

977 E. MAIN STREET

PALMYRA, PA

JUST SOLD
BY LEE & ASSOCIATES

AVAILABLE
9.93 ACRES



422

9.93 AC AVAILABLE - INDUSTRIAL / COMMERCIAL LAND
SALE OPPORTUNITY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

LAND SIZE	9.93 AC
ZONED	Highway Commercial and Heavy Industrial
PERMITTED USES	Many Heavy industrial and commercial uses
ACTIVE RAIL	Yes, Norfolk Southern Line
PRESENT USE	Vacant closed motel - Out of service
BUILDING SF	Approximately 15,729 SF
PUBLIC UTILITIES	Public Water, Public Sewer, Natural Gas
REAL ESTATE TAXES	\$27,915 (2026)
TRAFFIC COUNT	ADT 16,000 on Rt. 422
HIGHEST AND BEST USE	Development of vacant Land

PRICING GUIDANCE

\$2,200,000	Entire Property
\$750,000	Just the HC Zoned Land - to be subdivided
\$1,450,000	Industrial zoned land and cell tower approximately 8 Acres (to be subdivided)

ZONING

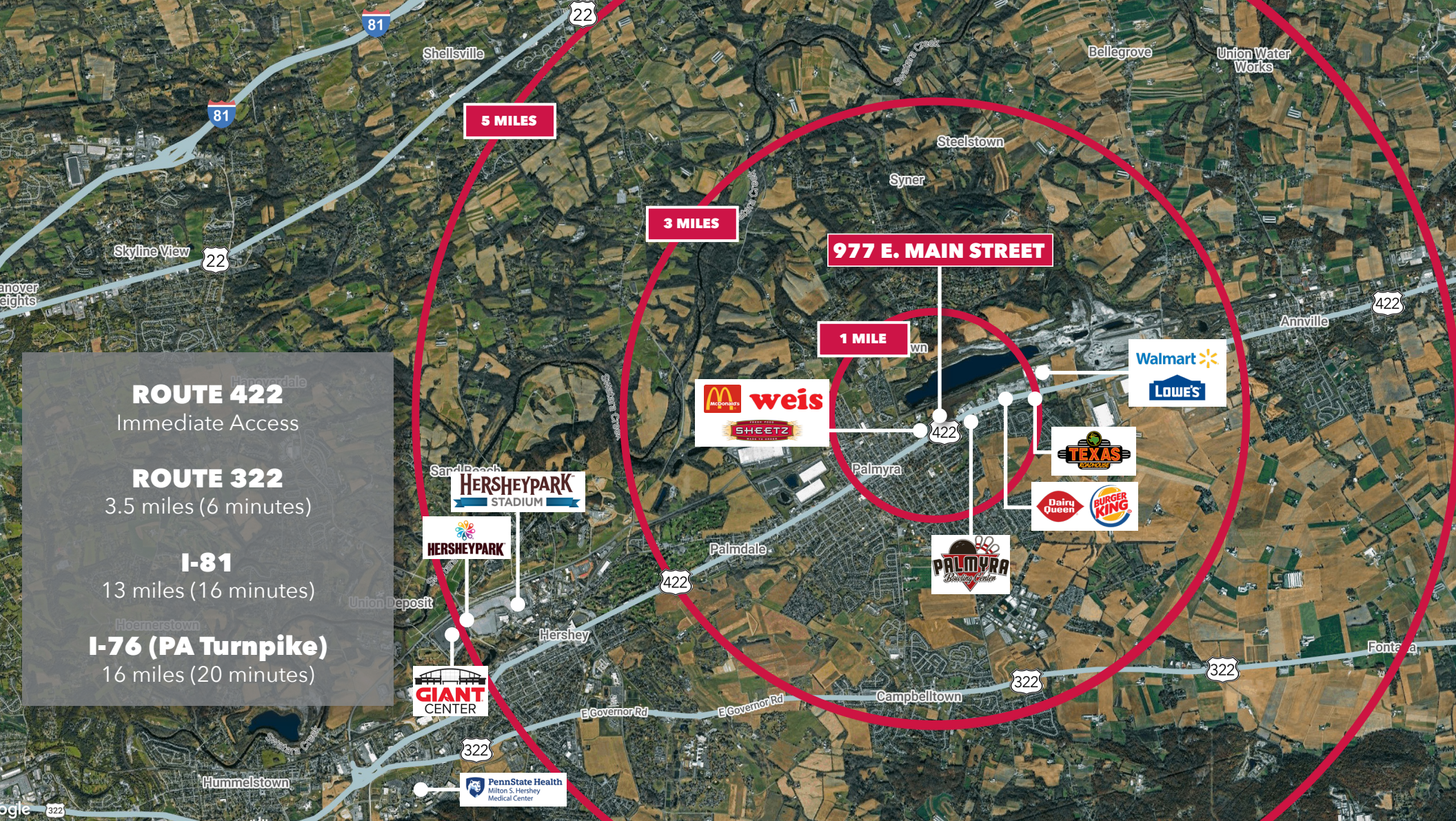


ZONING - INDUSTRIAL



ZONING - HIGHWAY COMMERCIAL





BRAD SWIDLER
bswidler@lee-associates.com
717.208.8669

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055 USA | (717) 695.3840 | lee-associates.com/easternpa