

SALE PRICE: \$995,000

2025 DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	19,694	45,832	66,781
HOUSEHOLDS	7,120	17,035	25,936
MEDIAN HH INCOME	\$56,254	\$55,189	\$61,463
Source: Esri			



1071 PA-940, HAZLE TOWNSHIP, LUZERNE COUNTY, PA 18202

Opportunity awaits to acquire a well-maintained 5-unit commercial strip center featuring 3,529± square feet of commercial space situated on 1.47± acres. This property offers an excellent opportunity for an investor or business owner seeking a multi-tenant commercial asset in a desirable location. The property is currently fully occupied by five businesses, with four units generating rental income. The fifth unit is owner-occupied, providing flexibility for a future owner to continue business operations, relocate their own business, or lease the space based on their individual goals.

PROPERTY DETAILS:

- 3,529 SF±/- Building
- PIN: S8S801017B-26
- 1.47±/- Acres
- Public Utilities (Individually Metered)
- Block/Brick Exterior
- Shingle and Rubber Roofs
- 8 ft. Ceiling Heights
- Ceramic Tile Floors
- HVAC on Rooftop
- Gas Hot Air Heat
- Central A/C
- 200 amp Electrical Service
- 346 ft. Frontage
- 41 Parking Spaces
- 5 Restrooms (Handicap Accessible)
- Zoned B-2 (General Commercial)
- 2026 Taxes - \$4,229.46
- AADT: 6,272 Vehicles (PennDOT TIRe 2025)

LATITUDE: 40.976073

LONGITUDE: -75.975585



For Information Contact:

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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.

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