



# **Multiuse Commercial Property for Sale by Owner**

## **\$1,500,000.00 - 21.5 Acres**

**865 feet frontage along Route 611, 765 feet frontage along Wiscasset Road**

**PROPERTY DESCRIPTION: 21.5 Acres with frontage on Route 611, Swiftwater, PA**

**BYOB Pizzeria/Restaurant with all Equipment 7 booths and 3 tables plus party room with additional seating**

**Well Maintained Kitchen & Equipment, Additional Retail Rental Space within**

**Address: 1157 Wiscasset Avenue, Route 611 Swiftwater, PA 18370 Pocono Township, Monroe County**

- Property ID # 12-6364-04-70-5947; 12/11/1/43
- Land Area 21.5 acres - Total Complex: 6,156 sq feet living space
- Zoning: One commercial zoning district in Pocono Township, zoning code "C" commercial use
- Site Description and Analysis One tax parcel

**Land along Route 611 is level Lake is approx. 5 acres**

**All needed utilities (telephone, electricity, etc.) accessible**

**Site serviced by municipal water system, 2 on-site septic tanks**

### **Buildings:**

**Commercial Restaurant: Approx. 3,084 usable space, stucco & vinyl siding, flat and built-up roof  
Interior seats 25-30 people, game room, office, 2 restrooms, fully equipped kitchen w/ stainless steel fixtures & equipment**

- Rests on full basement concrete block foundation that is unfished
- Building is heated by propane fired hot-air system w/ central A/C compressor units
- Back-up generator - Additional storage next to restaurant
- Pocono Township Sewer system connected to Restaurant

**Average construction & average condition**

- 6 Cottages: All occupied, Five 1-bed, one 2-bed
- One drilled well for all six cottages
- Modest construction & average condition
- All have full bathroom, kitchen, living room
- Five have loft area, Heat provided by baseboard electric units, no central A/C
- Rested on piers or crawl space foundations
- Vinyl siding exteriors w/ composition shingle roofs
- Interiors have drywall walls/ceilings and carpeted/vinyl flooring

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