

COMMERCIAL & RESIDENTIAL
FOR SALE

234 W MAIN ST |
HUMMELSTOWN, PA 17036

Presented By:

**Ida McMurray,
CCIM, SIOR**

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PROPERTY OVERVIEW

234 W Main St | Hummelstown, PA 17036



PROPERTY DESCRIPTION

First floor commercial space with second floor apartment, Currently apartment is leased. 9 off street parking spaces.

PROPERTY HIGHLIGHTS

- First floor currently used as a salon but could be used as office or retail.
- Second floor apartment- 2 bedroom, 1 bath with laundry.

OFFERING SUMMARY

Sale Price:	\$325,000
Number of Units:	2
Lot Size:	0.18 Acres
Building Size:	2,762 SF
APN:	31-024-039
Zoning:	Commercial Central Business
Municipality:	Borough of Hummelstown
County:	Dauphin



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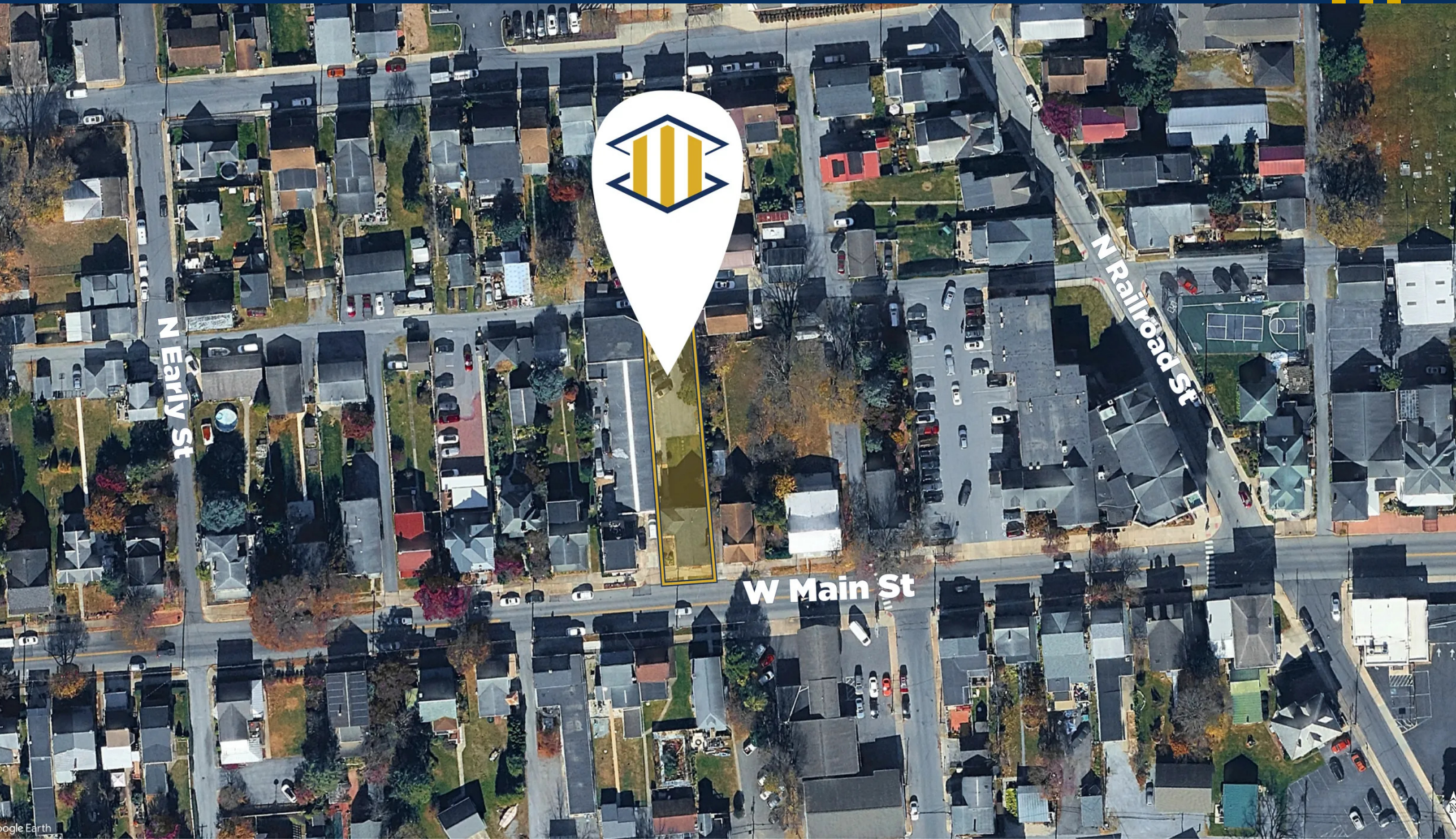
ADDITIONAL PHOTOS

