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| List Number | 17-5279 | List Price | \$ 99,000 |
| Property Type | Comm/Ind Sale | Stories | 1 |
| Status | Active | # Prk Spaces On-Site | 18 |
| Foreclosure | No | # of Docks | 0 |
| Est Year Built | 1970 | Acres +/- | 0.27 |
| Present Use: | Vacant | Lot/Land Dim: | 90x97x105x148 |
| Exterior: | Block; Brick; Wood | Road Frontage | 90.00 |
| Roof: | Rubber | Environmental Survey | No |
| Driveway: | Asphalt | | |
| Topography: | Cleared; Level | | |

Address: 415 N 8th Ave
City: Scranton; **State:** PA; **Zip:** 18503



Provided as a courtesy of
Rhett Butler
 ((570) 498-3803
 Gerber Associates RE Inc.
 ((570) 222-9600
 Office Code: g021

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| Ttl Bldg SqFt | 2207 |
| SqFt Retail | 0 |
| SqFt Other | 0 |

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|------------------------------|----------------------------|----------------------------------|--------------------------------|----------------------------|-----------------------------|
| County Lackawanna | Sch Dist Scranton | Tax Mun Scranton City | Tax Inf Available | Tax ID# 14519010022 | Lot/Bk/Sc |
| Gen Zoning Commercial | Region Central City | Tax Year 2017 | Tot Asmt \$ 22,750 | Deed B/P 1060/0463 | Tracts No |
| | | Est Ttl Taxes \$ 6,163.99 | Est Cty Tax \$ 1,306.31 | Latitude 41.413525 | Longitude -75.673251 |
| | | Est Mun Tax \$ 2,041.92 | Est Sch Tax \$ 2,815.77 | | |

Water: Public
Waste: Public
Property Features: Fencing; Prime Location; Restrooms; Smoke/Fire Alarm; Sprinkler System; Windows
Oil Gas Min Prop Subject to Lse: No
Rights:
Included in Sale: Building
Electrical Service: 200 - 399 Amps

Ceiling Height: 9' to 12'
Overhead Door Height: No Overhead Door
Heat Fuel: Gas
Heat Type: Forced Air
Cooling: Central AC

Tax Benefits Program: None
Possession: Settlement
Financing: Cash; Conventional

Directions: From Scranton Expressway take exit for 7th Ave towards Steamtown. Right at light on W Linden St. Left at light on N 8th Ave. Property is at the end of the street on the right.

Public Remarks: One-story office building with paved off-street parking and central air. Easily accessible from main roads. Well suited for a professional office or for retail. Property located within walking distance of downtown Scranton and 1 block from new medical complex.

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| Agent DOM 52 | Cumulative DOM 52 |
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