

SALE PRICE: \$775,000

BUSINESS OPPORTUNITY
WYOMING COUNTY, PA

P.A.'s FOODMART



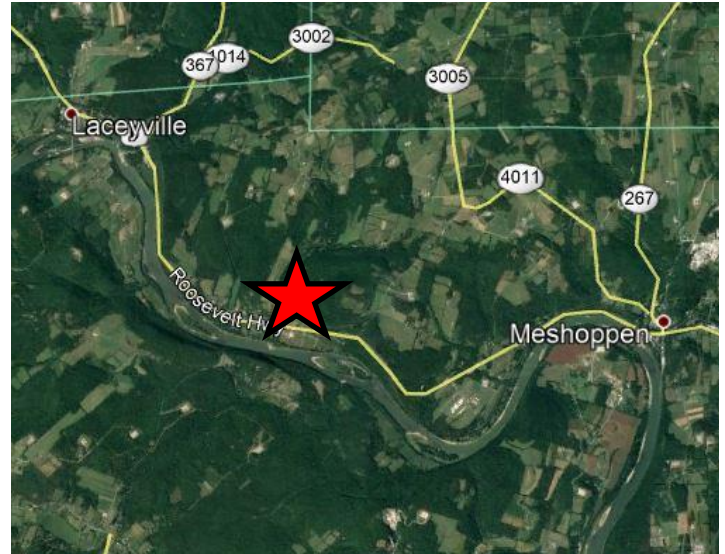
115 OLIVER ROAD, MESHOPPEN, PA 18630

Operating convenience store/gas station on 5.1 acres featuring 14 pump stations under 2 canopies. Sale includes business and real estate. There are 5 Inground tanks: 2 gas (20,000 gal & 10,000 gal); 2 diesel (15,000 gal & 5,000 gal) and 1 kerosene (5,000 gal). Site has ample parking for vehicle and tractor trailers. Financials available upon completion of signed Confidentiality & Non Disclosure Agreement.

PROPERTY DETAILS:

- 1,080 SF+/- Building
- 5.1+/- Acres
- PIN: 13-086.0-056
- On-Site Well
- On-Site Sewer
- Propane Fuel
- Forced Hot Air Heat
- Central A/C
- Masonry/Block Construction
- Flat Rubber Roof
- 2 Restrooms
- Pylon Signage
- Fluorescent Lighting
- 10 ft. Ceiling Heights
- 10 Parking Spaces
- 700 amp/240 v/3 phase Electrical Service
- Unzoned
- 2021 Taxes - \$4,335.41
- AADT: 4,396 Vehicles (PennDOT ITMS_2018)

LATITUDE: 41.614929 LONGITUDE: -76.116155



2021 DEMOGRAPHICS

	5 MILE	10 MILES	20 MILES
POPULATION	4,801	15,075	70,813
HOUSEHOLDS	1,878	6,099	28,848
MEIDAN HH INCOME	\$55,834	\$59,778	\$59,391

Source: Esri

For Information Contact:

Al Guari, Vice President - Brokerage
aguari@mericle.com
Cell: 570.499.2889 * Fax: 570.704.0606

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.

570.823.1100
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