



## CLASS A OFFICE FOR SALE

+/- 4268 SF Class A Office/Bank

NEWLY RENOVATED 2022

ASKING PRICE: \$895,000.00

<b>ADDRESS</b>	<b>110 Progress Street, East Stroudsburg, PA 18301</b>
<b>PROPERTY</b>	Two Parcels: Total 2.19 Acres Parcel 1: 1.16 Acres Tax ID: 17730219504789 Parcel 2: 1.03 Acres Tax ID: 17730219503975
<b>IMPROVEMENT</b>	+/- 4,268SF Class A Bank/Office Building – One Floor with Drive Thru Lanes
<b>CONFIGURATION</b>	(8) Offices, (2) Conference Rooms, (1) Teller Position/ Reception Counter. Open Area.
<b>ZONING</b>	M-1 Light Industrial
<b>TAXES</b>	Parcel 1: Assessment Total: \$809,000 Improvement: \$558,680 Land: \$251,150 Parcel 2: Assessment Total: \$38,550 Improvement: \$3,440 Land: \$35,110 Taxes Total \$33,715.71 (Approximated)
<b>HVAC</b>	Central Heating and Cooling. 3 New Trane XR Air Handlers (2022)
<b>FIRE SYSTEMS</b>	Smoke Alarm System. NO Sprinklers
<b>SECURITY</b>	DSX Security System with Interior Cameras. Camera Monitoring Station.
<b>ELECTRIC</b>	120/208 Three Phase 400 AMP
<b>ROOF</b>	Composite Shingle. New Roof installed 2022.
<b>CEILINGS</b>	Drop Ceilings with upgrade finish 2 x 4 Troffer Lights (fluorescent) in office areas.
<b>FLOORING</b>	Commercial Carpet and Tile
<b>PARKING</b>	28 Spaces (including 2 ADA spaces)
<b>UTILITIES</b>	Public Water, Public Gas, Public Electric (First Electric), Septic Tank

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

OTHER:

- (2) ADA Male/Female Lavatories
- Breakroom/ Kitchenette
- (2) Conference Rooms

BANKING FEATURES:

- Three (3) Drive Thru Teller lanes w/canopy
- ATM/Deposit Unit
- Drive Thru Lane Red/Green Light System
- Lobby Teller Positions
- Pneumatic Tube System - 2 lanes
- Bullet Resistant Teller Window & Drawer
- Night Deposit thru wall location



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