

295 N. 4TH STREET, MCSHERRYSTOWN

SALE

13,185+/- SF FREESTANDING FLEX BUILDING



PRICE REDUCED

CAMPBELL

Commercial Partners LLC

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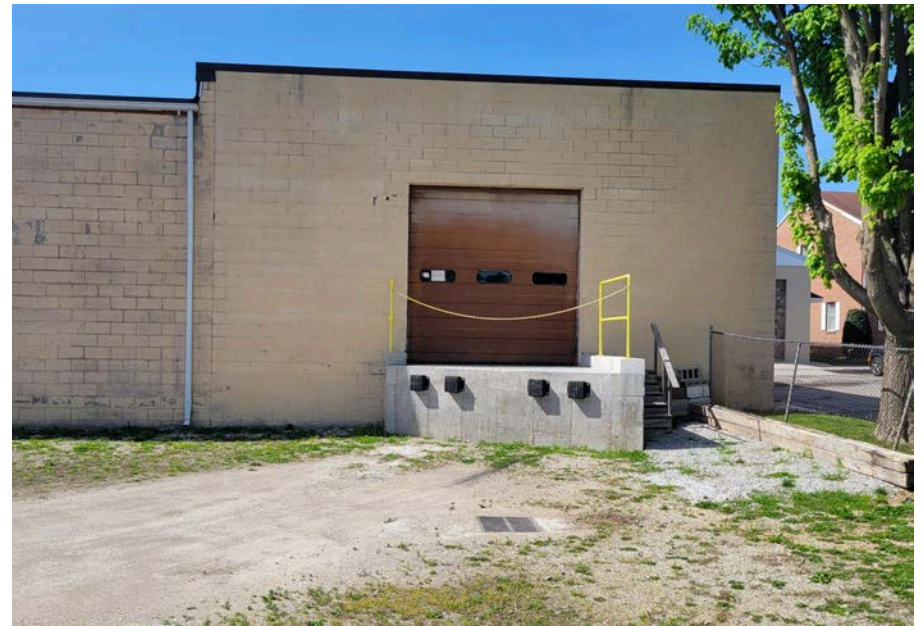
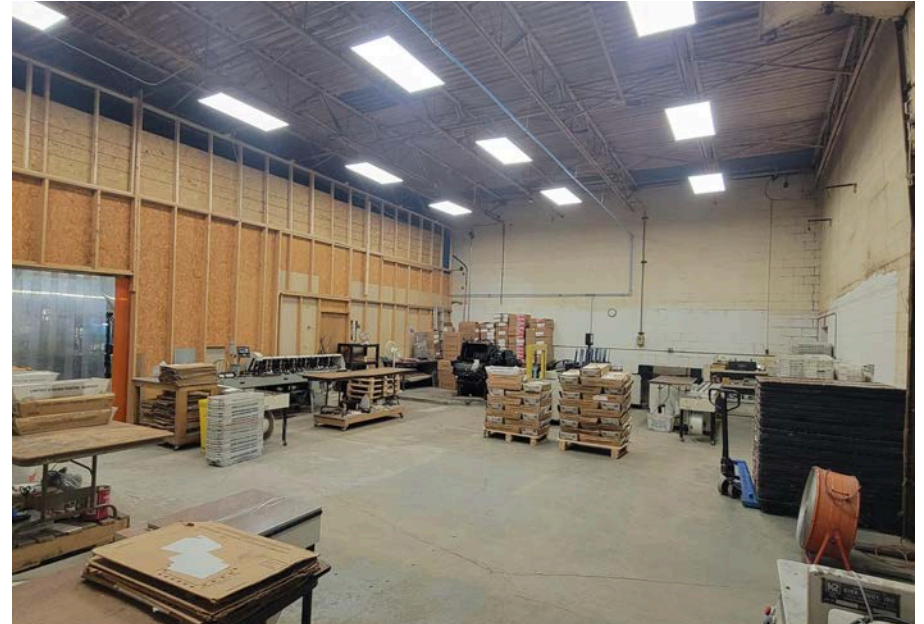
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OFFERING SUMMARY

PROPERTY OVERVIEW

Rare freestanding single tenant flex building in the Hanover market, minutes away from Route 94. The 13,185+/- square foot building sits on 1.04 acres and has one drive-in door and one dock door. The ceiling heights vary from 8'6" - 19' between office, production, and storage areas of the building. While property is zoned Residential, it has been operated as an industrial flex building for years, which should protect its legal non-conforming use status.

