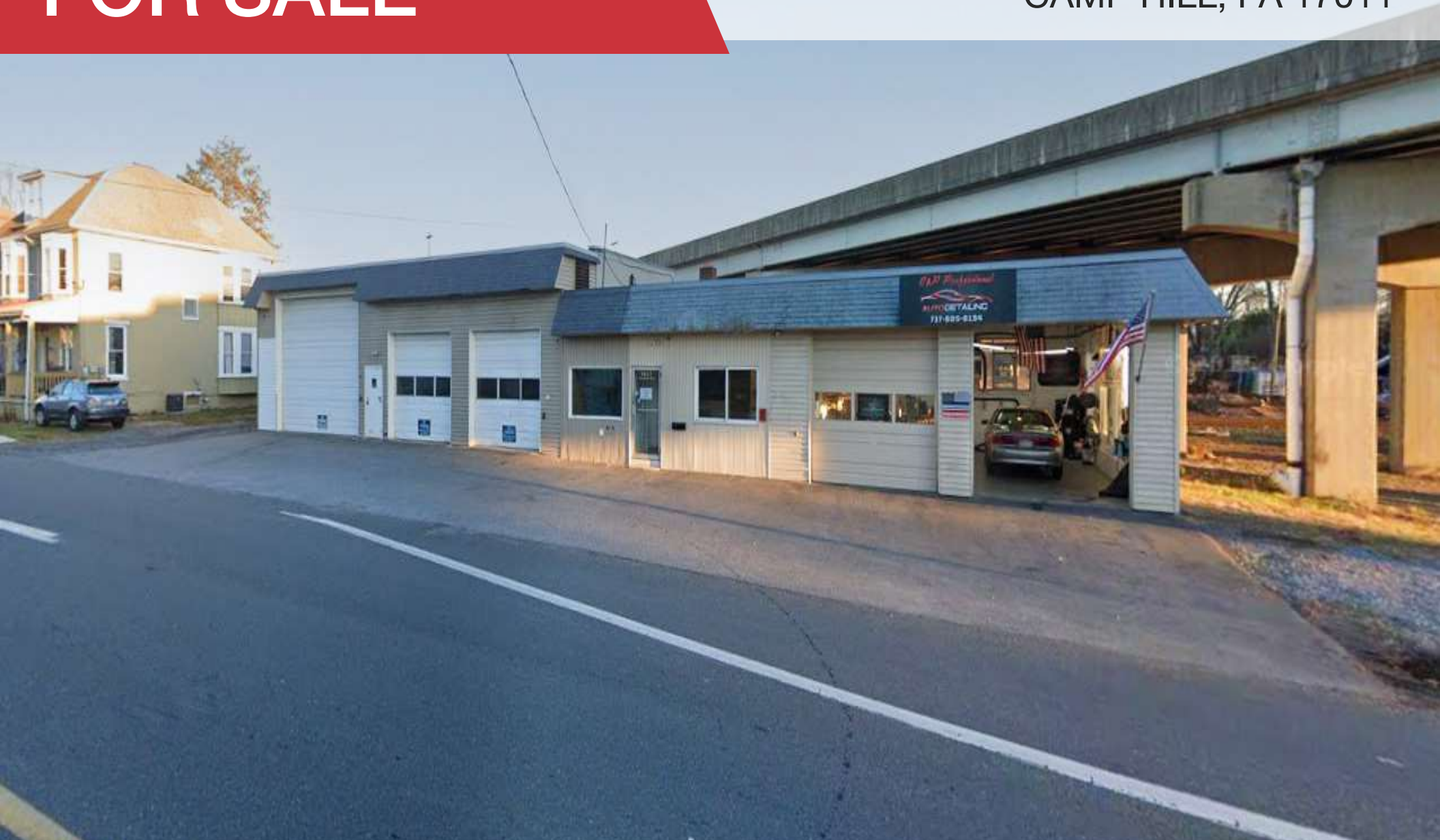



INDUSTRIAL PROPERTY
FOR SALE

1817 HUMMEL AVENUE
CAMP HILL, PA 17011



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

David Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
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1817 HUMMEL AVENUE

PROPERTY DETAILS

FOR SALE

\$1,175,000

OFFERING SUMMARY

Sale Price	\$1,175,000
Real Estate Taxes	\$12,131.00
	Settlement; subject to leases
Lot Size	1.15 Acres

PROPERTY SUMMARY

Address	1817 Hummel Avenue Camp Hill, PA 17011 20-22 Hummel Avenue, Camp Hill, PA 17011 24-26 Hummel Avenue, Camp Hill, PA 17011
Municipality	Lower Allen
County	Cumberland
Tax Parcel #	13-22-0536-010, 13-22-0536-037, 13-22-0536-038

PROPERTY DESCRIPTION

Multi-property package of three properties: 20-22 Hummel Avenue is a residential duplex consisting of three bedrooms on each side and both sides have basements, 24 Hummel Avenue is a 2,217 SF metal panel warehouse with one dock and one drive-in door, 26 Hummel Avenue is a 2,000 SF metal panel warehouse with one dock and one drive-in door, 1817 Hummel Avenue is a two-unit shop/warehouse building; Unit 2A is 2,030 SF with two overhead doors and Unit 2B is roughly 1,500 SF. Both units have 200 amps and Unit 2B has a Federal Pacific electric panel.

