OFFICE BUILDING
FOR SALE

1108 E CHOCOLATE AVE |
HERSHEY, PA 17033

Presented By:

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205 W Caracas Ave | Hershey, PA 17033

PROPERTY OVERVIEW

1108 E Chocolate Ave | Hershey, PA 17033

OFFERING SUMMARY

Sale Price:	$1,295,000
Number of Units:	3
Lot Size:	0.45 Acres
Building Size:	7,043 SF
APN:	24-006-160
Zoning:	Palmdale Mixed-Use with Overlay 10
Municipality:	Derry Twp
County:	Dauphin

TAXES

School 2024	$16,244.52
County 2025	$6,689.91
Municipal 2025	$2,027.18

PROPERTY DESCRIPTION

Rare availability on Chocolate Ave in Hershey PA. Fully leased 3-tenant medical investment building. 19 covered parking spaces under building plus surface parking off Chocolate Ave.

PROPERTY HIGHLIGHTS

- Chocolate Ave Hershey
- Covered parking area
- Fully leased
- Functional layout
- Recent renovations

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PROPERTY DETAILS

1108 E Chocolate Ave | Hershey, PA 17033

Sale Price	**$1,295,000**

LOCATION INFORMATION

Street Address	1108 E Chocolate Ave
City, State, Zip	Hershey, PA 17033
County	Dauphin
Township	Derry Twp

BUILDING INFORMATION

Building Size	7,043 SF
Building Class	B
Occupancy %	67.0%
Number of Floors	1 + underground garage
Year Built	1984
Year Last Renovated	2019
Roof	Rubber
Walls	Drywall
Ceilings	Acoustic Tile
Floor Coverings	Carpet
Lighting	Flourescent

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Palmdale Mixed-Use with Overlay 10
Lot Size	0.45 Acres
APN #	24-006-160
Lot Frontage	128 ft
Lot Depth	154 ft
Corner Property	Yes
Power	Yes, 200V

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.26
Number of Parking Spaces	29

UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	Per suite, 12 total
Gas / Propane	Yes
Water	Public
Sewer	Public
HVAC	Gas

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BUILDING PHOTOS

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PARCEL OUTLINE

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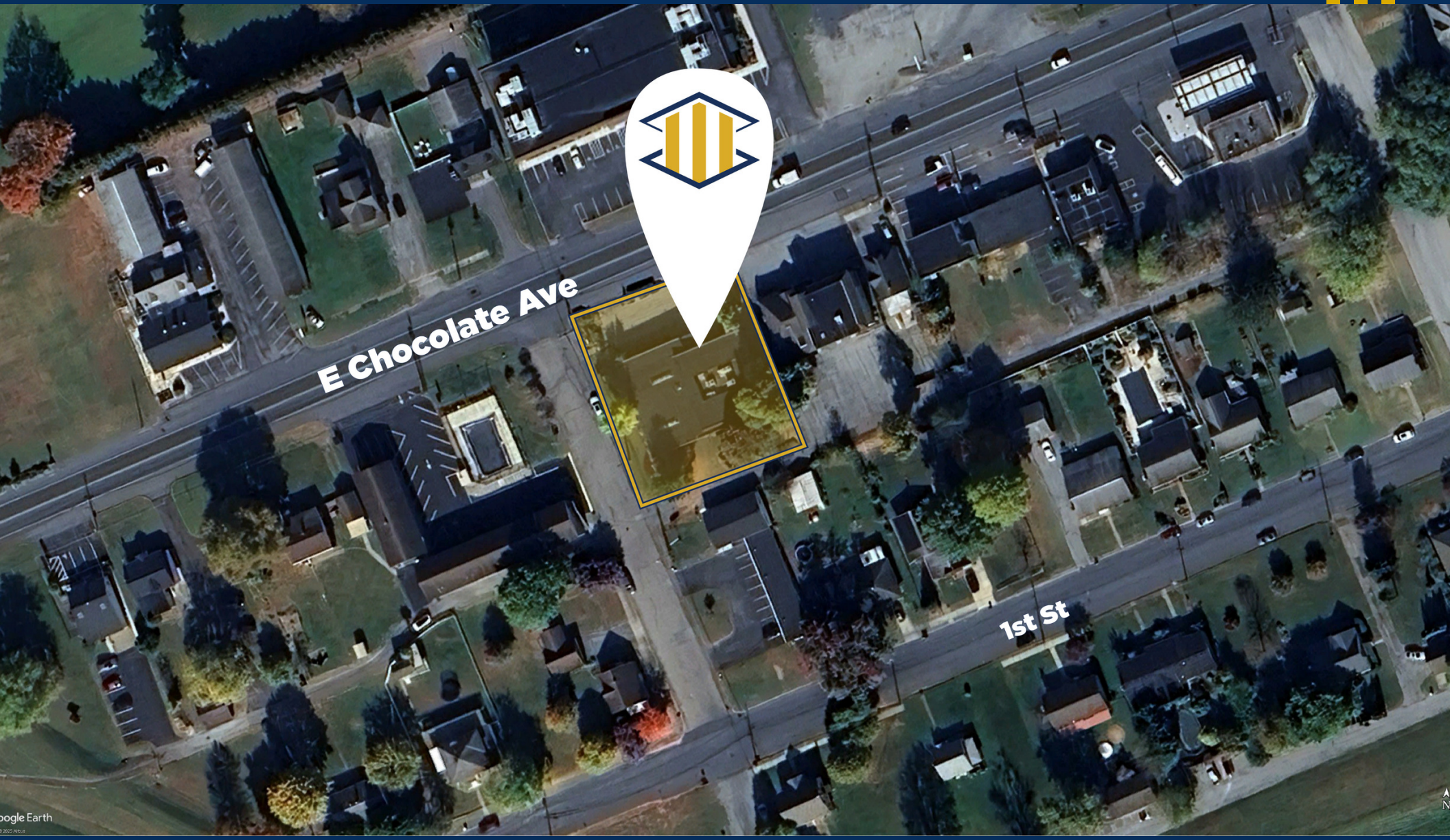

