

FACT SHEET

ADDRESS:

220 SOUTH RIVER STREET

PLAINS (WILKES BARRE) , PA 18705

GENERAL INFORMATION:

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| 1. | SIZE/TYPE: | +/- 9,047 SF SINGLE STORY COMMERCIAL OFFICE
(3 DEMISED SUITES: 6,552 SF / 1,151 SF / 1,344 SF)
.738 ACRES LAND |
| 2. | STREET: | 220 SOUTH RIVER STREET |
| 3. | COUNTY: | LUZERNE |
| 4. | MUNICIPALITY: | PLAINS |
| 5. | ZONING : | B-3 HIGHWAY COMMERCIAL |
| 6. | PIN #: | G10SW2-017-006A / 007 / 018 |
| 7. | ASSESSMENT: | \$831,400 |
| 8. | TAXES: | \$19,800 (2016) |
| 9. | LIST PRICE: | \$1,100,000 |
| 10. | OWNER: | RIVERSIDE REALTY ASSOCIATES, LLC |

HIGHLIGHTS

- HIGH VISIBILITY ROAD FRONTAGE ON SOUTH RIVER STREET, PLAINS
- HIGH ACCESS TO REGIONAL HIGHWAYS: P A 309, PA 115, PA 315, PA 415, I-81
- ATTRACTIVE BRICK FAÇADE. LARGE LIGHTED PYLON SIGN.
- 3 DEMISED SUITES SUITABLE FOR MULTI-TENANT LEASING EACH WITH OWN ENTRANCE
- B-3 HIGHWAY ZONING ALLOWS MANY POSSIBLE USES
- AMPLE PARKING (+/- 40 PARKS)
- WELL APPOINTED, NICELY DESIGNED INTERIOR WITH NATURAL LIGHT
- CIRCULAR DRIVE LANE