

Agent Full

128 W Third St, Waynesboro, PA 17268

Active

Commercial Sale

\$275,000



MLS #: PAFL2026936
Tax ID #: 26-5C16.-096.-000000
Ownership Interest: Fee Simple
Sub Type: Mixed Use
Waterfront: No
Views: Other, Street

Available SqFt: 4,140.00
Price / Sq Ft: 66.43
Business Use: Flex, Other/General Retail, Professional
Year Built: 1910
Property Condition: Very Good

Location

County: Franklin, PA
MLS Area: Waynesboro Boro - Franklin County (14524)
Subdiv / Neigh: WESTSIDE
Transportation: Airport less than 10 Miles

School District: [Waynesboro Area](#)
High School: Waynesboro Area
Middle/Junior School: Waynesboro Area
Cross Street: South Potomac Street
Election District: 26

Association / Community Info

Property Manager: No
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$3,761 / 2025
County Tax: \$604 / Annually
City/Town Tax: \$735 / Annually
Clean Green Assess: No
Refuse Fee:

Tax Assessed Value: \$20,750 / 2022
Imprv. Assessed Value: \$19,750
Land Assessed Value: \$1,000
Special Assmt:
Historic: No
Land Use Code: GC

Zoning: GENERAL COMMERCIAL
Zoning Description: General Commercial

Commercial Sale Information

Business Type: Flex, Other/General Retail, Professional
Possible Use: Bar/Tavern/Lounge, Barber/Beauty, Beer/Wine/Liquor, Church, Clothing, Commercial, Convenience Store, Day Care, Florist/Nursery, Food & Beverage, Food Market, Funeral Home, Laundromat, Liquor Store, Medical/Dental, Mixed, Office, Professional Service, Restaurant, Retail, Senior Assisted/DayCare, Telecommunication Site, Warehouse
Property Use: Owner User
Topography: Level front and level rear, Room for Semi trailers to unload

Potential Tenancy: Multiple
Building Total SQFT: 4,140 / Estimated

Building Info

Yr Major Reno/Remodel: 2023
Building Total SQFT: 4,140 / Estimated
Foundation Details: Permanent

Building Classification: Class B
Construction Materials: Block, Brick, Vinyl Siding
Flooring Type: Carpet
Roof: Architectural Shingle, Asphalt
Total Loading Docks: 1
Total Levelers: 0
Total Drive In Doors: 1

Lot

Lot Acres / SQFT: 0.14a / 6098.4sf / Estimated
Views: Other, Street
Fencing Y/N: No

Lot Size Dimensions: 40.00 x 150.00
Road: 40 / Alley, Black Top / Boro/Township

Location Type: Business District

Lot Features:
Tax Opportunity Zone Y/N:Road Frontage, Zero Lot Line
No**Ground Rent**

Ground Rent Exists: No

Parking

Car Parking Spaces 2

Features: On Street, Public, Unassigned

Total Parking Spaces 2**Interior Features**

Interior Features: Accessibility Features: None; Door Features: Double Entry

Utilities

Utilities: Cable TV, Electric Available, Phone Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Central; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable, Fiber Optic

Remarks

Inclusions: Kitchen items

Exclusions: Warehouse stored items

Office: Warehouse space is great

Agent: Renovated building for many uses in the GC zoning district

Public: Commercial, Commercial, Commercial, Location, Location This property has many updates that you must set up a tour to appreciate. Exterior is low maintenance and is ready for your business signage. Let us help you open, expand or relocate your business to this large, updated building in the Borough of Waynesboro. Open multi-purpose front room, kitchenette, bathrooms and rear double height warehouse area with overhead door access along with an exterior protective wall for storage. Looking to open a Restaurant, Business office, Store front for retail or wholesale.

Listing OfficeListing Agent: [Mr. Darwyn W Benedict](#) (3344151) (Lic# AB069060)

(717) 977-8100

Listing Agent Email: armoryrealestate@gmail.comBroker of Record: Kristyn Martin (3056968) [Click for License](#)Listing Office: [Kandor Real Estate](#) (KANDOR1) (Lic# RB069470)


410 N. Grant St A, Waynesboro, PA 17268

Office Phone: (717) 762-8100

Office Fax: (717) 762-1333

Office Email: pahomes717@gmail.com**Showing**

Appointment Phone: (717) 552-7305

 - [Schedule a showing](#)

Showing Contact: Showing Contact 1

Contact Name: Kimi - Schedule Online/Text Questions

Showing Provider:

ShowingTime

Showing Requirements: 12 Hours Notice, Appointment Only, Lockbox-None, Schedule Online, Sign on Property

Lock Box Type:

None

Cross Street: South Potomac Street

Showing Method: In-Person Only

Directions: Main Street to S. Potomac Street. Turn right onto West Third Street, building on left.

Listing Details

Original Price: \$275,000

Owner Name:

Allies Armies Ministries

Listing Agrmnt Type: Exclusive Right

DOM / CDOM:

131 / 131

Prospects Excluded: No

Listing Terms:

All Negotiation Thru Lister

Listing Service Type: Full Service

Original MLS Name:

BRIGHT

Dual Agency: Yes

Expiration Date:

04/23/26

Sale Type: Standard

Lease Considered:

No

Listing Term Begins: 05/17/2025

Seller Concessions:

No

Listing Entry Date: 05/17/2025

Possession: Immediate, Settlement

Acceptable Financing: Industrial Development Authority, Cash, Conventional, Farm Credit Service

Disclosures: Prop Disclosure

Other Equipment: Negotiable, Some

