



HILLSIDE BUSINESS PARK LOTS

ROSE STREET, SCOTRUN, PA 18355



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE

DANIEL M. PERICH, CCIM
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Property Description

The Daniel Perich Group is offering two adjacent commercial lots for sale in the Hillside Business Park subdivision of Scotrun, Pennsylvania. Situated just off Route 611, these parcels provide an ideal setting for a variety of commercial uses - including short-term rental development.

Lot 4 (1.08 acres) and Lot 5 (1.10 acres) are located in a quiet cul-de-sac with wooded and scenic mountain views. The subdivision offers effortless access to Interstate 80 and is in close proximity to regional employers and tourism drivers like Mount Airy Casino, Sanofi Pasteur, and major Route 611 retail. Public transit is nearby, and each lot will require on-site well and septic installation.

The seller has experience with local construction and is the preferred builder for your project - offering added efficiency and familiarity with zoning, approvals, and local market conditions.

Whether you're looking to build office, hospitality, mixed-use, or STR units, these lots offer a foothold in the heart of the Pocono Mountains.

Location Information

Street Address	Rose Street
City, State Zip	Scotrun, PA 18355
Subdivision	Hillside Business Park
Township	Pocono
County	Monroe
Signal Intersection	No
Cross Street	Route 611
Nearest Highway	I-80
Traffic Count	10,735 (Rt 611)

Property Information

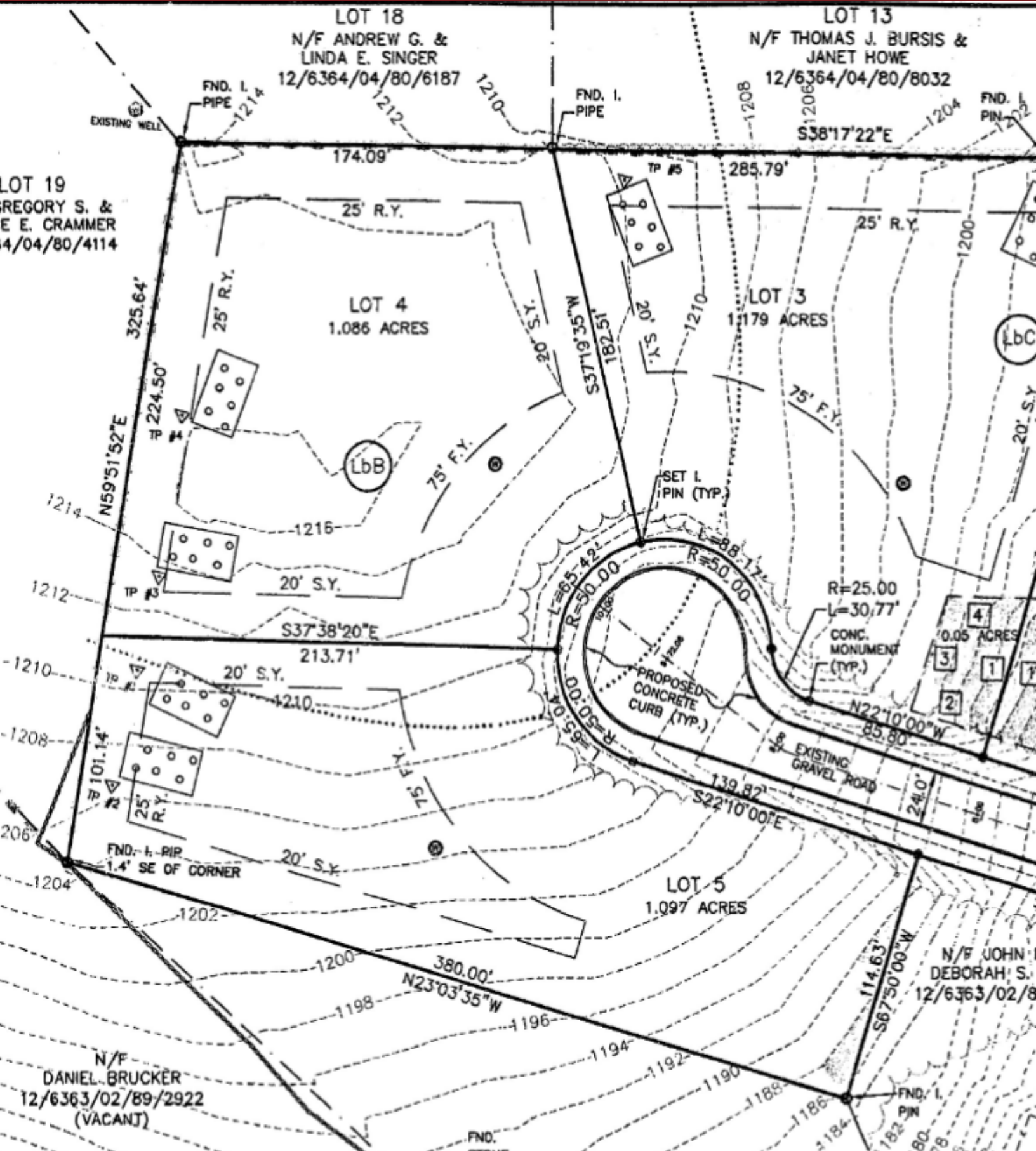
Property Type	Land
Zoning	C - Commercial
Water	none
Sewer	none
Street Parking	No

