



Land for Sale or Lease With or Without Gas Rights

- Route 6 Wyalusing Twp – Bradford county
- Approximately 23.62 +/- acres on both sides of Route 6.
 - Approximately 8 +/- acres on north side of Route 6. Has wetlands and creek on part of property.
 - Approximately 15 +/- acres on other side of Route 6. Rail runs adjacent to property.
- Topology: Level – some cleared and some wooded
- Zoning: Commercial
- Pricing:
 - Sale without gas & mineral rights: \$1,250,000 for 23.62 +/- acres. Will subdivide each side: 8 +/- acres: \$450,000; 15 +/- acres, including rail spur: \$949,000
 - Sale price with gas and mineral rights negotiable
 - Lease price: \$900/acre/month
 - Short term Seller Financing available and negotiable
- Remarks: Excellent location for Marcellus Shale commercial clients who needs easy highway access. Excellent retail location.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

733 Davis St, Ste 300 Scranton, PA 18505

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