

10.75 AC Development Site w/ 1,613 SF Residence

330 Learn Rd, Tannersville, PA 18372



OFFERING SUMMARY

Sale Price:	\$425,000
Available SF:	
Lot Size:	10.46 Acres
Zoning:	Commercial
Market:	Monroe County
Submarket:	Pocono Township
Price / SF:	\$0.93

PROPERTY OVERVIEW

10.75 AC Commercial Development opportunity with a 1,613 SF single family home currently rented for \$1,350/mo. Located right off Route 611 with easy access to Routes 33,715 & I-80. Ideal multi-unit residential development or destination commercial user. Eight acres of property cleared. Level at an elevated area with great views. Serviced by public utilities.

LOCATION OVERVIEW

Located 1 block from Route 611 in Tannersville. Visible to Route 611. Close to Route 80 and Mt Airy Lodge, Great Wolf and in the heart of large retail area and shopping malls.

PROPERTY HIGHLIGHTS

- 10.75 Acres
- ADT -13,754
- Zoned Commercial
- Public Utilities
- 1,613 SF House Rented \$1,350/mo

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.

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SALE PRICE

\$425,000

LOCATION INFORMATION

Building Name	10.75 AC Development Site w/ 1,613 SF Residence
Street Address	330 Learn Rd
City, State, Zip	Tannersville, PA 18372
County/Township	Monroe/Pocono Township
Market	Monroe County
Submarket	Pocono Township
Road Type	Paved
Nearest Highway	Route 611

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Multifamily
Zoning	Commercial
Lot Size	10.46 Acres
APN#	12637202570548
Taxes	\$8,438.80
Corner Property	Yes
Waterfront	Yes
MLS ID#	PM-52028

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Description	on site parking
Trailer Parking	on site parking

UTILITIES & AMENITIES

Power	Yes
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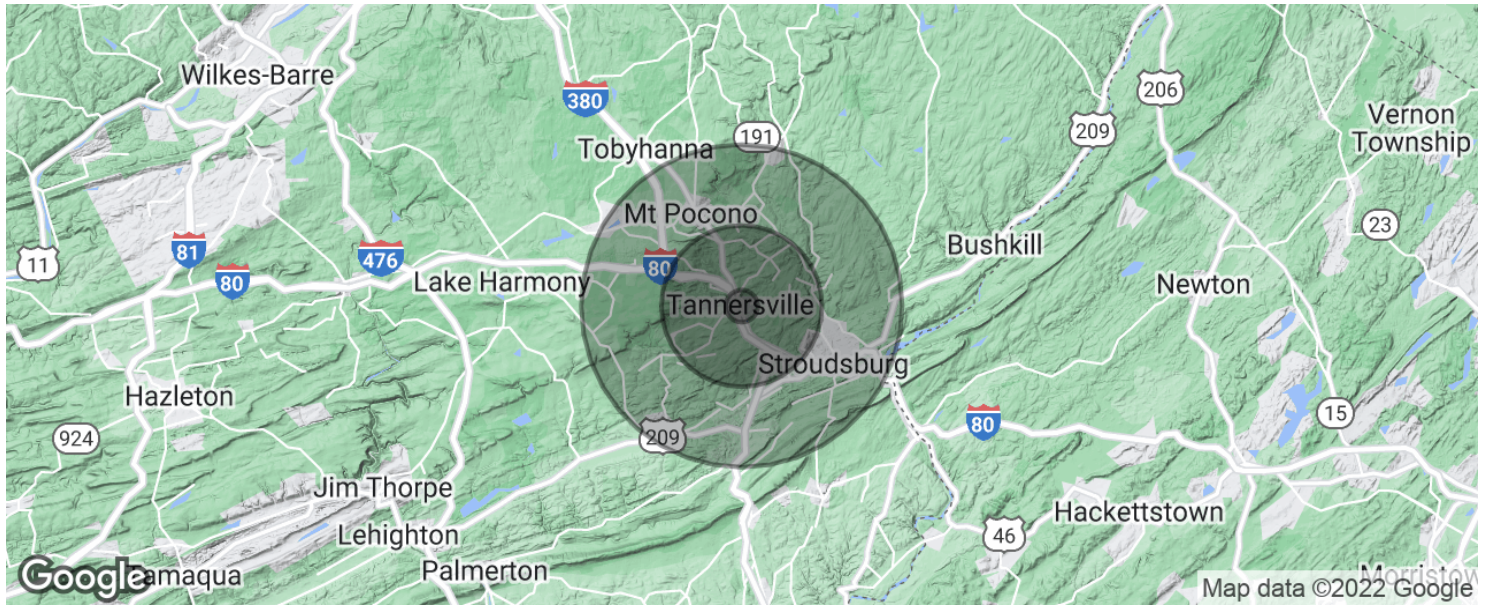
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,255	26,624	114,884
Median age	42.4	41.6	38.9
Median age (Male)	42.5	41.5	37.9
Median age (Female)	42.3	41.3	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	493	9,984	41,382
# of persons per HH	2.5	2.7	2.8
Average HH income	\$73,681	\$78,022	\$72,076
Average house value		\$246,472	\$241,624

* Demographic data derived from 2020 ACS - US Census

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