

OFFICE FOR SALE

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



OFFERING SUMMARY

SALE PRICE:	\$899,000
AVAILABLE SF:	5,046 SF
LOT SIZE:	1.81 Acres
BUILDING SIZE:	5,046 SF
ZONING:	C-1 Commercial
PRICE / SF:	\$178.16

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

State of the ART MEDICAL OFFICE BUILDING right near Pocono Medical Center and St. Lukes Hospital. Over 5,000 sqft of space with a lunch room, 8 examining rooms, & 4 private offices, a surgical suite, front patient registration office just on the 1st floor. On the 2nd floor there are 2 lead X-ray rooms, 2 bathrooms, a waiting area & a separate office space that is being used for patient billing. All of this is situated on 1.81 acres with plenty of parking available. Property comes with furniture & fixtures, LED lights surrounding the building and a SECURITY SYSTEM. The equipment is not included but owner is willing discuss if interested. Property can also be used as other types of office or business space. PLEASE WATCH THE ATTACHED VIDEO FOR AN AMAZING VIEW OF THE PROPERTY!

KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5157

Confidentiality & Disclaimer

EAST STROUDSBURG, PA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Real Estate in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

PRESENTED BY:

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5157](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=5157)

OFFICE FOR SALE

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5157

OFFICE FOR SALE

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5157](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=5157)

OFFICE FOR SALE

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5157

OFFICE FOR SALE

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

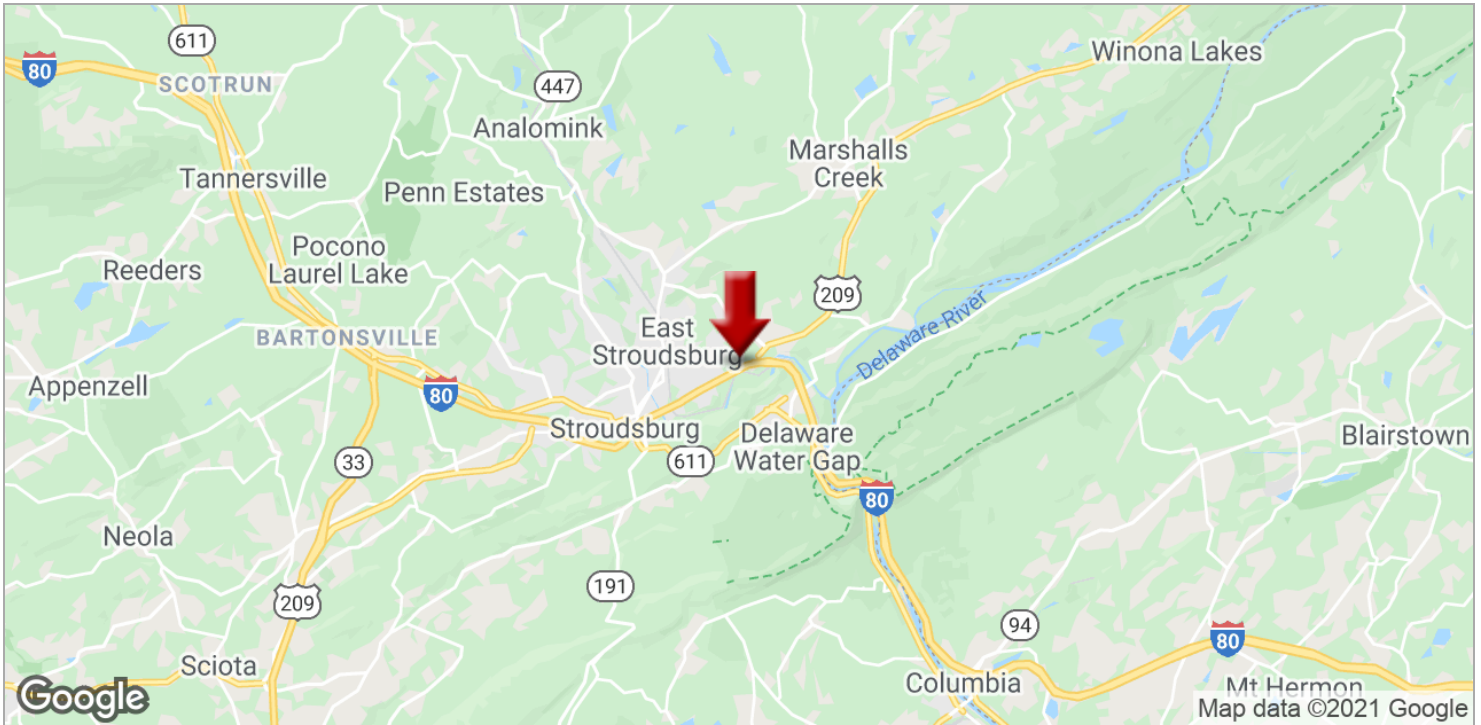
JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5157