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AREA OVERVIEW

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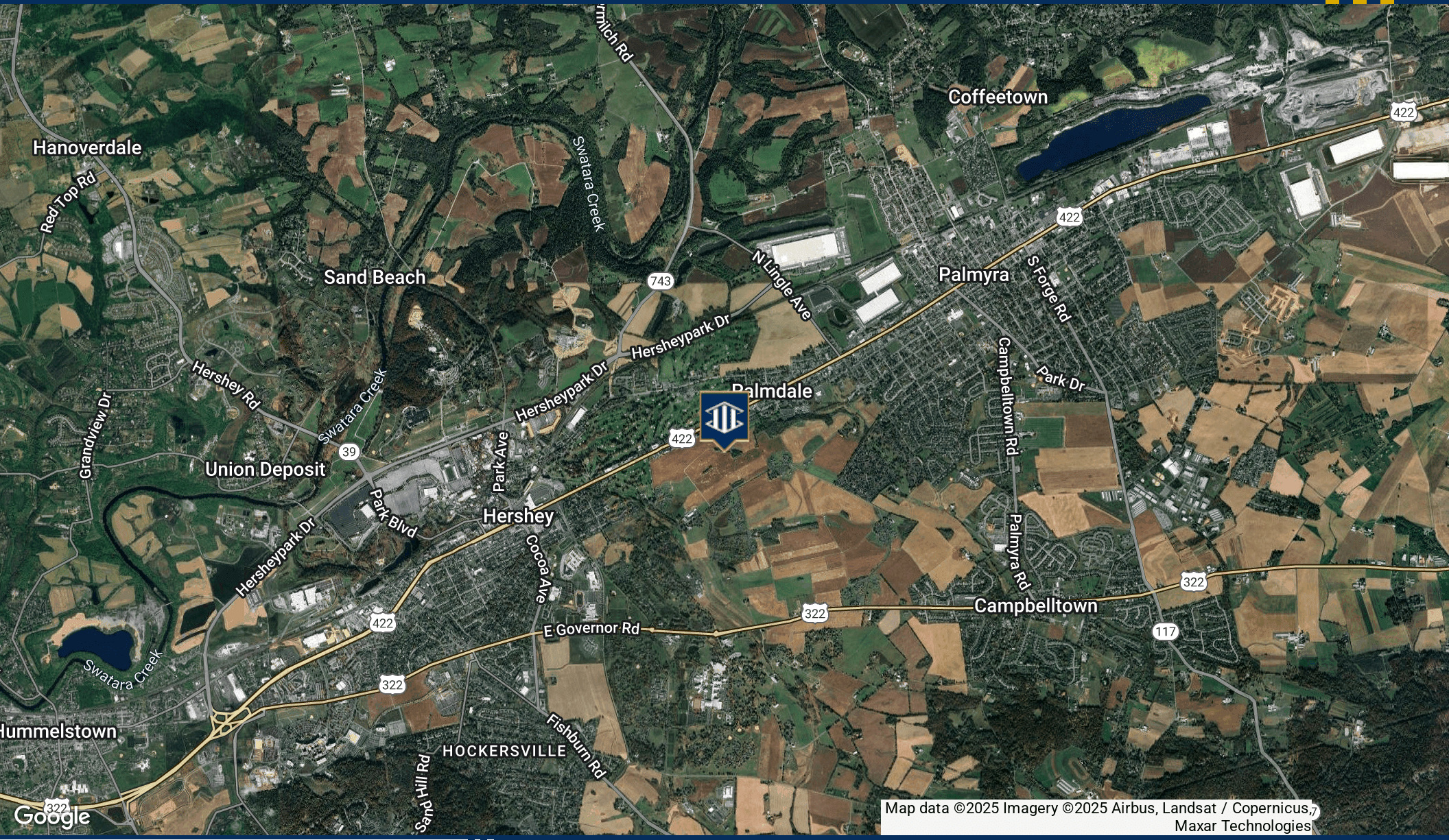

