


MIXED-USE PROPERTY
FOR SALE

672 BLOSERVILLE RD
NEWVILLE, PA 17241



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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672 BLOSERVILLE RD

PROPERTY DETAILS

FOR SALE
\$800,000

OFFERING SUMMARY

Sale Price	\$800,000
Building Size	6,080 SF
Lot Size	1.21 Acres

PROPERTY SUMMARY

Address	672 Bloserville Rd Newville, PA 17241
Municipality	Upper Frankford Township
County	Cumberland County
Tax Parcel #	43-12-2922-005
Number of Units	Three (3)

PROPERTY HIGHLIGHTS

- Unique mixed-use property available for sale
- Move-in ready restaurant and general store on the first floor with an opportunity to convert to a fully functioning gas station
- Two (2) residential units on the second floor that can be used as full-time or short-term (Airbnb) rentals for additional income
- Detached garage and storage space equipped with utilities
- Fully remodeled throughout the property

PROPERTY DESCRIPTION

Fully renovated mixed-use commercial building available for sale in Newville, PA. Situated on 1.21 acres, the property offers one (1) retail space on the first floor, two (2) rental units on the second floor, and one (1) garage/storage area. Recent upgrades include a new roof, windows throughout all units, HVAC and well system to name a few. Furniture, fixtures and equipment list is available upon request to highlight the large investment that was made to create the move-in ready restaurant and rental units.

LOCATION DESCRIPTION

Located off I-81 (Exit 44) in Upper Frankford Township. The property is positioned amongst residential neighborhoods, campgrounds, retail shops, and farm land.



BUILDING INFORMATION

# of Floors	Two (2)
Restrooms	4: 1 in commercial space, 3 in rental units
Roof	Metal
Walls	Drywall & wood
Floor Type	Varies
Business ID Sign	Yes
Year Last Renovated	2022

UTILITIES & ZONING

Zoning	No zoning
Water	Well
Sewer	On-site septic
Electric	Two (2) heat pumps (Unit two)
Gas	Propane heat (Store & Unit One)
HVAC	Central air

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EXTERIOR PHOTOS

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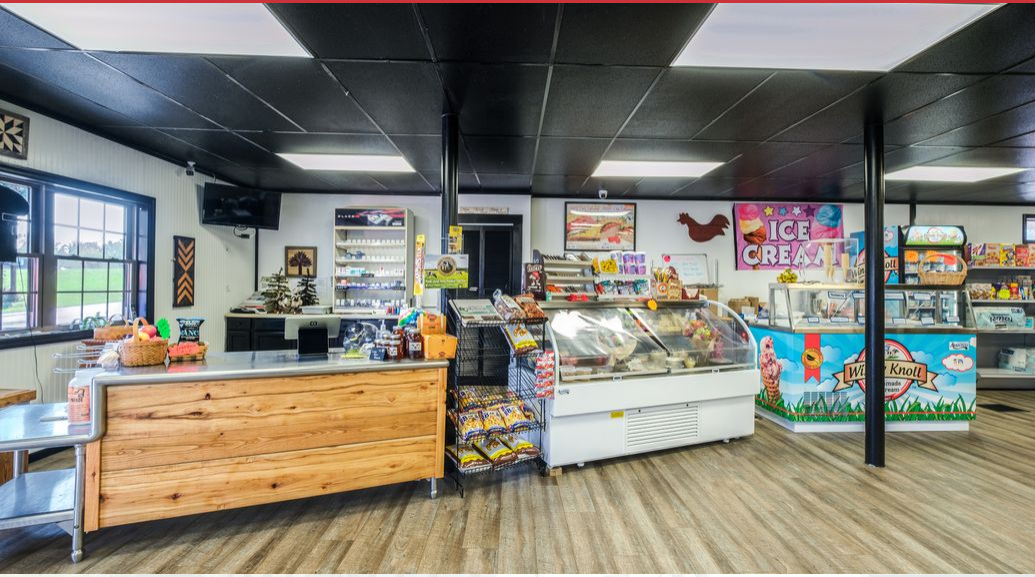
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RETAIL PHOTOS

