

1597 N SUSQUEHANNA TRAIL
SELINSGROVE, PA 17870

COMMERCIAL
PROPERTY

**FOR
SALE**

\$2,650,000

GLA 18,804 SF

RETAIL STRIP CENTER

Opportunity for fantastic value add investment/end user opportunity, situated on heavily traveled Route 11-15 with great visibility.



There are many national and regional tenants surrounding this high visibility property. The site is adjacent to Susquehanna Valley Country Club, Texas Roadhouse and Lowe's Home Improvement and just 1 1/2 blocks to Susquehanna Valley Mall.

Retail Strip Center with 18,804 SF total. Current tenants include AT&T and Aspen Dental. The vacant 5,500 SF medical/ retail space was previously occupied by a national medical franchise and has an extensive medical/office fit out! The +/- 7,600 SF storage space to the rear of the facility is climate controlled and water tight and includes a bay door. Perfect for a multitude of dry storage uses.

kw

KELLER WILLIAMS
REAL ESTATE

Each office is individually owned and operated

James Balliet
President
O 610-435-1800
C 610-972-6808
James@JBPropertyGroup.com
JBPropertyGroup.com

 **James Balliet**
PROPERTY GROUP

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

If you have a brokerage agreement with another agency, this is not intended as a solicitation.



kw
KELLERWILLIAMS.
REAL ESTATE

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

James@JBPropertyGroup.com
JBPropertyGroup.com

 **James Balliet**
PROPERTY GROUP

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

If you have a brokerage agreement with another agency, this is not intended as a solicitation.

MEDICAL SPACE



kw
KELLERWILLIAMS.
REAL ESTATE

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

James@JBPropertyGroup.com
JBPropertyGroup.com

 **James Balliet**
PROPERTY GROUP

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

If you have a brokerage agreement with another agency, this is not intended as a solicitation.

MEDICAL SPACE



kw
KELLERWILLIAMS.
REAL ESTATE

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

James@JBPropertyGroup.com
JBPropertyGroup.com

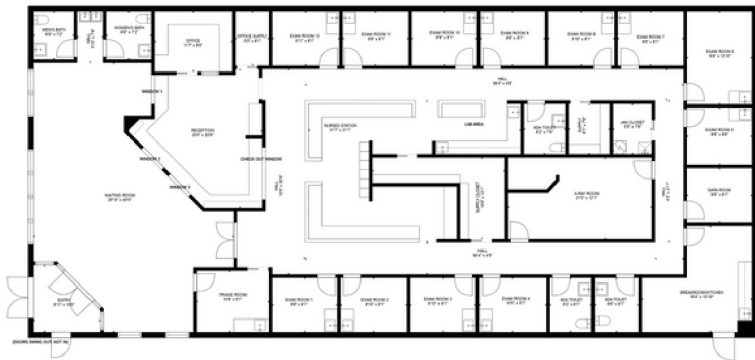
 **James Balliet**
PROPERTY GROUP

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

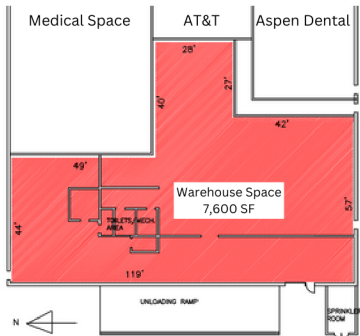
Brian@JBPropertyGroup.com
JBPropertyGroup.com

If you have a brokerage agreement with another agency, this is not intended as a solicitation.

MEDICAL SPACE FLOOR PLAN



WAREHOUSE SPACE FLOOR PLAN



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

James@JBPropertyGroup.com
 JBPropertyGroup.com



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

Brian@JBPropertyGroup.com
 JBPropertyGroup.com

WAREHOUSE SPACE



kw
KELLERWILLIAMS.
REAL ESTATE

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

James@JBPropertyGroup.com
JB@PropertyGroup.com

 **James Balliet**
PROPERTY GROUP

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

Brian@JBPropertyGroup.com
JB@PropertyGroup.com

If you have a brokerage agreement with another agency, this is not intended as a solicitation.