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



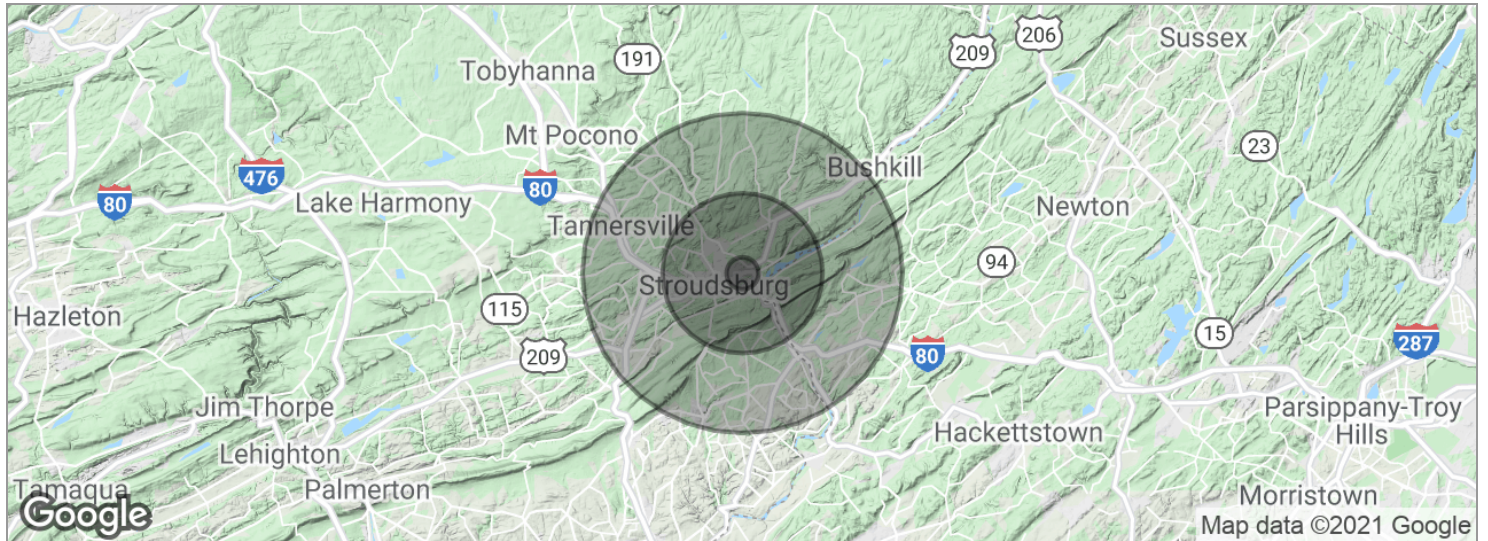
KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEDICAL OFFICE BUILDING

393 E. Brown St., East Stroudsburg, PA 18301



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,326	48,506	115,014
Median age	26.8	35.6	38.7
Median age (male)	26.5	34.4	37.4
Median age (Female)	27.5	36.8	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,209	17,056	41,203
# of persons per HH	3.6	2.8	2.8
Average HH income	\$59,054	\$66,790	\$71,188
Average house value	\$232,619	\$243,554	\$245,881

* Demographic data derived from 2010 US Census

KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
O: 570.203.2988
C: 570.401.2257
jackieleonard@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5157