

MLS #: C33402A (Active) List Price: \$799,000

26555 SR 267 Friendsville, PA 18818



**BUSINESS TYPE:** Retail, Apartments  
**LISTING CLASS:** Large  
**OFFICES:** 1  
**RESTROOMS:** 2  
**PARKING:** Private Over 10, Private Paved  
**YEAR BUILT:** 1940  
**SQFT OFFICE:** 240  
**SQFT WAREHOUSE:** 606  
**SQFT IMPROVED:** 5320  
**SQFT RETAIL:** 2980  
**APX TOTAL SQFT:** 5926

**COUNTY:** Susquehanna  
**MUNICIPALITY:** Choconut Township  
**AREA:** Susquehanna County  
**ZONING:** None  
**PARCEL ID:** 024.04-1,004  
**SCHOOL DISTRICT:** Montrose

**APX ACRES:** 4.92

**LOT SIZE:** 297.93

**LOT DESCRIPTION:** Open, Stream, Level

**FLOOD ZONE:** Yes

**DEED REF/INSTRUMENT #:** 400/836

**TAXES:** 5385

**TAX YEAR:** 2017

**BUSINESS NAME:** Choconut Market

**MONTHLY RENT:**

**LEASES:** No

**UNITS:** 1

**CEILING HEIGHT:**

**ELECTRIC CO/§:**

**TRAFFIC COUNT:**

**STREETS:** Paved

**LOCATION:** Freestanding, Neighborhood

**MINERAL RIGHTS LEASE:** No

**MINERAL RIGHTS:** Conveys

**GAS/OIL RIGHTS:** Conveys

**GAS LEASE:** Not Leased

**WTR EXPNS:**

**MNTCEXPNS:**

**RE TAX:**

**ACCT&LGL:**

**EFF INCM:**

**SWR EXPNS:**

**JANITRSVC:**

**PRSNLPRPTX:**

**PAYROLL:**

**OTHR INCM:**

**HEATEXPNS:**

**LAWN SVCS:**

**INSREXPNS:**

**\$/PRETAX:**

**GROPERINCM:**

**ELECEXPNS:**

**MISCEXPNS:**

**ADS/LIC/PMTS:**

**TTL EXPNS:**

**NETOPRINCM:**

**ON FILE:** Disclosure Form, Survey, Book to Qualified Buyers

**FINANCING:** Conventional, Cash

**EXTERIOR:** Asphalt

**UTILITIES/SERVICES:** 3 Phase

**INTERIOR:** Plaster Board

**INCLUDED ITEMS:** Appliances, Display Window, Public Restroom, Security Light

**ROOF:** Shingle

**SALE INCLUDES:** Business, Building & Land, Fixture, Equipment

**BASEMENT:** Full, Walk-Out, Concrete Floor

**LEASE TERMS:**

**HEATING:** Forced Air

**FEATURES:** Display Window, Wheelchair Access, Loading Dock, Overhead Door, Delivery Door, Fixtures/Furniture, Handicap Facilities, Inside Storage, Equipment Included

**COOLING:**

**WATER/SEWER:** Well-Drilled, Septic

**DIRECTIONS:** Located just 2 miles south of the NY / PA border in downtown Choconut, Pa.

**PUBLIC REMARKS:** Choconut Market - 4.9 Ac. prime commercial property w/ well established grocery located on busy highway w/ 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 w/ canopy and 2 overhead apartments. Extra large parking lot. So much potential for the right buyer!

**PRIVATE REMARKS:**

**SELLER NAME:** Choconut Business Assoc.

**BUYER/BROKER FEE:** 3

**TRANSACTION LICENSE:** 3

**SUB AGENCY FEE:** 0

**EXCLUSIVE RIGHT:** Yes

**EXCLUSIVE AGENCY:** No

**BONUS:**

**POSSESSION/AGENT INFO:** Closing, Call Listing Agent

**AGREEMENT DATE:**

**ACCEPTANCE DATE:**

**PROPOSED CLOSING DATE:**

**ORIGINAL LIST PRICE:** \$799,000

**DISPLAY ON INTERNET:** Yes

**DISPLAY ADDRESS:** Yes

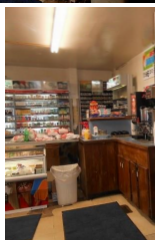
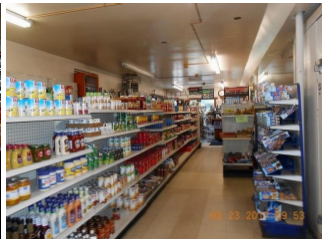
**DAYS ON MARKET:** 4