234 W Main St | Hummelstown, PA 17036



PARCEL

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CAPSTONE
COMMERCIAL

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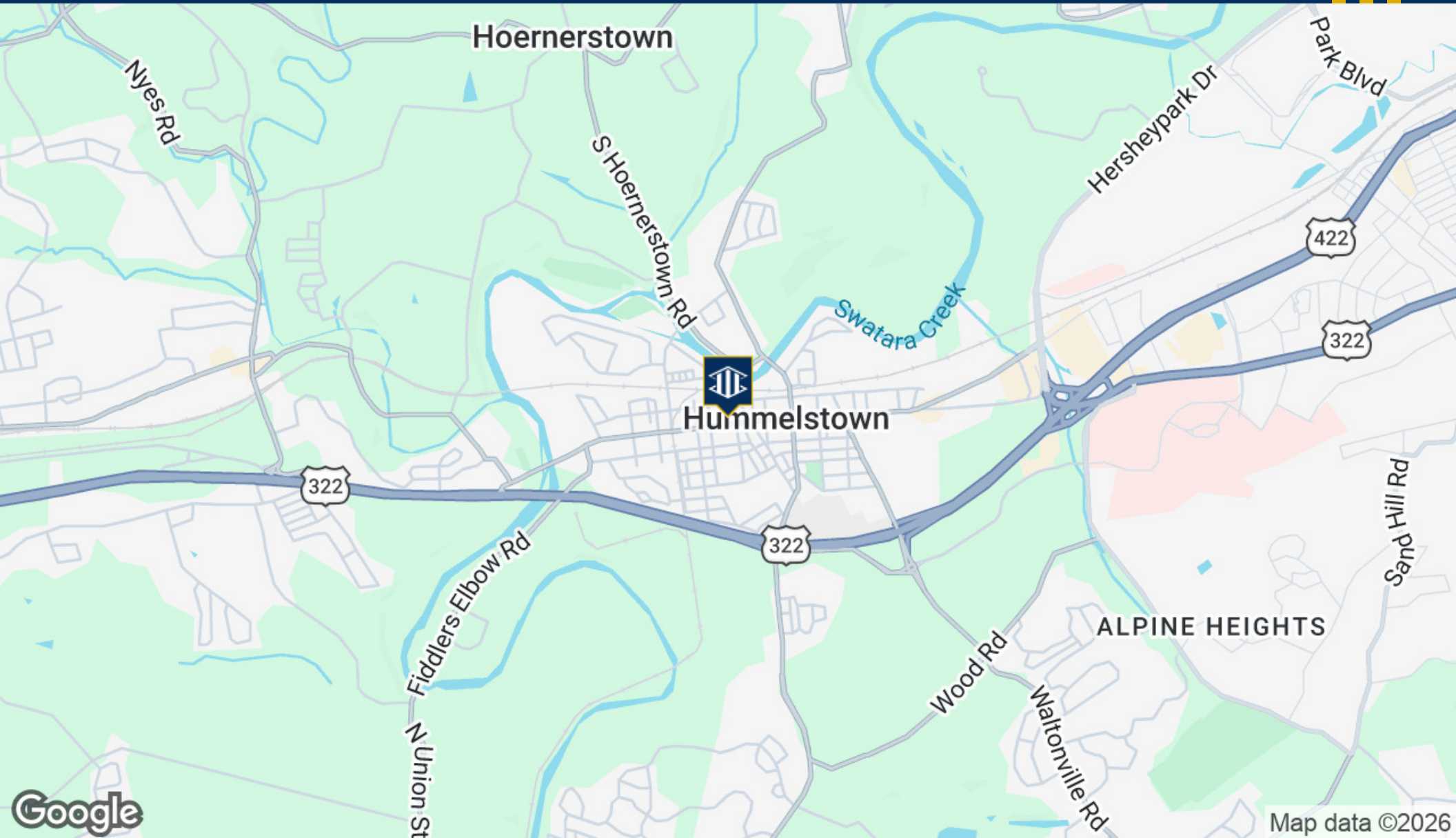
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AREA OVERVIEW

