

### Commercial Client Full

**1050 W Water Street, Coaldale Borough PA, 18218**

LP: **\$495,000**

MLS#: **779524** Status: **Available**  
 Area: **380 - Coaldale**  
 SubDiv:  
 Syndicate YN: **Y**

County: **Schuylkill**



Remarks

**Versatile commercial/industrial property situated on 6.9 acres, offering a rare combination of building functionality and usable outdoor space. The property features approximately 2,700+ sq ft of interior space with a highly adaptable layout, highlighted by 10 indoor truck loading zones with 14' high x 12' wide overhead doors, 3 additional covered exterior loading docks, high ceilings, and expansive open warehouse areas ideal for fleet operations, storage, distribution, or contractor use. Equipped with 3-phase electric, forced air electric heat, and central AC supported by 2 rooftop heat pumps, the building is well-suited for a wide range of operational needs. Interior includes multiple work zones, mechanical/utility areas, secure storage rooms, locker space, and wash/clean-up facilities--making it especially functional for service-based operations. The exterior is equally impressive with a fenced lot area (approx. 2-3 years old) encompassing the majority of the site, along with 2 separate access points allowing for efficient traffic flow, equipment access, and potential separation of operations. Ample paved area supports parking, staging, or fleet storage. Property is serviced by public water and sewer, adding to its overall utility and development potential. Located within Coaldale Borough, where zoning supports a range of commercial and service-oriented uses subject to local approval, the layout and infrastructure strongly align with contractor operations, municipal/public works facilities, fleet-based businesses, equipment storage, and warehouse/distribution uses. The size of the parcel and existing improvements also provide flexibility for expansion or outdoor storage applications, making it a practical option for both owner-users and long-term investment. Conveniently positioned near 209 with access to major regional routes including 248 and the PA Turnpike (I-476), the property offers strong connectivity for servicing the LV, Hazleton, and surrounding markets.**

General Information

Prop Type:	<b>Commercial</b>	Sub Prop:	<b>Commercial</b>
Yr Built:	<b>1970</b>	Price/SF:	<b>\$40.27</b>
Front:		Lot Acres:	<b>6.9</b>
Avl SF:	<b>12,293</b>	Lot SF:	<b>300,564</b>
Total Avl SF:		Cross St:	
Occupancy:		School D:	<b>Panther Valley</b>
Spc Cond:	<b>Not Applicable</b>		
Directions:	<b>From 309 N Turn right onto 209 N, 209 becomes Water Street, Property is on the right.</b>		

Listing Information

Possession: **Negotiable**

Payment:

Building/Site Information

# Stories:		# Doors:	<b>1-5 Dock, 6-10</b>	# Unit:		Block:	
			<b>Grade/Drive-in</b>				
Blg SF:	<b>12,293</b>	Office SF:		Level:	<b>Grade</b>	Parcel:	
Ceiling:		Rail Service:		Roof:	<b>Flat</b>		
Surface Typ:	<b>Black Top</b>						
Last Use:							
Road:	<b>State</b>						
Prk Spc:	<b>20 Ungated Parking in front of building Fenced lot with space for multiple uses</b>						
Garage:	<b>Attached, Off Street, Parking Lot 10 indoor truck loading zones with overhead doors.</b>						
Included:	<b>Real Estate Only</b>						
Construction:	<b>Brick, Concrete Block</b>						
Misc:	<b>Concrete Floor, Outdoor Storage</b>						

Utility Information

Cool:	<b>Central AC</b>	Sewer:	<b>Public</b>
Heat:	<b>Electric, HVAC</b>		
Water:	<b>Public</b>		

Financial Information

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Cnty Taxes:	<b>\$1,695.17</b>	Mun Taxes:	<b>\$2,991.27</b>	Sch Taxes:	<b>\$5,715.72</b>	Ttl Taxes:	<b>\$10,402.16</b>
Cnty Asmt:	<b>\$454,600</b>						

Information is reliable but not guaranteed.

**Search Criteria**

Status is one of 'Available', 'Avail w/Contingency'

ListingAgent MUI is 1002106

CoListingAgent MUI is 1002106

Selected 1 of 4 results.