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UNIT ONE PHOTOS

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UNIT TWO PHOTOS

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ADDITIONAL PHOTOS

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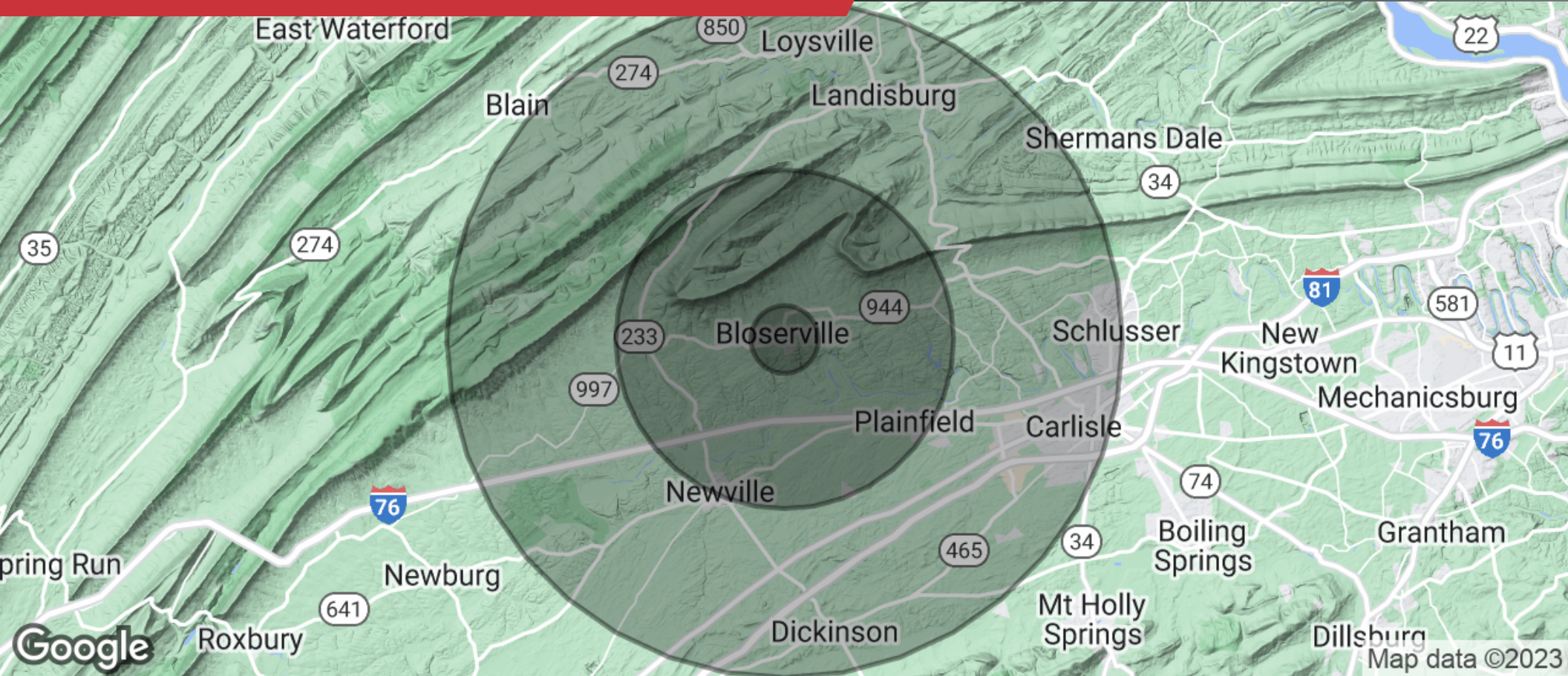
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DEMOGRAPHICS

FOR SALE

\$800,000



POPULATION

1 MILE	5 MILES	10 MILES
243	8,265	56,470



HOUSEHOLDS

1 MILE	5 MILES	10 MILES
107	3,523	24,275



INCOME

1 MILE	5 MILES	10 MILES
\$71,141	\$71,348	\$78,807

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