Sale Price	-\$925,000 \$895,000
Building Size	13,185+/- SF
Lot Size	1.04+/- ACRES



PROPERTY DETAILS

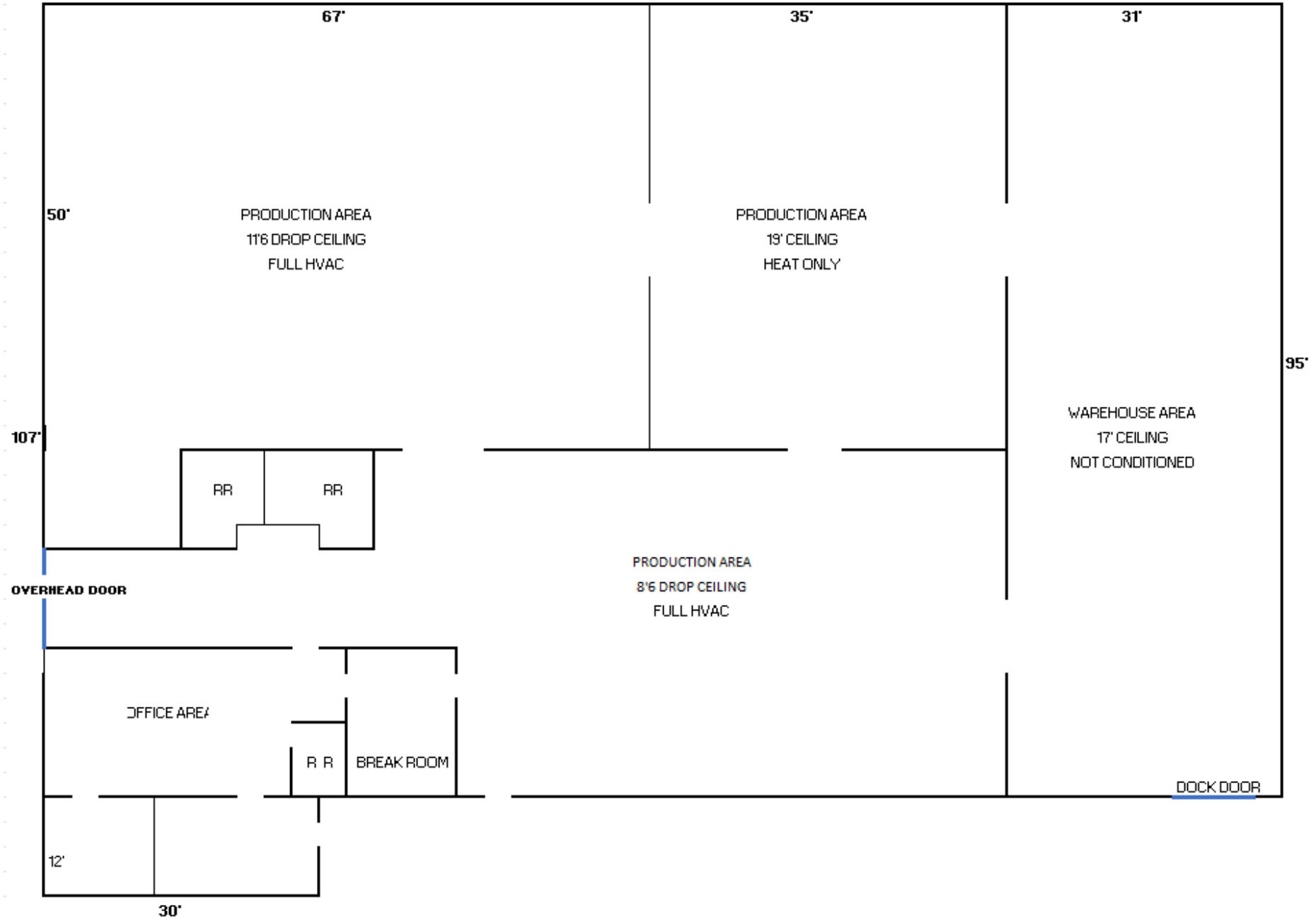
Total Estimated Taxes: \$10,596.45

Built	1960
Municipality	MCSHERRYSTOWN BOROUGH
County	ADAMS
Number of Floors	ONE
Roof	FLAT RUBBER
Flooring	CONCRETE & TILE
HVAC	FULL HVAC IN OFFICE & PRODUCTION HEAT IN STORAGE ARE
Ceiling Height	8'6 - 19'
Restrooms	3 SINGLE-USE
Dock	ONE
Drive-in	ONE
Water	PUBLIC
Sewer	PUBLIC

