



331 Bridge Street
New Cumberland, PA 17070
Cumberland County, New Cumberland Borough

Rare opportunity to purchase a three-story former bank building in New Cumberland Borough. The first floor offers a large open area with private offices, with additional office space on the second and third floors. The sale also includes the adjacent parking lot directly across Bridge Street, providing off-street parking for tenants, employees, and visitors. Suitable for professional office, commercial use, or redevelopment. This is a unique combination of character, functionality, and long-term investment potential in the heart of the Borough.

Square Feet Available	22,079 SF
Lot Size	0.74 AC
Date Available	Immediately
Price	\$850,000

Zoning

Mixed Use and in the Downtown Overlay District, which permits: arts and crafts studio, bar/tasting room, brewery, catering/event venue, catering facility, community school, day care center, essential services, food and grocery store, hotel, medical clinic, office (business and professional, or medical), personal services, place of worship, restaurant, shopping center, and more.

Building Information

SF Available	22,079
Additional information	The tube system is not operable.
Total SF in Building	22,079
Construction	Block and masonry
Elevator	Yes (decommissioned)
Number of Floors	Three
Sprinklers	None
HVAC	Heat and A/C is provided through several rooftop units, heat pumps, and boiler in basement
Ceiling Type	Ceiling tiles (2x2 and 2x4)
Ceiling Height	Varies throughout: 8'+
Floor Type	Varies throughout: mostly carpet and tile
Business ID Sign	Yes; on building and in front of parking lot
Basement	Yes
Restroom	At least one restroom per floor
Electrical Capacity	Multiple panels - 225 amps; 3-phase
Roof	Rubber and asphalt roofs
Walls	Varies throughout: mostly plaster
Lighting	Fluorescent

Land Information

Acres	0.74 AC
Total Acres Available	0.74+/- AC (two parcels)
Land SF	32,234
Fencing	None
Frontage	Over 65' along Bridge Street
Parking	69+/- lined spaces (all in the lot across from the building)
Topography	Generally level
Flood Zone	Yes; building is located in the 500-year floodplain
Tax Parcel Number	25-24-0813-096 and -102

Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

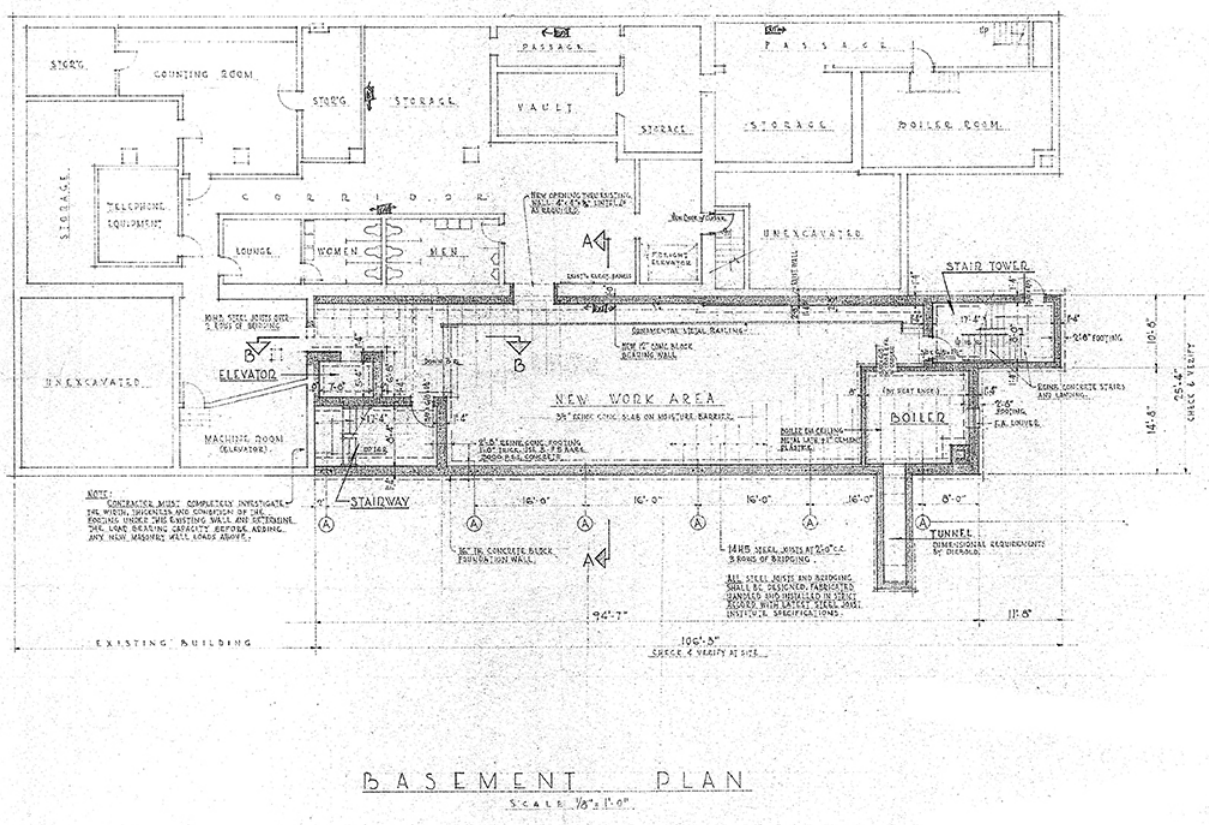
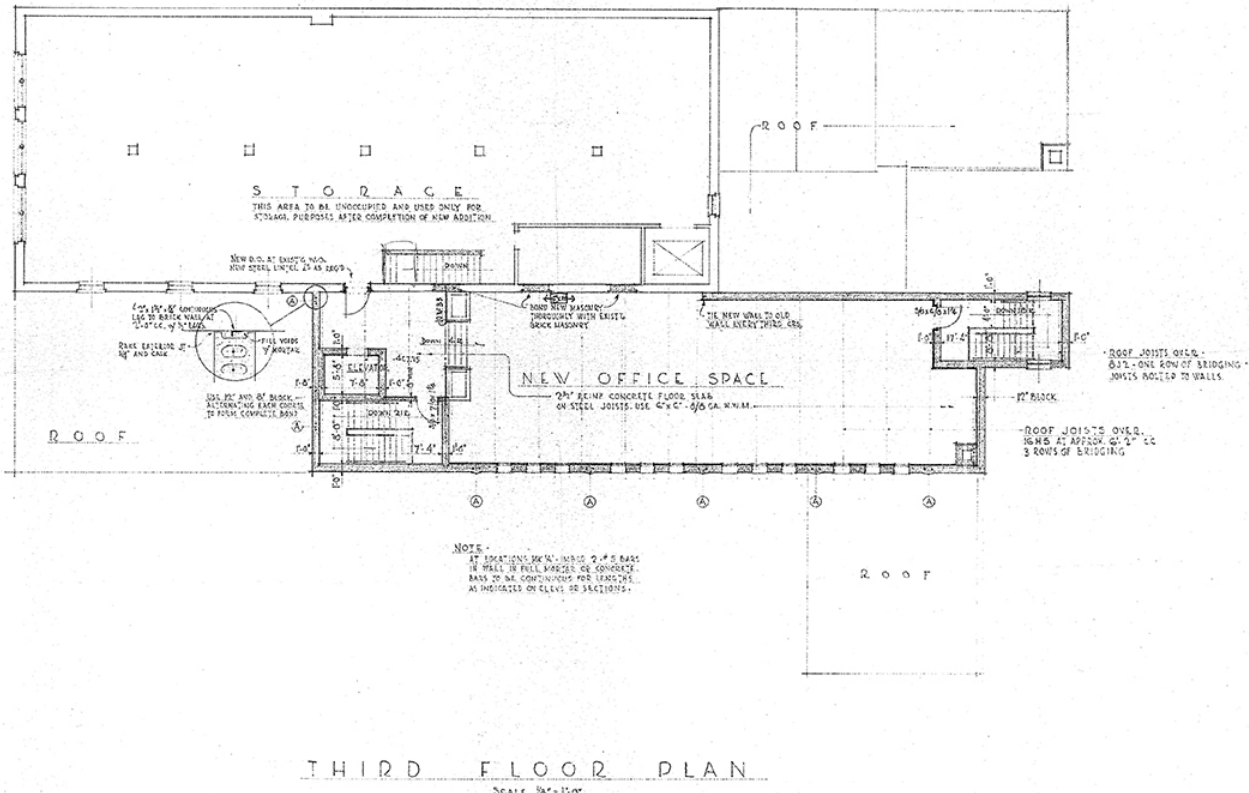
For Sale	Yes
For Lease	No
Price	\$850,000
Real Estate Tax	Approximately \$20,368 annually (2026)
Transfer Tax	Both sides to be paid by Buyer
Expenses	Some on file - see listing agent
Insurance	Per Buyer's carrier
Inventory	The majority of the furniture in the buildings will remain.
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Deed restriction(s) will be applied for certain uses.











Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.