



**ODD-LOT**  
OUTLET

POPCORN  
SOUVENIRS  
MUSIC

HOUSEWARES  
HOME DECOR

HOLIDAY  
MERCHANDISE

PET TOYS  
PARTY GOODS

BARGAINS  
CLOSEOUTS

**FOR SALE: \$ 2,450,000.00**  
**2889 Route 611 Tannersville, Pa 18372**



**Offered For Sale By: Dana Sheffer, Realtor  
Davis R Chant Realtors Inc.  
106 E Harford St Milford, Pa 18337**

**FIREWORKS**  
**—OUTLET—**  
LOWEST PRICES  
[PoconoFireworks.com](http://PoconoFireworks.com)

**ODD-LOT**  
OUTLET

**CANDY SHOP**  
CHOCOLATE FUDGE GUMMIES SODA  
**'U Pick -N- Pack'**

**\$4.99**  
CANDY BAR

**\$4.99**  
CANDY BAR  
**'U Pick -N- Pack'**



## Property Information: 2889 Route 611 Tannersville, Pa 18372

<b>Offering Price:</b>	<b>\$ 2,450,000.00</b>
<b>Total Building Square Feet:</b>	<b>15,214 Total Square Feet</b>
<b>Total Acreage:</b>	<b>1.54 Total Acres</b>
<b>Total Lot Square Feet:</b>	<b>67,082 Total Square Feet</b>
<b>Water Source:</b>	<b>Public</b>
<b>Sewer Source:</b>	<b>Public</b>
<b>Annual Taxes:</b>	<b>\$ 26,441.99</b>
<b>Year Built:</b>	<b>1964</b>
<b>Zoning:</b>	<b>Commercial</b>

## Property Highlights: 2889 Route 611 Tannersville, Pa

**15,214 total square feet of Commercial space located along busy Route 611 in the Poconos! Property includes two separate buildings both generating a total monthly income of \$12,973.85 operating on NNN Annual lease expiring March of 2027. Property is currently being utilized and operating as successful Retail wholesale businesses! Additional small storage shed on-site near rear of lot. Top location! Seconds from I-80 E/W access ramps and the Premium Shopping Outlets in Tannersville! Camelback Resort and Great Wolf Lodge are both within a five minute drive and Kalahari is within a ten minute drive from this well maintained Commercial site. 1.54 Acre lot with 303 total square feet of road frontage along highly traveled Route 611 with a Daily Traffic Count of 12,579! Exterior and Interior of property provide an open, spacious plot and floor plan allowing for endless creative possibilities! Public Water and Public Sewer. Large, vertical sign with high visibility to showcase your business(es)!! Schedule your tour of this site today to add this rare, unique, and income producing opportunity to your Investment Portfolio.**





FREE  
GIFT BAR  
HERE

WELCOME  
If you like it,  
buy it now.

\$4.99  
AND  
FREE

\$4.99  
CANDY BAR  
EVERY DAY

TOYS

FOODS

McBerrin  
Booster

20X10  
TAMP  
49.99

APRILLO











**ODD-LOT**  
OUTLET

CELEBRATING  
50 YEARS  
OF AMERICA!

**POCONO**  
**SOUVENIRS**  
**T-SHIRTS**

**FIREWORKS**  
FIREWORKS  
LEGAL  
PA RESIDENTS

**HOUSEWARE**  
**HOME DECO**

**HOLIDAY**  
**MERCHANDISE**

**TOYS**  
**GOODS**

**BARAINS**  
**closeouts**















FREE GIFT BAR HERE

WELCOME  
If you like it,  
buy it now.

\$4.99  
AND UP

\$4.99  
CANDY BAR  
EVERY DAY

TOYS

POORNO

McBerrin  
Booster

20X10  
TAMP  
49.99

APRILLO



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CLOSEOUTS





FIREWORKS  
OUTLET  
← GET HERE →  
Phone: 706.688.1111

Odd-Lot  
OUTLET

CANDY SHOP  
FREE GIFT  
Pick & Pack

CELEBRATING 100 YEARS OF AMERICA!







## Dana Sheffer Realtor®

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Office: 570-296-7717

Cell: 570-703-3468

[dsheffer@chantre.com](mailto:dsheffer@chantre.com)

[www.ChantRE.com](http://www.ChantRE.com)

106 East Harford Street  
Milford, PA 18337





**Contact: Dana Sheffer, Listing Agent - Davis R Chant Realtors Inc to schedule tour and/or submit an offer. Cell Phone #: (570)703-3468/E:dsheffer@chantre.com Davis R Chant Realtors Inc - 106 E Harford St. Milford, Pa 18337/O: (570)296-7717**