

February 23, 2011



Address: **440 Sugar Run Rd  
Shelocta, PA 15774**

List Price: **\$4,000**  
Listing #: **0301027**

Status: **Active**  
Subdivision: **None**

**8200 sq ft - For Lease-Commercial Facility featuring Shop/Office/Warehouse and Heavy Equipment Maintenance Building with crane.  
\$4000.00 per month**

Comments: **From Philadelphia St, take Rt 422 West-at Shelocta turn left on Rt 56-Turn right on Rt 210-travel 1.1 mile to Satterlee's Gas Station, turn left onto Pine Hill rd-travel 1.4 mile to "T", turn let ontp Windy Flat Rd-Travel very short distance-turn right,travel 3/10 mile-See Buildings on left**

Commercial Information		Commercial Features
Business Type:	<b>Commercial</b>	Building for Sale:
Business For Sale:		Year Built:
Trade/Exchange:		Rent As Is:
Inventory Included:		Occupancy:
Fixed Equipment:		Stories:
Space for Lease:		Ceiling Height:
Exterior:		Building Sq Ft: <b>8,200</b>
Roof Type:		SqFt Down:
Heat Type:		SqFt Main:
AC Type:		SqFt 2nd Level:
Off-Street Pkng:		SqFt 3rd Level:
Garage Spaces:		SqFt 4th Level:
Ovhd Door Height:		Land SqFt:
Dock:		Land Asmnt:
Elevator:		Bldg Asmnt:
Sprinkler:		Rental per Ft, Net:
Mortgage Balance:		Rntl per Ft, Gross:
1st Mortgage Holder:		Permits Req:
Pncp & Int Payment:		Env Srvy:
Interest Rate:		Soil Test:
Sched Operating Income:	Actual:	Cash Flow Statement Avail:
Operating Expense:	Actual:	Annual Property Oper Data Avail:
Vacany/Loss:	Actual:	Income Operating Data Available:
Net Operating Income:	Actual:	

**Property Information**

Est Acres: **5.00**  
Lot Size: **5 Acres**  
Frontage Ft: **0**  
Depth Ft: **0**

Twp/Bor Taxes: **0**  
Sch Taxes: **0**  
Tax Class: **0**  
Tax Yr: **2010**

Elem School: **Out of County**  
JH/Mdl School: **Out of County**  
Sr High School: **Out of County**

Water Type: **Private Well**  
Sewer Type: **Septic**  
Fuel Type: **Natural Gas**

Mun/Bor: **Out of County**  
S-T-R: **0 - 0 - 0**

Flood: **Undocumented**  
Zoning: **None**

Possession: **15**  
Terms: **0**

Assessments: **0**  
Parcel: **211.00-02-16**

Abstract Loc:  
Assessed Value: **0**

Latitude:  
Longitude:

Legal Description: **DB 4059, Pg 0289**

**Property Features**

None