**LIMITED SERVICE:** No

**ALLOW AVM:** Yes

**ALLOW COMMENTS:** Yes

**BROKER LICENSE #:** RB043174



**O**rganizational **N**umber: Timberline Real Estate (37)  
**M**ain: (570) 553-2277  
**F**ax: (570) 553-2099  
**M**ain **Addr**ess: 26750 State Route 267  
**M**ain **C**ity: Friendsville  
**M**ain **S**tate: PA  
**M**ain **Z**ip **C**ode: 18818

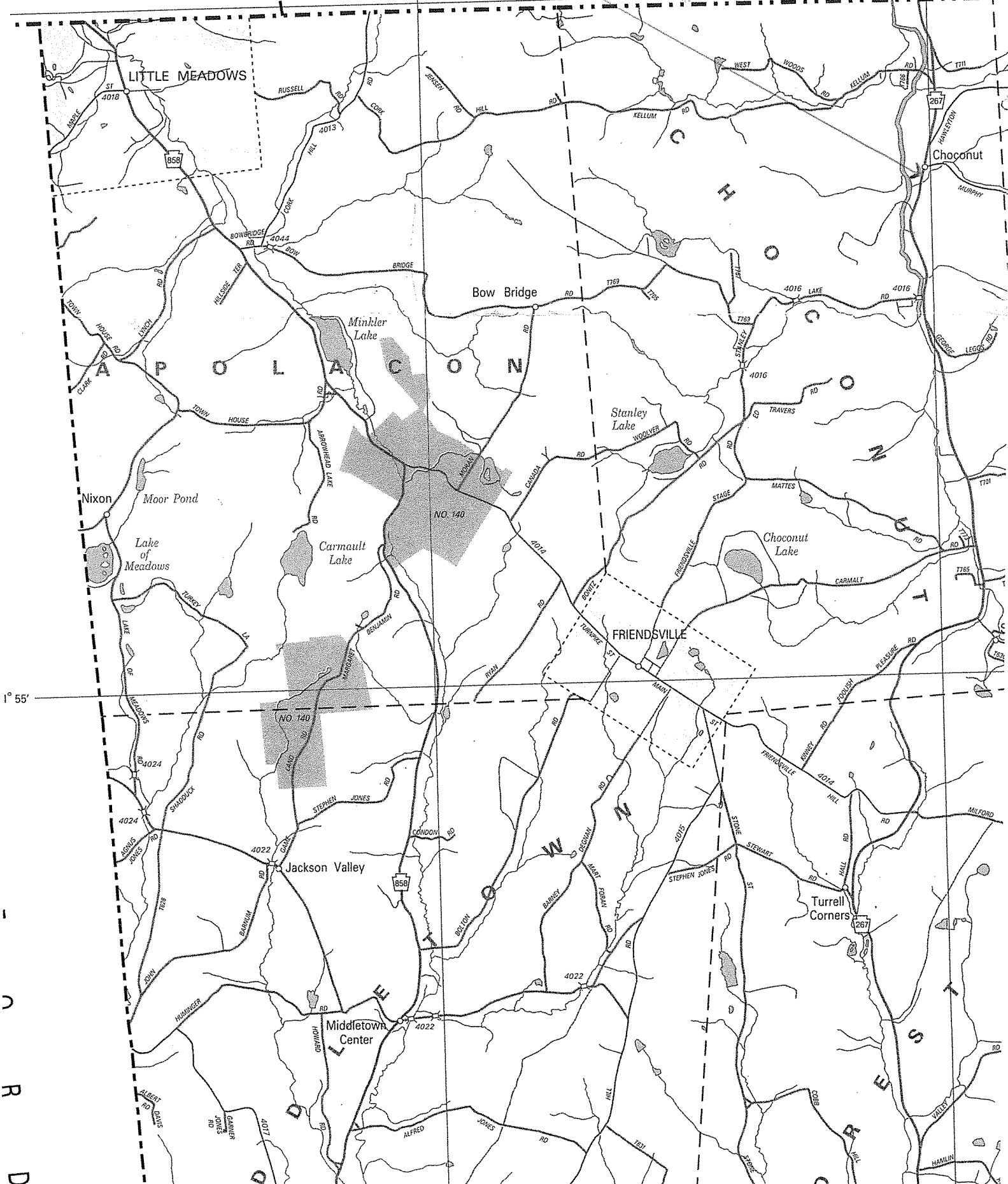
**L**ocal **A**gent: Catherine O'Reilly (1)  
**C**ontact **#**: (570) 553-2252  
**A**gent **E**mail: [homestimberlinerealestate.net](mailto:homestimberlinerealestate.net) **L**ocal **N**umber: RS136822A

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31° 55'

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LITTLE MEADOWS

Choconut

Bow Bridge

FRIENDSVILLE

Jackson Valley

Middletown Center

Turrell Corners