

RETAIL PROPERTY
FOR SALE

679 S. MAIN STREET
CHAMBERSBURG, PA 17201



Nik Sgagias
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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679 S. MAIN STREET

PROPERTY DETAILS

FOR SALE

\$795,000

OFFERING SUMMARY

Sale Price	\$795,000
Lot Size	0.6 AC
Building Size	4,000 SF

PROPERTY HIGHLIGHTS

- 4,000 SF family restaurant for sale
- Includes separate pizza shop
- Seats 143 guests
- Sale includes 3 bedroom, 2 bathroom single family home
- Two (2) separate 2-door garages included

PROPERTY DESCRIPTION

4,000 SF fully equipped Chambersburg restaurant for sale. Includes pizzeria, separate three (3) bedroom, two (2) bathroom single family home and two (2) garages. Located on Main Street in Chambersburg directly off Route 11.



PROPERTY SUMMARY

Address	679 S. Main Street Chambersburg, PA 17201
Municipality	Chambersburg Borough
County	Franklin County
Tax Parcel #	04-1E25-035-00000; 04-1E25-036-00000; 04-1D32-003-000000
Property Taxes	\$4,455.10

BUILDING INFORMATION

HVAC	Gas heat / central HVAC
Lighting	Fluorescent / incandescent
Roof	Rubber / 6 years old
Ceilings	2x2' tile
Ceiling Height	10'
Floor Type	Carpet / tile
Basement	No

UTILITIES & ZONING

Gas	Available
Water & Sewer	Public
Electrical Capacity	400 amp / 3 phase
Zoning	Distributive Commercial Neighborhood

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INTERIOR PHOTOS

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AERIAL PHOTO

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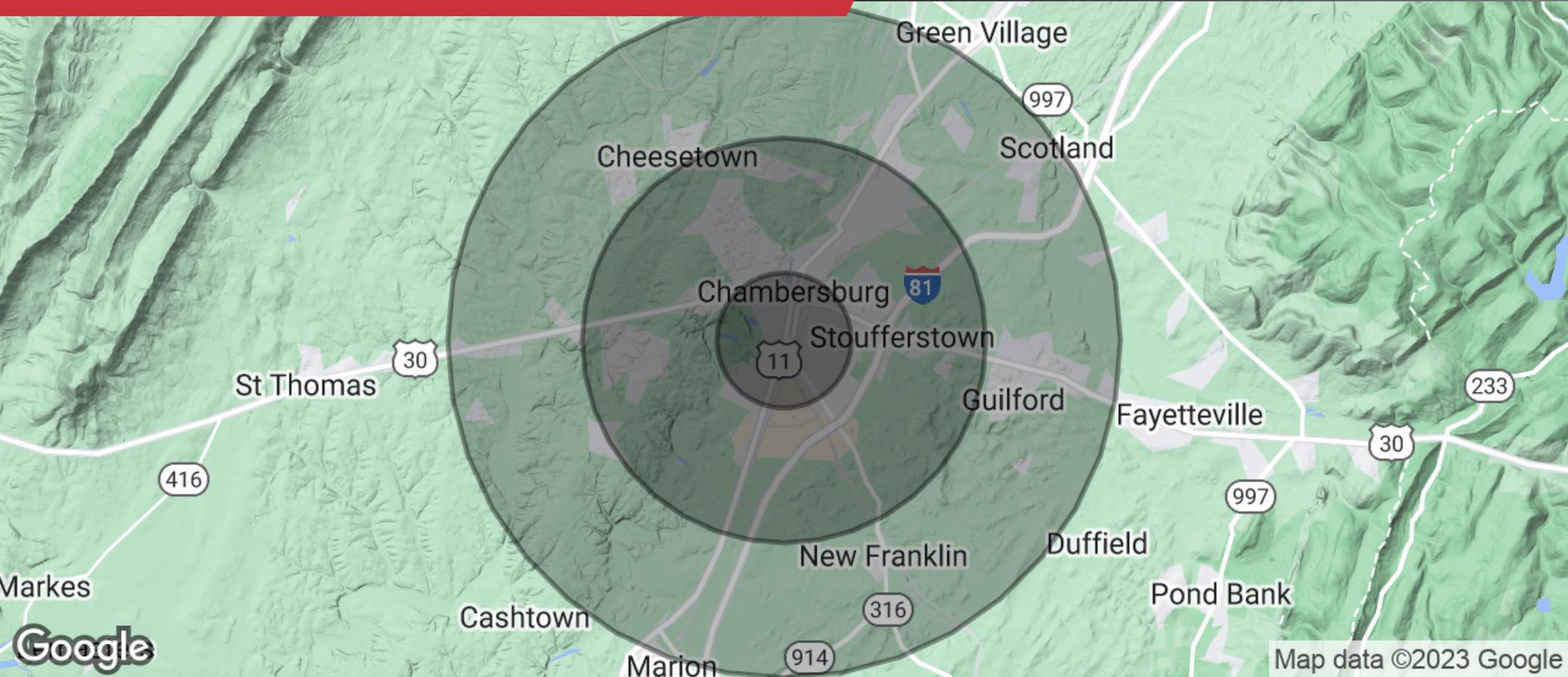
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DEMOGRAPHICS

FOR SALE
\$795,000



POPULATION

1 MILE	3 MILES	5 MILES
10,476	30,702	48,267



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,893	13,502	21,205



INCOME

1 MILE	3 MILES	5 MILES
\$49,008	\$65,103	\$72,883

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