 km²), with 397 square miles (1,029 km²) of land and 7.7 square miles (20 km²) of water, according to the U.S. Census Bureau. As of the 2020 census, the county has a population of approximately 26,069 residents. The county seat is Tunkhannock, located just 15 miles southwest of Nicholson. The county's landscape features rolling hills, wooded valleys, and waterways, offering outdoor recreational opportunities and a quiet, rural lifestyle.



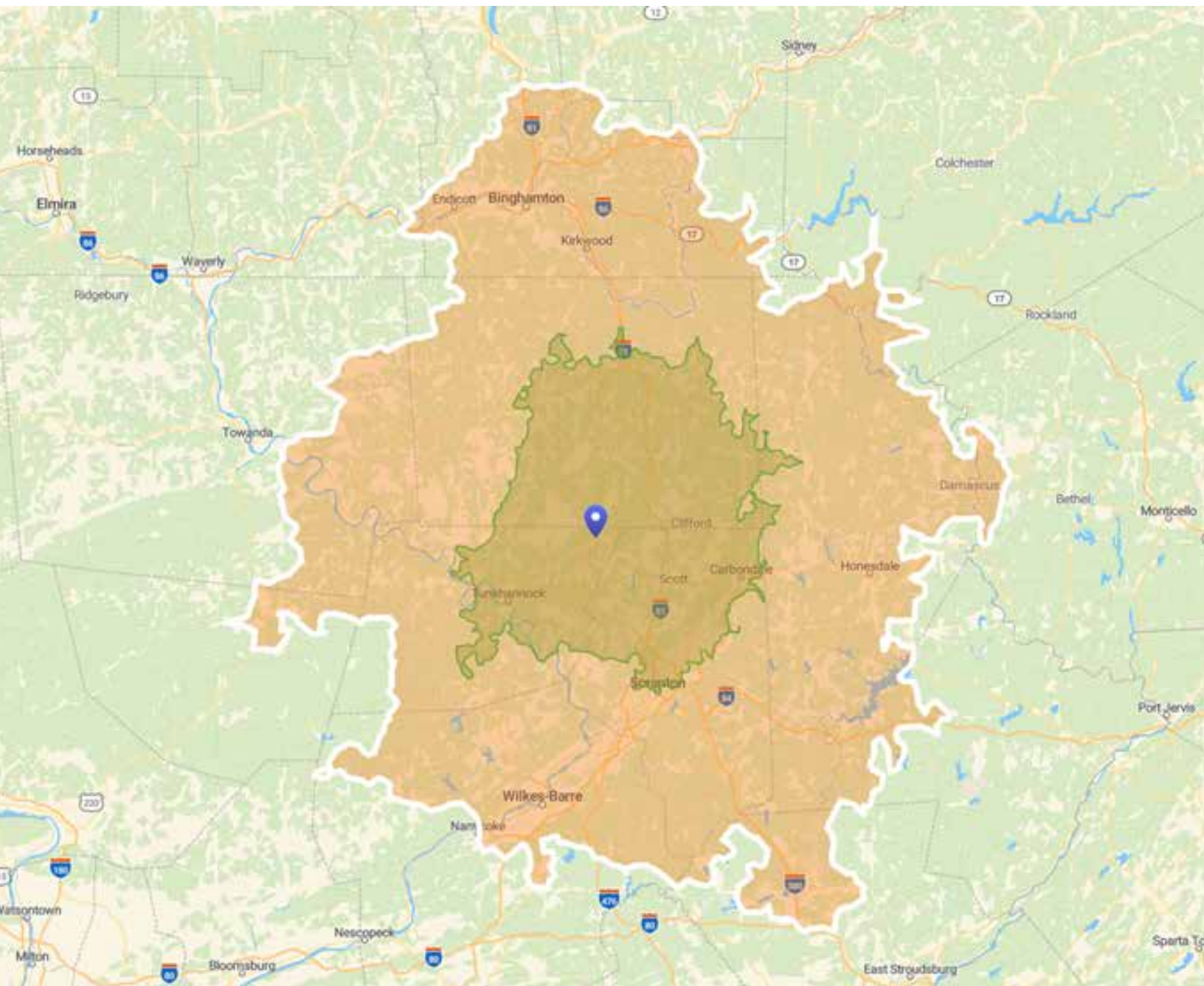


Lackawanna County is slightly larger, with a total area of 465 square miles (1,204 km²), of which 459 square miles (1,188 km²) is land and 5.8 square miles (15 km²) is water. As of the 2020 census, the county has a population of 215,896, making it one of the more populous counties in the region. The county seat is Scranton, a city known for its industrial history, cultural institutions, and higher education.

Nicholson benefits from its proximity to major highways, rail lines, and regional hubs like Scranton and Tunkhannock, offering a balance of peaceful rural living with access to urban amenities. The region is served by several public school districts, and nearby colleges and universities include Keystone College, Lackawanna College, and the University of Scranton.

With its central location between two counties and its blend of natural beauty, historical landmarks, and community pride, Nicholson offers a distinctive quality of life in the heart of Northeastern Pennsylvania.

Position



30 Minutes or less to: Scranton, Dickson City, Carbondale, Tunkhannock, Montrose, New Milford, & Elk Mountain Ski resort.

1 Hour or less to: Wilkes-Barre, Binghamton, Endicott, Vestal, Kirkwood, Honesdale, Damascus

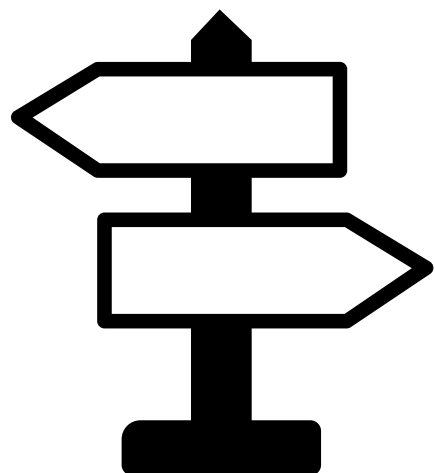
Transportation

Airports

