

7.3+ Acre Salvage Yard w/7,500SF Steel Building - Industrial Zone

860 Crowe Rd, East Stroudsburg, PA 18301



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	
Lot Size:	7.31 Acres
Year Built:	1990
Building Size:	7,500 SF
Zoning:	M-1
Market:	Northeast PA
Submarket:	Poconos

PROPERTY OVERVIEW

--PRICE REDUCED-- Industrial Site FOR SALE - Approved Salvage Yard Location. 7.31 Level Acres adjacent to an active railway with potential rail access. Improvements consist of a 7500 SF steel building with modular office, mostly cleared lot, outdoor storage areas, 3 Phase 480v power, public water, and natural gas. Currently partially used as a salvage/scrap yard with potential for owner-user of the full site. Property is situated in an industrial area with other heavy industrial uses surrounding it. Close to major roadways and interstate.

LOCATION OVERVIEW

Located in an industrial district in Stroud Township. Close to highways and population base.

PROPERTY HIGHLIGHTS

- M-1 Zoning - Stroud Township
- Public Utilities
- Clear and Level
- Outdoor Storage

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

Terri Mickens, CCIM

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net

TACM Commercial Realty Inc

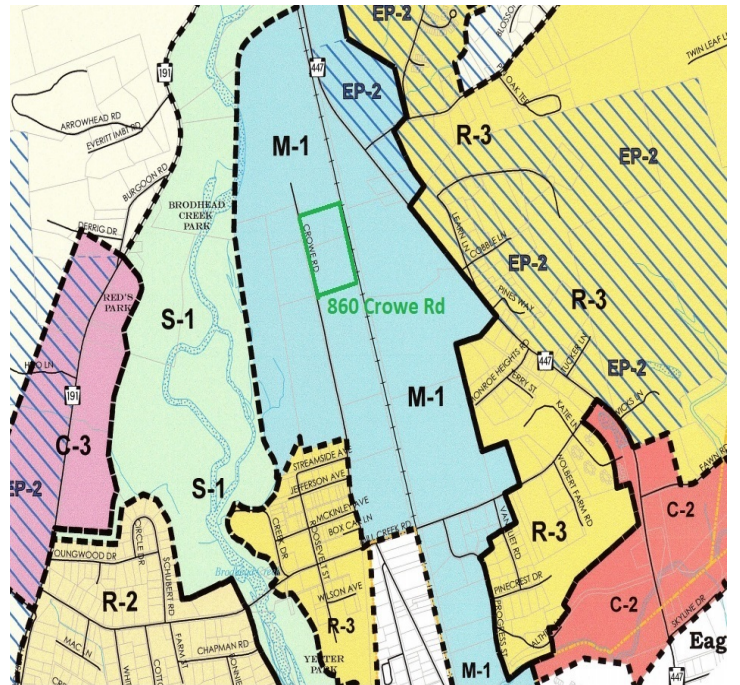
2331 Route 209/Suite 5

Sciota, PA 18354

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

7.3+ Acre Salvage Yard w/7,500SF Steel Building - Industrial Zone

860 Crowe Rd, East Stroudsburg, PA 18301



Dan Lichty
Commercial Advisor
570.801.6170
570.460.2335
daniel.lichty@gmail.com

Terri Mickens, CCIM
Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

7.3+ Acre Salvage Yard w/7,500SF Steel Building - Industrial Zone

860 Crowe Rd, East Stroudsburg, PA 18301

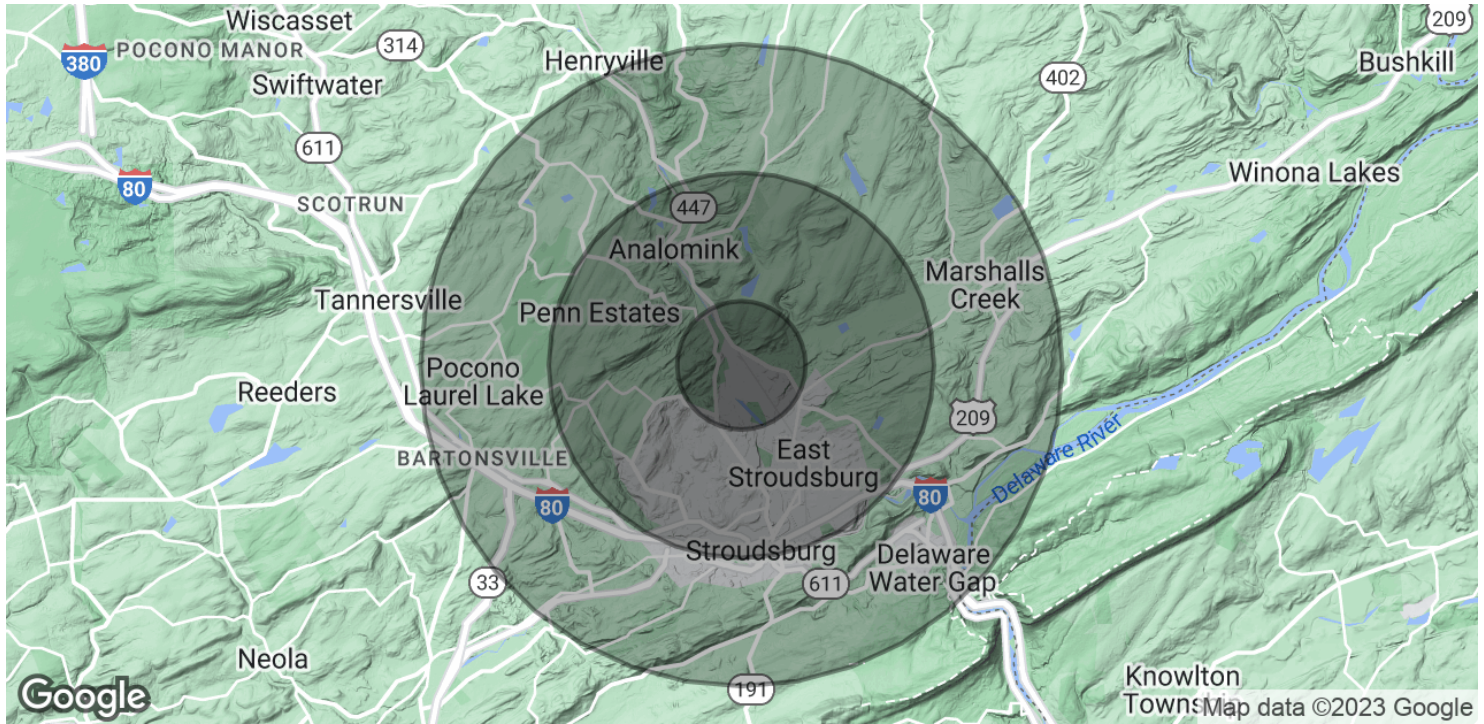


Dan Lichty
Commercial Advisor
570.801.6170
570.460.2335
daniel.lichty@gmail.com

Terri Mickens, CCIM
Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

7.3+ Acre Salvage Yard w/7,500SF Steel Building - Industrial Zone

860 Crowe Rd, East Stroudsburg, PA 18301



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,097	33,915	57,240
Average age	41.6	35.6	36.2
Average age (Male)	39.6	34.1	34.9
Average age (Female)	42.5	36.5	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,194	11,840	20,083
# of persons per HH	2.6	2.9	2.9
Average HH income	\$70,137	\$67,293	\$69,759
Average house value	\$249,157	\$239,939	\$241,871

* Demographic data derived from 2020 ACS - US Census

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

Terri Mickens, CCIM

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net