PROPERTY HIGHLIGHTS

- Multi-unit property with duplex, two warehouses, and two commercial units
- Hard to find small unit warehouses
- Unused oil tank in basement of 20 Hummel Avenue
- All units on month-to-month leases except Unit 2A of 1817 Hummel Avenue which is leased through January 1, 2029
- Convenient and visible location
- Ask Agent for Seller Disclosure for duplex

BUILDING INFORMATION

Construction	Varies by property
HVAC	Gas and electric
Electrical Capacity	200 amps
Lighting	Fluorescent, LED, Incandescent
Roof	Varies by building
Ceiling Description	Varies by building
Basement	Yes; in duplex
Business ID Sign	Yes


UTILITIES & ZONING

Gas	Available
Water & Sewer	Public
Zoning	I-3 Industrial/Commercial District
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

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1817 HUMMEL AVENUE

ADDITIONAL PHOTOS

FOR SALE

\$1,175,000



24-26 Hummel Avenue



20-22 Hummel Avenue



1817 Hummel Avenue



24-26 Hummel Avenue



20-22 Hummel Avenue



1817 Hummel Avenue

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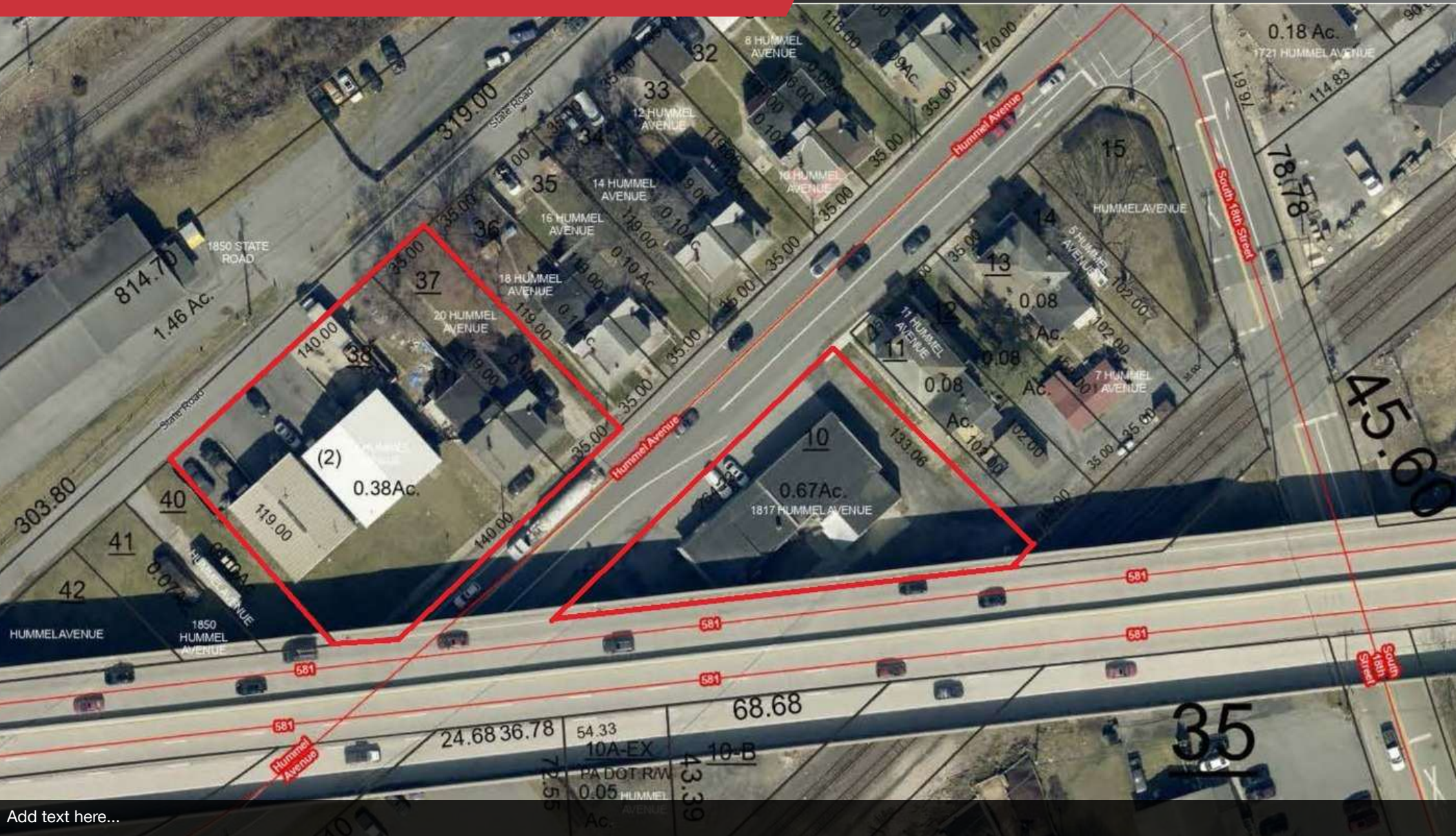
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1817 HUMMEL AVENUE

TAX MAP

FOR SALE

\$1,175,000



Add text here...

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