Lot 4

Price	\$125,000
Lot Size	1.08 AC
APN	12-6363-02-89-5957
Lot Frontage	65 FT
Real Estate Taxes	\$6,580.87

Lot 5

Price	\$150,000
Lot Size	1.1 AC
APN	12-6363-02-89-4852
Lot Frontage	204 FT
Real Estate Taxes	\$4,961.77



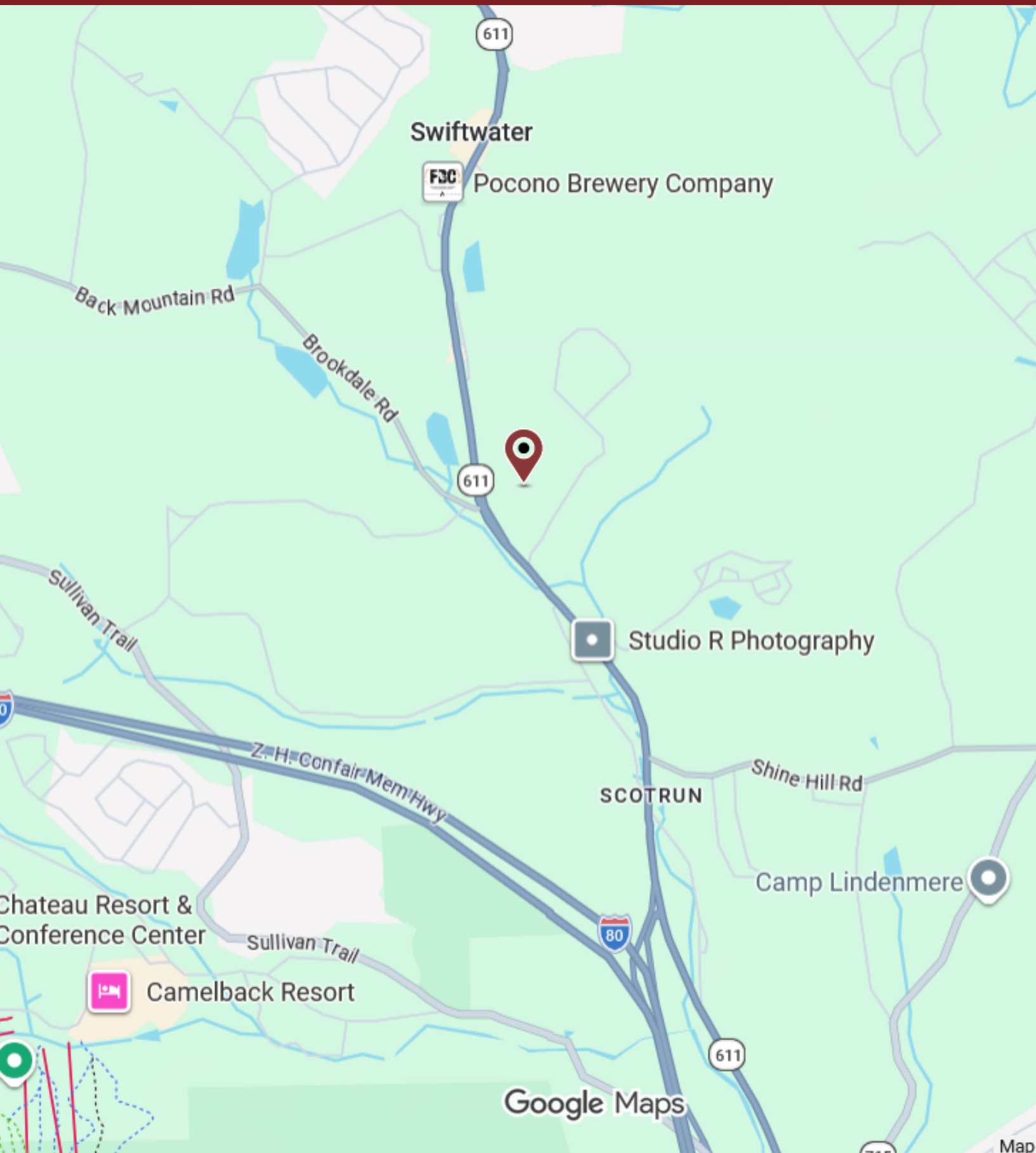
Exterior Photos



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**FOR MORE INFORMATION
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