

The Choconut Market is For Sale

Gas Station, Deli, Grocery, and Mini Mart—5.095 acres



Choconut Market - 5.095 Ac. prime commercial property with well established grocery located on busy highway with high traffic count - Good history of impressive sales including grocery, gas and tobacco. Great deli area w/ excellent reputation, plenty of counter space for inventory, large loading dock area, 4 gas pumps with canopy and 2 overhead apartments. Extra large parking lot. So much potential for the right buyer!

**Susquehanna County, Pennsylvania
Choconut Township**

**Owners: Choconut Business Associates
Tax Map Number: 24.04-1,004.00
Current Deed Book: 400 at Page: 836**

**Choconut Market
Located on Route 267 in Choconut, PA
26555 State Route 267
Friendsville, PA 18818**

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Appointments to view can be scheduled for your convenience.

A FEW FEATURES OF THIS LOCATION AND BUSINESS:

- Highly regarded store
- Easy on and off access
- High visibility
- Center of town location
- Busy highway and growing area
- Large summer population with many recreational lakes
- High truck traffic volume
- Low Pennsylvania Property taxes
- Updated heating system
- Two full apartments
- Full basement
- Private water and Septic Systems
- 1 mile from Choconut Valley Elementary School
- Large Tract of ground—plenty of Room
- Oversized parking area
- Good, safe area
- Three Phase power on the property
- All Mineral, oil, and Gas Rights Convey
- Billboard Rental Income Included in Sale



Please call

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