

Thank you for considering
Lansford.

Have any additional questions, comments, or concerns?

Please contact Sara Ruch:

570-645-7561

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Real Estate Tour

➤ 10/8/11

11:00am-2:00pm



Lansford, PA

18232

Lansford Statistics

- **Population: 4,230**
- **Average Family Income: \$37,773**
- **Land Area: 1.6 sq. miles**
- **Borough Office: 570.645.3900**
- **Tax Collector: Danny Wynn 570.645.9944**
- **Code Enf./Zoning: Katheryn Labosky 570.645.9220**

Nearby Locations

- **Lehigh Valley: 30 miles**
- **Scranton/Wilkes-Barre: 60 miles**
- **Philadelphia: 90 miles**
- **NYC: 130 miles**
- **Washington D.C.: 197 miles**

Cortright & Bertsch Sts./Factory, Warehouse



- Three Stories
- 3rd Floor Clear span
- 2nd & 3rd Floors Hardwood
- 1st floor hardwood & cement
- Has Elevator
- 50,000 Sq. Ft.
- Former Silk Mill & Clothing Factory
- Sprinkler System Installed
- Small building is boiler room/retail spot

Price: \$145,000

Type: Sale/Owner

Contact: George Geissinger 570-617-1706

52 W.. Ridge St/Storefront



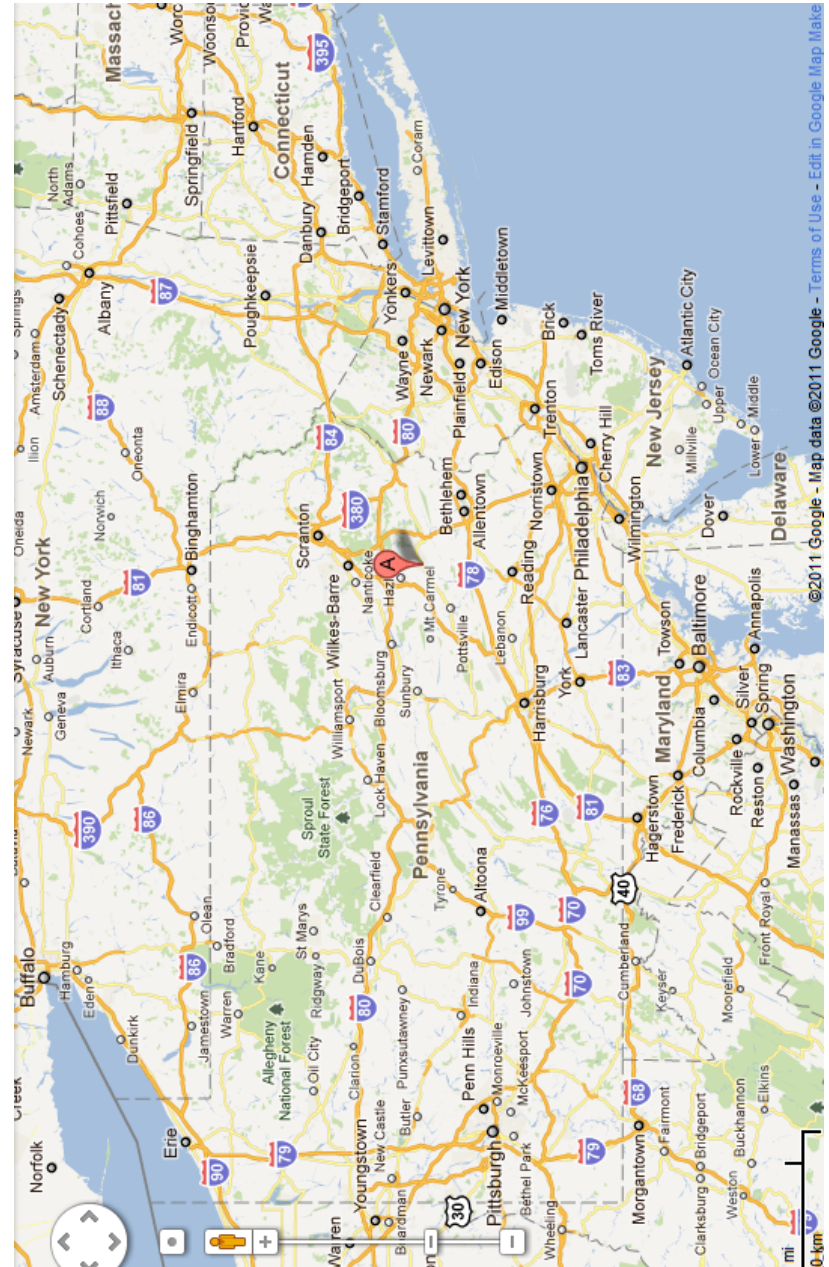
- Corner Location
- Built 1918
- 1st Floor Storefront
- 2 upstairs apartments

Price: \$149,900

Type: Sale /Listed

Contact: Gail Christman, Gene Durigan Realty 610-377-4488

Lansford's Location on East Coast



Parcel Map of Business District



50 W. Ridge St/Storefront



- Currently unimproved, but can be modified similarly to Eye Care store in same building.
- Can be setup with living quarters in rear with bathroom and kitchen, living space separate from store space.
- Ideal for someone with a small business and minimal requirements for living space.

