



RSR, REALTORS®

3 Lemoyne Drive, Suite 100
Lemoyne, PA 17043

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AVAILALBE– 7,755 SF Retail Space

3619 Simpson Ferry Road, Camp Hill, PA 17011



Site Data

Building Size: 7,775 SF
SF Available: Restaurant: 2,100 SF
 Other: 900 – 3,600 SF
Acreage: 2.08 acres
Tax Parcel: 13-23-0553-001A
Construction: Masonry and Frame Strip
of Floors: 1
Roof: Rubber
Flooring: Varies Throughout
Lighting: Fluorescent
Ceiling: 8' – 9'
Heat: Electric Heat Pump
AC: Central Air
Restrooms: Plumbing in every suite
Parking: 70 lined spaces (est.)
Zoning: (C-4) Regional Commercial
Signage: Marquee and on building above suite

Pricing Information

Sale Price: \$940,000
Lease Price: \$10.00 – 12.00/sf NNN

Comments

- One-Story, Multi-tenanted (6 suites) building located in Lower Allen Township
- There are 5 vacant suites: the restaurant and four 900 sf suites which are contiguous
- Owner is unaware of condition of existing restaurant equipment
- Owner occupies the one suite and would relocate or sign a lease with new buyer
- Ample parking on site
- Could be a good opportunity for an owner/operator to occupy vacant space

Utilities

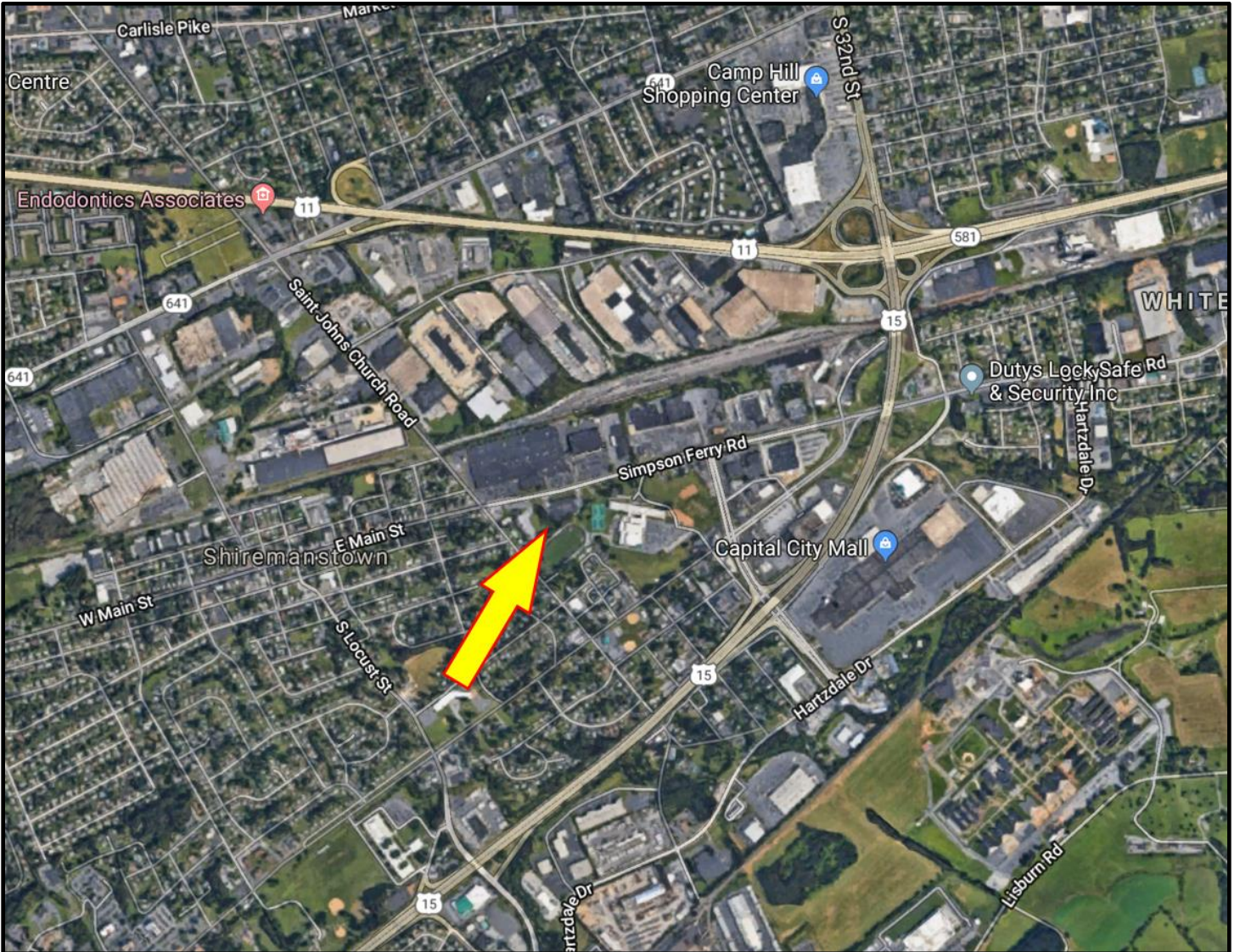
Water/Sewer: Public
Electric: 200 amp per suite

Contact Information

Jim Koury (717) 439-2115
 Jimmy Koury (717) 215-0917
 Jeff Koury (717) 439-2047

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Aerial



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