

SALE PRICE: \$725,000



615 SCRANTON/CARBONDALE HWY (RT. 6), ARCHBALD, PA 18403

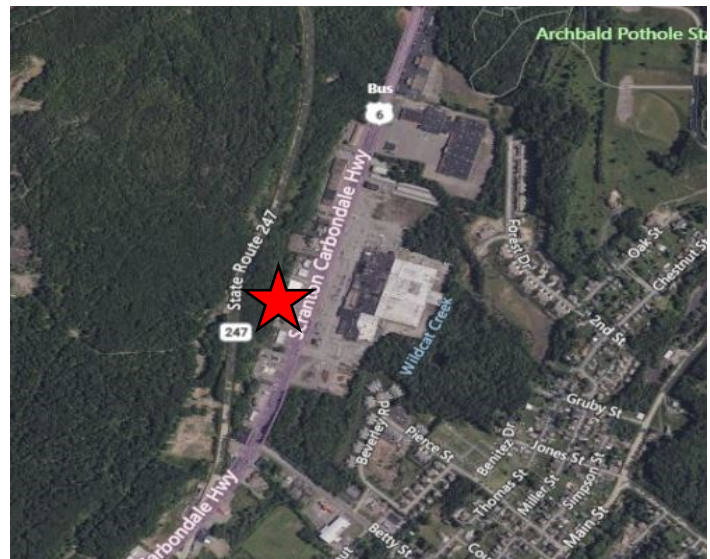
Former Burger King restaurant building with walk-in refrigerator/freezer and a 550 SF sunroom. Building has a drive-thru window. **Property is also available for Lease with a 5-Year Minimum Lease Term.**

PROPERTY DETAILS:

- 3,428 SF+/- Building
- PIN: 09401010009
- 1.03+/- Acres
- 200 ft. Frontage
- Brick/Wood Exterior
- Shingle and Flat Rubber Roof
- Public Utilities
- Natural Gas Hot Air Heat
- Central A/C
- 9 ft. Ceiling Height
- 1,850 amp / 3 Phase Power
- 3 Restrooms
- 74 Parking Spaces
- Zoned C-2 (General Commercial)
- 2025 Taxes - \$25,469.72
- AADT: 10,510 (PennDOT TIRe 2021)
- **LEASE PRICE: \$17.50/SF NNN**

LATITUDE: 41.503487

LONGITUDE: -75.580338



For Information Contact:

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