Price: \$400/m

Type: Lease

Contact: David Beney 908-208-0723

36 W. Ridge St/Restaurant



- 1st Floor Restaurant
- Additional Small storefront
- Apartments upstairs
- Prices Negotiable

Price: \$65,000 purchase, \$750/m rent **Type:** Sale/owner
or lease **Contact:** Isameldin Eljak 717-538-1173

Properties

1. 28 West Ridge: Restaurant
2. 28 West Ridge: 1st Floor Store
3. 28 West Ridge: 2nd floor
4. 101 East Bertsch St: Restaurant/Theater
5. 100 W. Ridge St: Office Building
6. 129 W. Ridge St: Office/Mixed Commercial
7. 863 E. Patterson: Commercial Building
8. Church (Gothard?)
9. 1-3 Spring Garden St: Church
10. 34-36 E Ridge St: Restaurant/B&B (outside only)
11. 24 W. Ridge St.: Storefront
12. 26 E. Ridge St: Storefront/Storage/Restaurant
13. 18-22 E. Ridge St.: Storage/Storefront
14. 36 W Ridge St: Restaurant
15. 50 W Ridge St: Storefront
16. 52 W. Ridge St: Storefront
17. Cortright & W. Bertsch Sts: Warehouse/Factory

28 W. Ridge St./ Panther Valley Mini Mall



Restaurant

- Fully equipped, turnkey operation.
- Seats over 100
- Apx. 3,000 square feet.
- Rent can be fixed or set as a % of gross.

Price: See Above **Type:** Lease

Contact: David Benevy 908-208-0723

Gift Shop

- Retail Space
- 1000 sq. ft
- Will alter to suit

Price: \$800/month **Type:** Lease

Contact: David Benevy 908-208-0723

Second Floor

- 9000 sq. ft
- 15 ft Ceilings
- Motorized conveyor belt access
- Will subdivide/alter to suit

Price: \$1000/month **Type:** Lease

Contact: David Benevy 908-208-0723

18-22 E. Ridge St/Storefront, Storage



- 30,000 Sq. Ft
- 2 Apartments with updated electric
- Updated Elevators

Price: \$220,000

Type: Sale/Owner

Contact: Patrick Baglino 201-921-7084

26 E. Ridge St./Restaurant, Storefront & Storage



- Restaurant with ansil system
- ADA access
- Additional Large Storefront
- Heat pump & Ductwork
- 2nd floor warehouse space
- Drive-up ramp to 2nd floor

Price: \$86,000 **Type:** Sale/Owner

Contact: Steve Conrad 570-233-5707

101 E. Bertsch St./Palace Restaurant/Theater



- Former Theater converted to bar/restaurant
- Comes with liquor license and all equipment
- 15,000 sq. ft
- Dance floor, stage, bar, and more
- Two 3 Bedroom Apartments
- Built 1920
- Zoned Commercial

Price: \$99,000

Type: Sale/Listed

Contact: Ed Kanick, American First 570-645-3000

100 W. Ridge St./ Office Building



- 9000 Sq. Ft
- Corner spot w/ 209 Exposure
- Can House Multiple Offices
- Built 1930

Price: \$175,000 **Type:** Sale/Listed

Contact: Ed Kanick, American First 570-645-3000

24 W. Ridge St./Storefront



- 1st Floor 5000 sq. ft storefront
- 2nd floor has four 1 bedroom apts.
- Tin ceilings
- Several code updates

Price: \$49,900

Type: Sale/Listed

Contact: Michael Kon, Realty World 570-714-4278 ext 306

34-36 E. Ridge St./Restaurant, B&B



- Equipment & Liquor License also Available
- New Plumbing
- New Roof
- Four large furnished rooms upstairs
- Owners flexible with financing
- 3750 Sq Ft

Price: \$99,900 **Type:** Sale/Listed

Contact: James Zurn, Cedar Creek 570-325-3002

129 W. Ridge St./Office, Mixed Use



- 3 Bedroom House with Attached Commercial
- Separate 1 bedroom Apartment
- 6 separate offices
- Stunning Victorian Details
- Built 1903

Price: \$99,900

Type: Sale/Listed

Contact: Ed Kanick, American First 570-645-3000

863 E. Patterson St./ Commercial Building



-
- Hardwood Floors
 - New Roof, Heating, AC
 - Built 1980
 - Heated lower level w/ two doors
 - Loading platform
 - Private parking lot
 - 16,500 sq. ft

Price: \$255,000 **Type:** Sale/Listed

Contact: Ed Kanick, American First 570-645-3000

1-3 Spring Garden St. / Church/Residence



-
- Currently zoned residential
 - Built 1893
 - Original Stained Glass, Working Pipe Organ
 - Bell Tower
 - 5000 Sq. Ft.
 - Corner Lot
 - Off Street Parking
 - Motivated Seller-bring offer

Price: \$80,000

Type: Sale/Listed

Contact: Susan Eckert, Aim High Realty 570-443-7860
