

SALE PRICE: \$795,000

LATITUDE: 41.236547 LONGITUDE: -75.898181



540 S. MAIN STREET, WILKES-BARRE, LUZERNE COUNTY, PA 18701

20,727 SF+/- commercial building on 1.98 +/- acres (5 parcels). Building features a total of 17,275 SF+/- garage space, a 3,452 SF+/- office and retail area. Property zoned C-4 (Heavy Commercial) with easy access along S. Main Street.

PROPERTY DETAILS:

- 20,727 SF+/- Building
 - Garage 1 - 12,242 SF+/-
 - Garage 2 - 5,033 SF+/-
 - Office & Retail Area - 3,452 SF+/-
- PINs: 73-I9NE1-006-007-000; 73-I9NE1-006-006-000; 73-I9NE1-006-07A-000; 73-I9NE1-006-008-000 73-I9NE1-006-019-000
- 1.98+/- Acres
- 147 ft. Frontage
- Public Utilities
- Block Exterior
- Asphalt and Metal Roof
- Electric Baseboard & Gas Heat
- 8 ft. - 14 ft. Ceiling Heights
- A/C Wall Units
- Ductless A/C Wall Unit in Retail Area
- Carpet, Vinyl and Concrete Floors
- 200 amp / 240 volt / 3 Phase Electric
- 20 Parking Spaces
- Zoned C-4 (Heavy Commercial)
- 2025 Taxes - \$16,635.98
- AADT: 7,341 (PennDOT TIRe 2020)



2025 DEMOGRAPHICS	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
POPULATION	29,624	71,861	124,940
HOUSEHOLDS	12,245	29,710	53,296
MEDIAN HH INCOME	\$51,783	\$51,944	55,699

Source: Esri

For Information Contact:

Al Guari, Vice President-Brokerage

aguari@mericle.com

Office: 570.823.1100 * Cell: 570.499.2889

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

570.823.1100
 mericle.com



East Mountain Corporate Center
 100 Baltimore Drive
 Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