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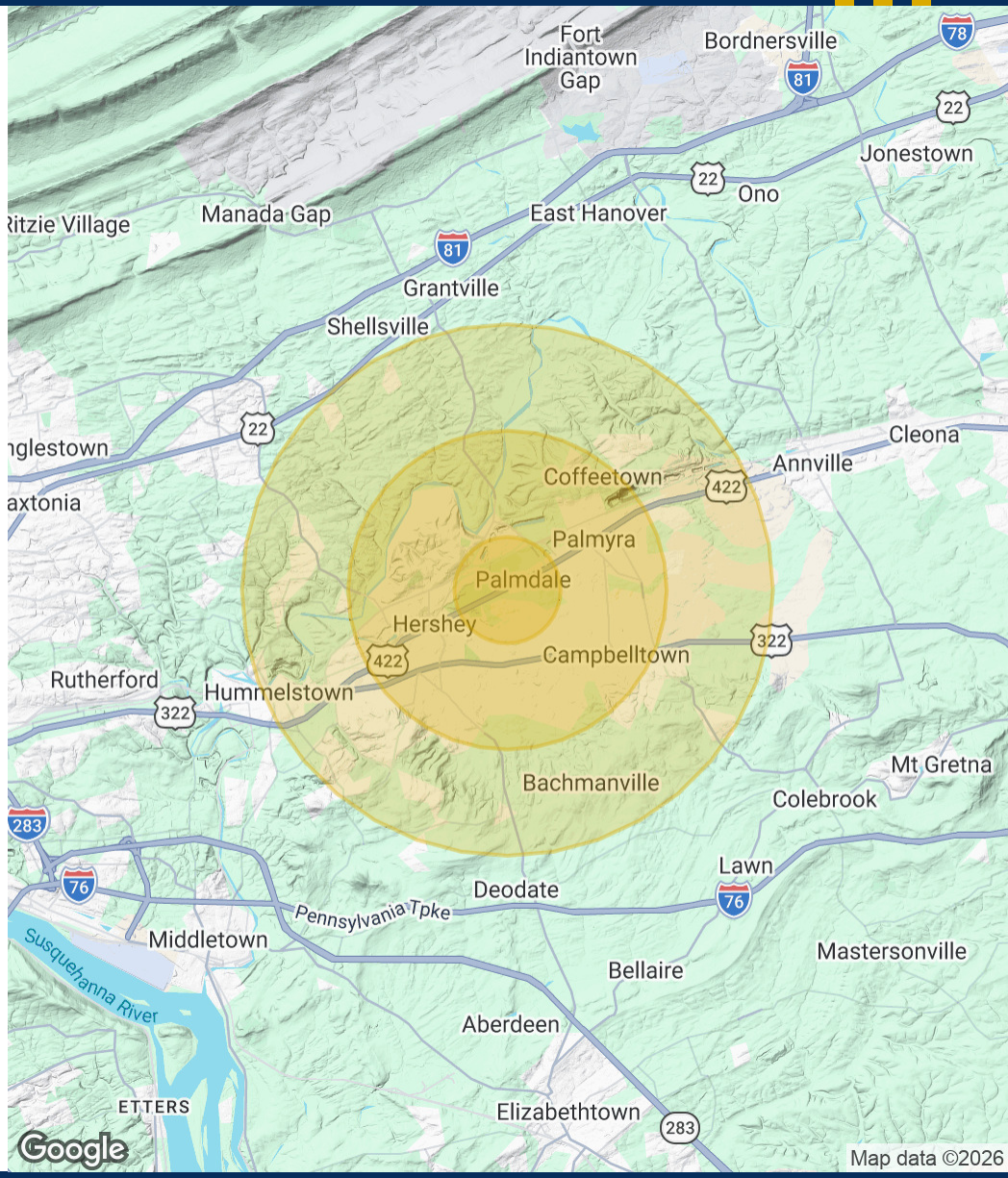
DEMOGRAPHICS

1108 E Chocolate Ave | Hershey, PA 17033

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,828	32,716	57,635
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,266	13,336	23,160
# of Persons per HH	2.2	2.5	2.5
Average HH Income	$88,810	$107,967	$115,704
Average House Value	$265,836	$342,048	$369,440

Demographics data derived from AlphaMap



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Michael Kushner
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Senior Advisor

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of $100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

ADVISOR BIO

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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LEGAL

1108 E Chocolate Ave | Hershey, PA 17033

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