Five international airlines with daily jet service fly from the Wilkes-Barre/Scranton International Airport in nearby Pittston Township, 8 miles from the property.



Highways



- U.S. Route 11 runs directly through the borough, serving as a primary north-south corridor linking Nicholson to nearby towns including Factoryville, Clarks Summit, and Tunkhannock. This well-traveled route provides direct access to I-81 and I-476 via short connector routes.
- Pennsylvania Route 92 also passes through Nicholson, running parallel to the scenic Tunkhannock Creek and offering a direct route to Montrose in Susquehanna County to the north and West Nicholson and Exeter to the south.
- Interstate 81 is located approximately 15 miles east of Nicholson via Route 374 and Route 107, providing a vital north-south link from Scranton to Binghamton, NY and beyond.
- Interstate 476 (Northeast Extension of the PA Turnpike) is accessible within 30 minutes and connects the region to Allentown, Philadelphia, and the Lehigh Valley.
- The area is also within close proximity to State Routes 6 and 29, offering alternative east-west travel and scenic access across Wyoming and Susquehanna counties.

Nicholson's highway infrastructure supports commuter travel, agricultural transport, and regional commerce, making it a desirable location for both rural living and business opportunities in Northeastern Pennsylvania.



Lodging

- Inn the Beginning Bed And Breakfast
- Hampton Inn Tunkhannock
- Comfort Inn & Suites Tunkhannock
- Best Western Plus Clarks Summit Scranton
- Hampton Inn Clarks Summit
- Microtel Inn & Suites by Wyndham Dickson City/Scranton
- Holiday Inn Express & Suites Scranton
- Fairfield Inn & Suites by Marriott Scranton/Dickson City





Hinerfeld

COMMERCIAL REAL ESTATE