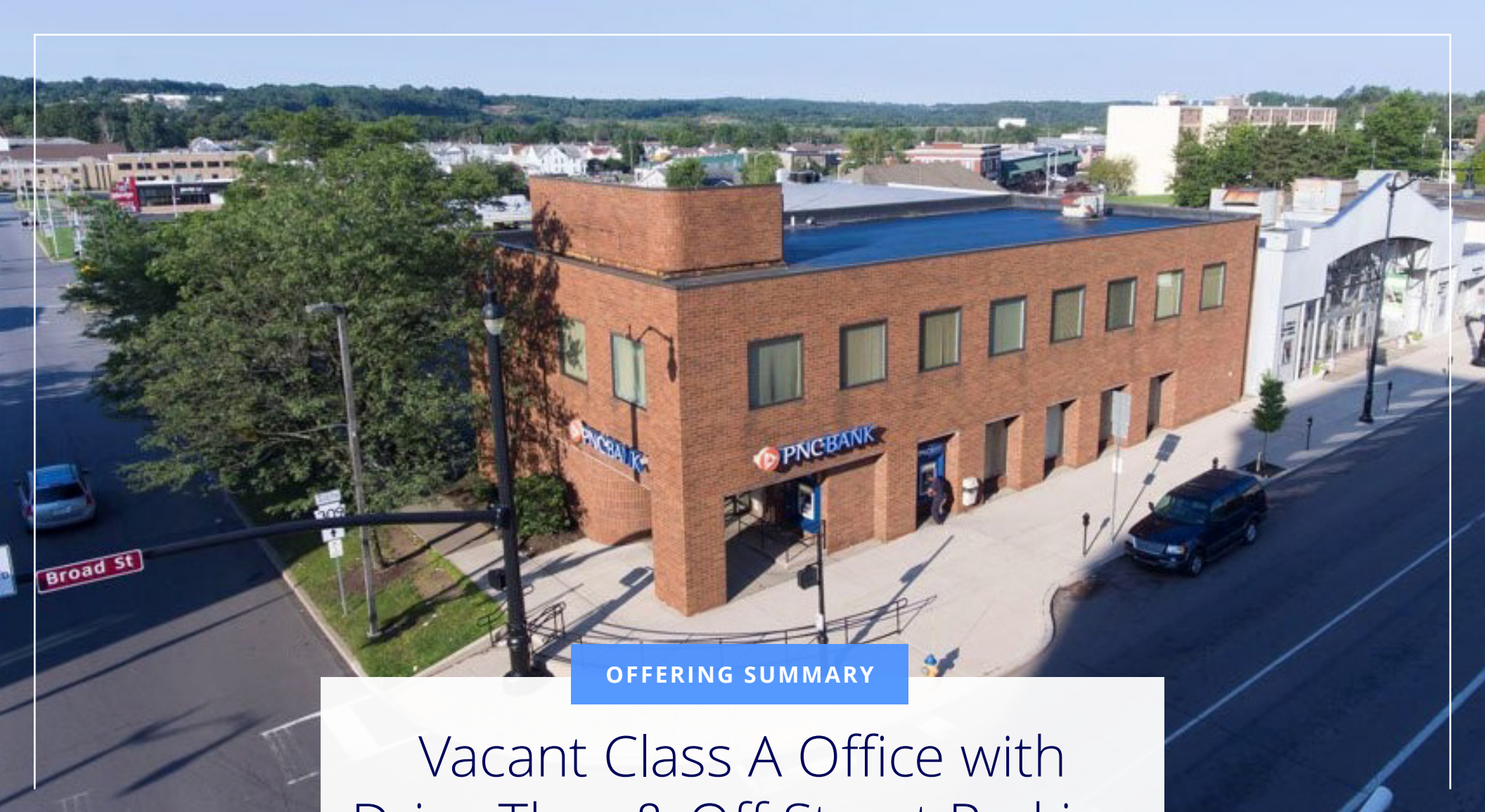




OFFERING SUMMARY

Vacant Class A Office with Drive-Thru & Off-Street Parking

200 W Broad Street, Hazleton, PA 18201

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INVESTMENT HIGHLIGHTS

- Turnkey opportunity for an Owner/User or Tenant
- Class A design and construction
- Drive through plus 14 on-site parking spaces
- Well-maintained
- High visibility with concomitant branding opportunities
- “Main and Main” location



The Opportunity

Colliers is the Owner’s exclusive agent to offer for sale the fee simple interest in this vacant, two-story, Class A, former bank branch and office building at the corner of “Main and Main” in the heart of downtown Hazleton, Luzerne County, Pennsylvania. Hazleton is the second-most populous city in Luzerne County.

Not only is the building handsomely designed and well-constructed to PNC Bank’s stringent specifications, but it also features a functional drive-thru, 14 on-site parking spaces, and fiber-optic cabling.

Vital Data

Address	200 W Broad Street Hazleton, PA 18201	Parking	14 spaces with drive-thru ±20 spaces if removed
# Buildings	1	Zoning	Downtown Overlay District
# Floors	2	Year Built	1980
Total GLA SF	8,050	Utilities	Electric, gas, public sewer & water
% Total GLA Available	8,050	Title	Fee Simple
Land Area	0.46 acres	Offered Price	\$1,500,000
APN	71-T8SW42-013-008-000	Offered Price/SF GLA	\$186 / SF

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QUALIFIED INVESTORS

Complete and return the Confidentiality Agreement to jeff.algatt@colliers.com for more information

The Property is located on a prime corner in downtown Hazleton. Accordingly, building signage is prominent, offering top-notch branding for the Property’s occupant.

Hazleton’s economy is thriving as one of Pennsylvania’s premier industrial logistics and distribution hubs, secured by its location on I-81 within a few hours of the ports of New York and Philadelphia.

The Property is well-maintained, has strong curb appeal, and easy access at a signaled intersection.