

Property Overview | Location Highlights | Exterior & Grounds

Property Overview

- Exceptional mixed-use estate offering both residential comfort and commercial versatility
- Situated on approximately 1.78 acres with expansive usable land
- Custom-built residence (1993) paired with multiple functional structures
- Designed for live/work flexibility, investment potential, or multi-use ownership
- Separate access points allow for clear division between residential and business use
- Opportunity for future expansion or reconfiguration based on buyer needs

Location Highlights

- Strategically positioned in York along Roosevelt Avenue with strong accessibility
- Convenient access to major corridors including Route 30, I-83, and the PA Turnpike
- Centrally located for easy travel to:
 - UPMC Memorial Hospital – approx. 2 miles
 - WellSpan York Hospital – approx. 7 miles
 - Harrisburg – approx. 40 minutes
 - Hershey – approx. 35 minutes
- Surrounded by established residential neighborhoods and local commerce
- Close proximity to shopping, dining, and everyday conveniences
- Located within the Central York School District

Exterior & Grounds

- Beautifully maintained grounds with professional landscaping throughout
- Thoughtfully designed outdoor spaces featuring:
 - Paver walkways and patio areas
 - Mature plantings, perennials, and fruit trees
- Expansive yard offering:
 - Privacy and separation between structures
 - Space for recreation or future development
- Multiple access points and driveways for both residential and commercial use
- Generous parking capacity including paved areas
- Land layout supports potential expansion, additional structures, or reconfiguration (subject to approvals)

Notable Exterior Advantages

- Clear separation between residential and commercial spaces enhances usability
- Flexible layout ideal for:
 - Owner-operators
 - Investors
 - Multi-generational or hybrid living arrangements
- Strong presence and visibility while maintaining residential privacy