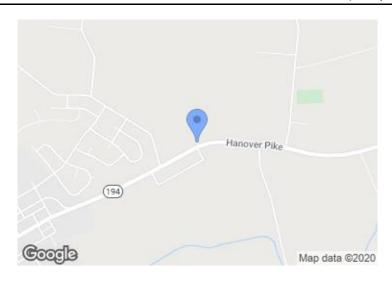
910 Hanover Pike, Littlestown, PA 17340

Active

Commercial Sale

\$399,900





MLS #: PAAD109972 41J17-0053A--000 Tax ID #:

Ownership Interest: Fee Simple Mixed Use Sub Type:

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:

Tax Assessed Value:

Land Assessed Value:

Imprv. Assessed Value:

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 Land Use Code:

\$465,200 / 2019

\$383,900 \$81,300 319

Zoning: COMMERCIAL

Commercial Sale Information

Convenience Store/Gas, Hair Salon Business Type:

and Spa, Other, Warehouse

Potential Tenancy:

Multiple

Building Total SQFT: 10,599 / Assessor

Property Use: Owner User

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 refridgerated 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.

Public:

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Listing Office

Listing Agent: <u>Broc Schmelyun</u> (3255286) (Lic# RS343195 - PA) (717) 880-0393

Listing Agent Email: 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

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

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