

## Agent Full

910 Hanover Pike, Littlestown, PA 17340

Active

Commercial Sale

\$399,900



MLS #: PAAD109972  
Tax ID #: 41J17-0053A--000  
Ownership Interest: Fee Simple  
Sub Type: Mixed Use  
Waterfront: No

Available SqFt: 10,599.00  
Price / Sq Ft: 37.73  
Business Use: Convenience Store/Gas, Hair Salon and Spa, Other, Warehouse  
Year Built: 1950

### Location

County: Adams, PA  
MLS Area: Union Twp - Adams County (14341)  
Subdiv / Neigh: UNION TOWNSHIP

School District: [Littlestown Area](#)

### Taxes and Assessment

Tax Annual Amt / Year: \$7,840 / 2019  
School Tax: \$5,719  
County Tax: \$1,949 / Annually  
City/Town Tax: \$172 / Annually  
Clean Green Assess: No

Tax Assessed Value: \$465,200 / 2019  
Imprv. Assessed Value: \$383,900  
Land Assessed Value: \$81,300  
Land Use Code: 319

Zoning: COMMERCIAL

### Commercial Sale Information

Business Type: Convenience Store/Gas, Hair Salon and Spa, Other, Warehouse  
Property Use: Owner User  
Potential Tenancy: Multiple  
Building Total SQFT: 10,599 / Assessor

### Building Info

Building Total SQFT: 10,599 / Assessor  
Construction Materials: Brick  
Flooring Type: Carpet, Laminated  
Roof: Metal, Rubber  
Total Loading Docks: 1  
Total Levelers: 0  
Total Drive In Doors: 1

### Lot

Lot Acres / SQFT: 0.92a / 40,075sf / Listing Agent

### Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, No Stairs

### Parking

Parking: Off Street Parking, Private 11+ Spaces, Asphalt Driveway, Handicap Parking, Private Parking

### Utilities

Utilities: Central A/C, Wall Unit, Cooling Fuel: Electric, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

### Remarks


Agent: This is the original owner of a family owned business that has been in this location for 50+ years. The property, which hosts a traffic count of 10,000-13,000 cars per day, is perfect for a commercial business. Two tenants occupy part of the building right now and there is still 5K+ square footage of rentable / usable space in the building. Property includes 20+ modest size tanning/massage rooms, restaurant area, large re Fridgerated cooler, warehouse area and storage area. All inventory can be included (over 150K worth) for a total purchase price of 499.9K. A recent Appraisal valued the building (alone) at 485,000. Current leases are conveyable. Contact Listing Agent for showings or questions.

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### **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**

Appointment Phone: n/a  - [Schedule a showing](#)  
Showing Contact: Service Lock Box Type: None  
Contact Name: Showing Time Online  
Showing Requirements: Do Not Show Without Appt,  
Lockbox-None, Schedule Online  
Directions: On Hanover Pike.

### **Compensation**

Buyer Agency Comp:	3% Of Gross	Sub Agency Comp:	3% Of Gross
Transaction Broker:	3% Of Gross	Dual/Var Comm:	No

### **Listing Details**

Original Price:	\$399,900	Owner Name:	Christopher D & Michelle Hull
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	30 / 282
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	02/25/20
Dual Agency:	Yes	Lease Considered:	Yes
Sale Type:	Standard	Documents Available:	Seller's Property Disclosure
Listing Term Begins:	01/05/2020		
Listing Entry Date:	01/05/2020		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		