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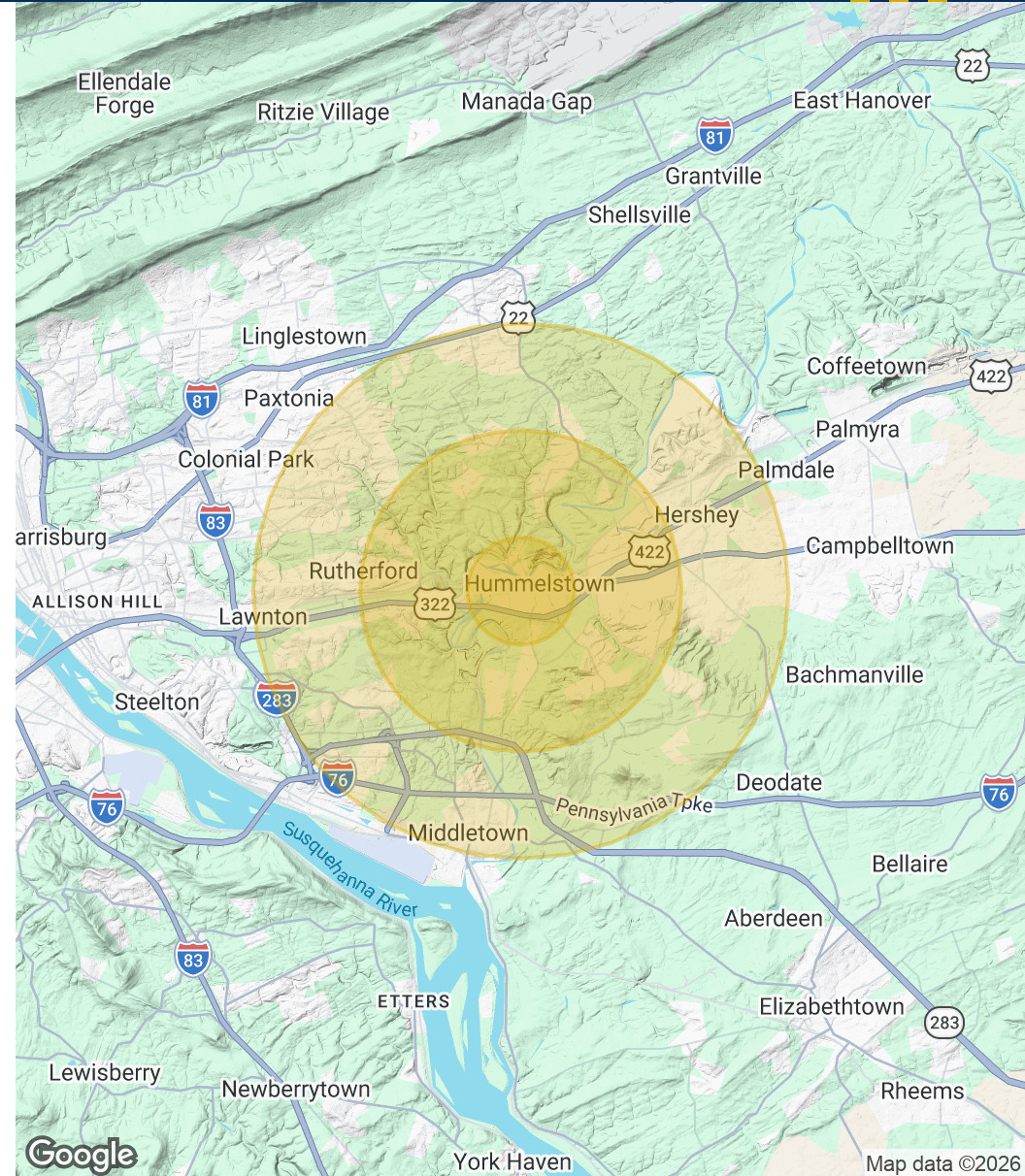
DEMOGRAPHICS

234 W Main St | Hummelstown, PA 17036

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,632	30,338	89,612
Average Age	39.3	40.0	41.5
Average Age (Male)	37.1	38.4	39.7
Average Age (Female)	42.4	42.5	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,244	12,919	36,922
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$108,337	\$133,284	\$117,853
Average House Value	\$284,232	\$346,127	\$300,138

2023 American Community Survey (ACS)



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ADVISOR BIO

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Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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