TAXES					
COUNTY:	\$	399,900	x	0.00513930	= \$ 2,055.20
FIRE:	\$	399,900	x	0.00035410	= \$ 141.60
MUNICIPAL:	\$	399,900	x	0.00377200	= \$ 1,508.42
SCHOOL:	\$	399,900	x	0.01723240	= \$ 6,891.23
TOTAL:					\$ 10,596.45
INDICATED MARKET VALUE:	\$	399,900	x	1.38	= \$ 551,862.00



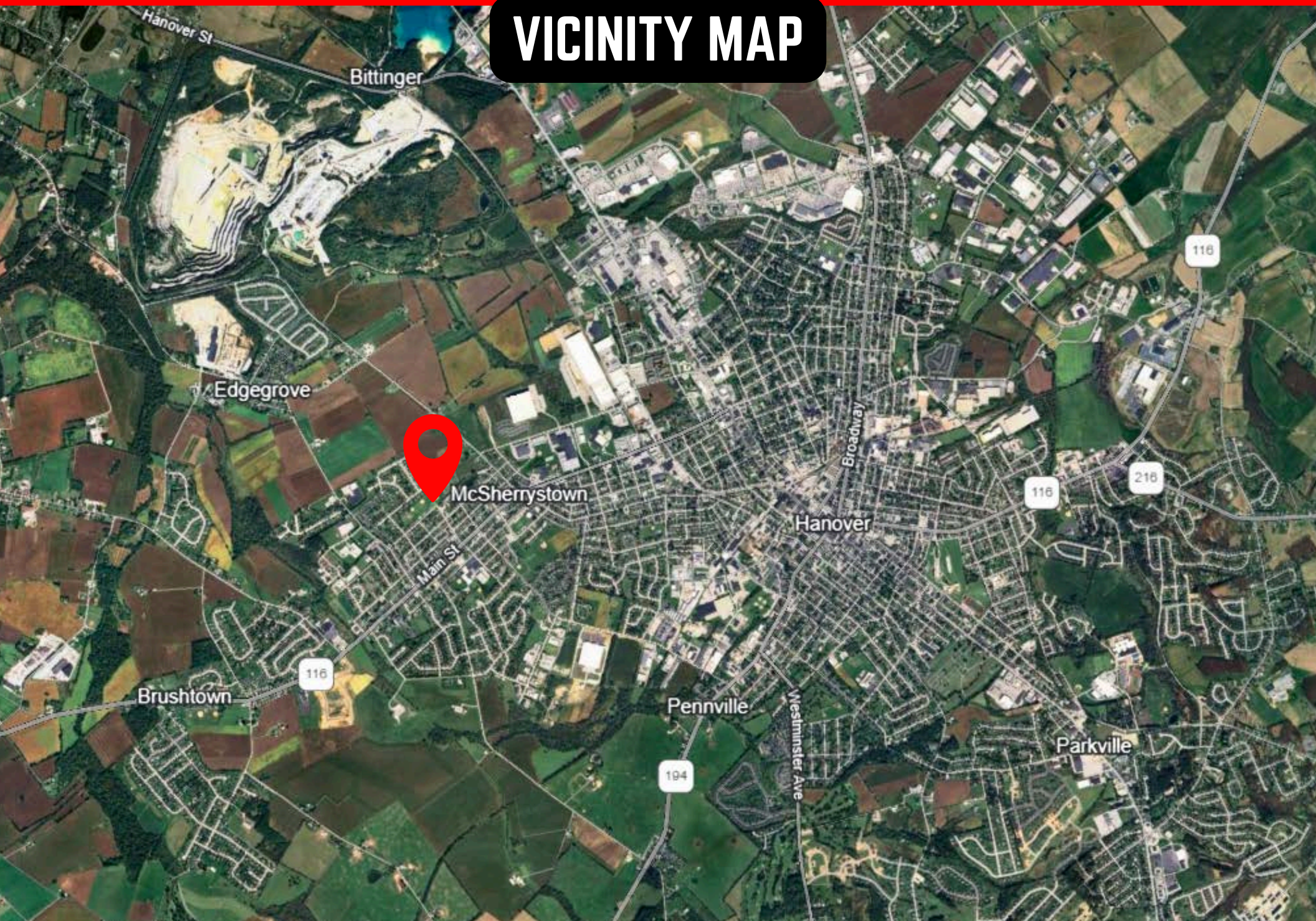
FLOOR PLAN



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SALE

VICINITY MAP



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