

## Agent Full

**3130 Grandview Rd, Hanover, PA 17331**

**Active**

**Land**

**\$139,900**



MLS #: PAYK130962  
Tax ID #: 44-000-17-0040-00-00000  
Ownership Interest: Fee Simple  
Type: Land  
Waterfront: No

Lot Acres / SQFT: 1.13a / 49,049sf / Assessor  
Price/Acre: \$123,805.31

### Location

County: York, PA  
MLS Area: Penn Twp - York County (15244)

School District: [South Western](#)

### Taxes and Assessment

Tax Annual Amt / Year: \$4,594 / 2019  
School Tax: \$3,059  
County Tax: \$873 / Annually  
City/Town Tax: \$662 / Annually  
Clean Green Assess: No  
Zoning: RS

Tax Assessed Value: \$150,520 / 2019  
Land Use Code: 250  
Section: PENN  
Block/Lot: 000 / 0040

### Land Information

Lot Acres / SQFT: 1.13a / 49,049sf / Assessor  
Current Use: Vacant  
Additional Parcels: No

Possible Use: Medical/Dental, Other

### Utilities

Utilities: Water Source: Public, Sewer: Public Sewer

### Remarks

Agent: Potential use will have to be approved through the Township Board. Offers placed can be contingent on Township Ruling. Please book appointment to see property so there aren't people wandering on the property unannounced.

Public: Located in South Hanover, this lot is surrounded by medical practices; making this an ideal location for a chiropractor, dentist, specialist, or some type of medical professional in an already established location. Incredibly easy access to MD Route-30. The property consists of 1.12 acres of land with public water and public sewer available. Showing by appointment only.

### Listing Office

Listing Agent: [Broc Schmelyun](#) (3255286) (Lic# RS343195 - PA) (717) 880-0393  
Listing Agent Email: [broc@soldbybroc.com](mailto:broc@soldbybroc.com)  
Broker of Record: John Grim (Lic# RM421742 - PA)  
Listing Office: [RE/MAX Quality Service](#) (QUASER) (Lic# RB050305C)  
1147 Eichelberger St, Hanover, PA 17331  
Office Phone: (717) 632-5111  
Office Email: [realestatehanover@gmail.com](mailto:realestatehanover@gmail.com)

### Showing

Showing Contact: Go and Show - No Showing

Contact



[- Schedule a showing](#)

Showing Requirements: Show Anytime, Sign on Property

Directions: Land located in Grandview Medical Plaza.

### Compensation

Buyer Agency Comp: 3% Of Gross  
Transaction Broker: 3% Of Gross

Sub Agency Comp:  
Dual/Var Comm:

3% Of Gross  
No

### Listing Details

Original Price: \$139,900  
Listing Agrmnt Type: Exclusive Right  
Prospects Excluded: No  
Listing Service Type: Full Service  
Dual Agency: Yes  
Sale Type: Standard  
Listing Term Begins: 01/05/2020  
Listing Entry Date: 01/05/2020  
Possession: Settlement  
Acceptable Financing: Cash, Conventional  
Federal Flood Zone: No

Owner Name: South Hanover Partnership  
DOM / CDOM: 27 / 291  
Original MLS Name: BRIGHT  
Expiration Date: 04/01/20

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