

FOR SALE

\$1,669,000

Owner Financing Available

4.49 ACRES
12,000 SF
TURN-KEY

kw
KELLERWILLIAMS.
REAL ESTATE

**338 BUCK BLVD
WHITE HAVEN, PA 18661**



INVESTMENT/OWNER-USER OPPORTUNITY

Excellent Gentlemen's Club opportunity in the famous Poconos! Located near Mount Airy & Mohegan Sun Casinos, Pocono Raceway, Kalahari & Split Rock Resorts and proposed Margaritaville, with easy access to I-80 and I-476.

The main bar entertainment area is $\pm 5,000$ SF, with plenty of seating. The property has plenty of room for growth, with partially finished lower level VIP cigar bar and 1st floor copper bar with stone fireplace and private entrance. The 2nd floor has 4 BR, 3 Bath residential living area.

James Balliet
President
O 610-435-1800
C 610-972-6808

 **James Balliet**
PROPERTY GROUP

James@JBPropertyGroup.com

Brian@JBPropertyGroup.com

www.JBPropertyGroup.com

Brian K. Bailey
Associate Broker
O 610-435-1800
C 484-357-8559

Located in the Poconos

Conveniently located in the Poconos, near the Northeast Extension (I-476), I-80 and I-81.

Short drive to Mohegan Sun & Mount Airy Casinos; Split Rock & Kalahari Resorts; Pocono Raceway



±12,000 SF on
4.49 Acres.

Newly surfaced lot
with ample spaces
for patron parking.



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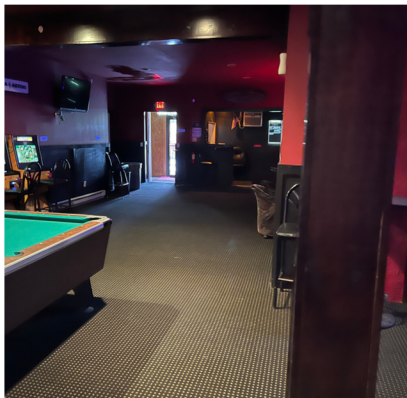


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Sale Includes 15 Passenger Shuttle Van



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