


MIXED-USE PROPERTY  
**FOR SALE**

**1582 HOLLY PIKE**  
CARLISLE, PA 17015



**Nik Sgagias**  
nsgagias@naicir.com | 717 761 5070 x154

 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 1582 HOLLY PIKE

## PROPERTY DETAILS

# FOR SALE

\$1,250,000

### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price    | \$1,250,000 |
| Lot Size      | 2.06 Acres  |
| Building Size | 8,064 SF    |

### PROPERTY SUMMARY

|              |                                       |
|--------------|---------------------------------------|
| Address      | 1582 Holly Pike<br>Carlisle, PA 17015 |
| County       | Cumberland County                     |
| Municipality | South Middleton Township              |
| Tax Parcel # | 40-10-0632-017                        |

### PROPERTY DESCRIPTION

Unique opportunity to own a long-standing, successful Carlisle area restaurant with a liquor license. Sale includes a 8,064 SF property on two (2) acres consisting of a 4,250 SF restaurant space and a separate structure with 13 hotel rooms which provide additional weekly income. All FF&E and Cumberland County "H" License included. Located 10 minutes from Interstate 81 and Pennsylvania Turnpike.



### PROPERTY HIGHLIGHTS

- 8,064 SF on 2.06 acres for sale
- 4,250 SF fully equipped restaurant
- 13 room weekly rental motel
- Cumberland County "H" Liquor License

### BUILDING INFORMATION

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Restrooms      | Three (3) in restaurant                                              |
| HVAC           | Central air and oil furnace in restaurant;<br>Electric heat in rooms |
| Electric       | 200 AMP                                                              |
| Roof           | Rubber and asphalt shingles                                          |
| Ceiling Height | 10'                                                                  |
| Signage        | Yes                                                                  |

### UTILITIES & ZONING

|        |                 |
|--------|-----------------|
| Gas    | Private propane |
| Water  | Private well    |
| Sewer  | Septic          |
| Zoning | C-2 Commercial  |

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ADDITIONAL PHOTOS

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\$1,250,000



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# 1582 HOLLY PIKE

RENTAL PROPERTY

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# 1582 HOLLY PIKE

AERIAL PHOTO

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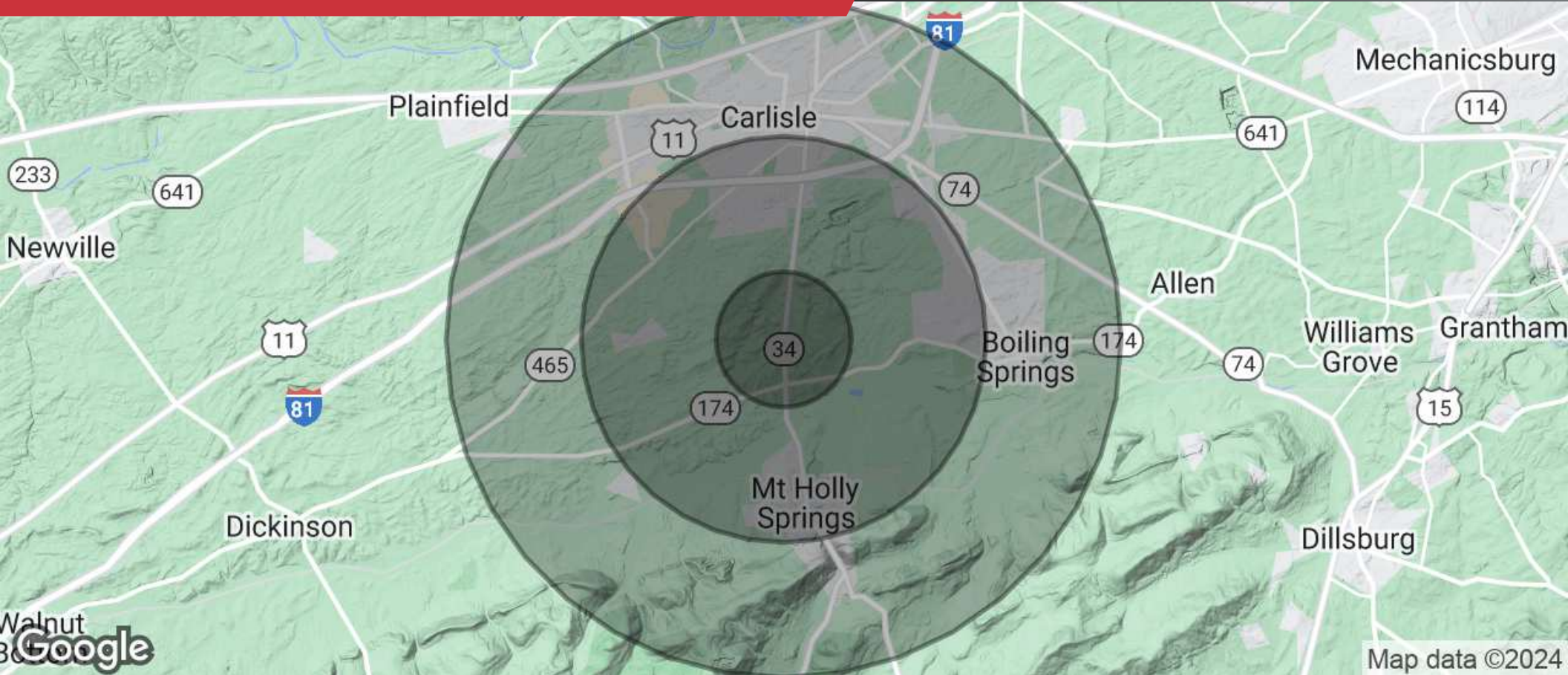


# 1582 HOLLY PIKE

## DEMOGRAPHICS

# FOR SALE

## \$1,250,000



### POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 1,107  | 15,294  | 43,328  |



### HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 490    | 6,584   | 18,353  |



### INCOME

| 1 MILE   | 3 MILES  | 5 MILES  |
|----------|----------|----------|
| \$77,662 | \$87,231 | \$82,801 |

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