



211 S. Filbert Street  
Mechanicsburg, PA 17055  
Cumberland County, Mechanicsburg Borough

**This well-maintained brick church enjoys a prominent corner location with excellent visibility and ample on-site parking. The main level offers a traditional sanctuary setting (for 120+ congregants) and a spacious fellowship hall with an attached large commercial kitchen provides versatile space for gatherings, events, or outreach activities. The lower level features multiple classrooms, ideal for Sunday school or community programs. Centrally located in Mechanicsburg Borough, this property offers flexibility for continued religious use or potential redevelopment opportunities.**

<b>Square Feet Available</b>	<b>21,165 SF</b>
<b>Lot Size</b>	<b>2.12+/- AC</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Price</b>	<b>\$755,000</b>

## Zoning

**Residential Low Density which permits bed-and-breakfast (C), place of worship (C), schools and more. C indicates conditional use (use with supplemental regulations).**

## Building Information

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SF Available	21,165
Construction	Brick
Elevator	None
Number of Floors	One
Sprinklers	None
HVAC	Central A/C and gas furnace
Ceiling Type	Sanctuary: plaster   Classrooms: concrete   Fellowship Hall: 2x4 acoustic tile
Ceiling Height	Sanctuary: 17'8"   School: 8'6"   Fellowship Hall: 9'4"
Floor Type	Sanctuary: carpet and tile   Classrooms: tile   Fellowship Hall: tile
Basement	yes; finished (school)
Restroom	Sanctuary: none   Classrooms: two sets of men's and women's   Fellowship Hall: two sets of men's and women's
Electrical Capacity	Several panels with 200-400 amp service, including 3-phase as well.
Roof	Slate roof
Walls	Sanctuary: plaster   Classrooms: block   Fellowship Hall: plaster and drywall
Lighting	Fluorescent and decorative throughout

## Land Information

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Acres	2.12+/- AC
Land SF	92,347
Fencing	None
Frontage	Over 250' along E. Simpson Street
Parking	60+/- spaces
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	17-23-0563-033-EX

## Utilities

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Water	Public
Sewer	Public
Gas	Yes

# Sales Information

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For Sale	Yes
For Lease	No
Price	\$755,000
Real Estate Tax	Approximately \$99,000 annually (2025) (currently exempt)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	None on file
Insurance	Per Buyer's carrier
Inventory	Most items currently in the building may remain or all items could be removed.
Financing	Cash or conventional
Date Available	Immediately





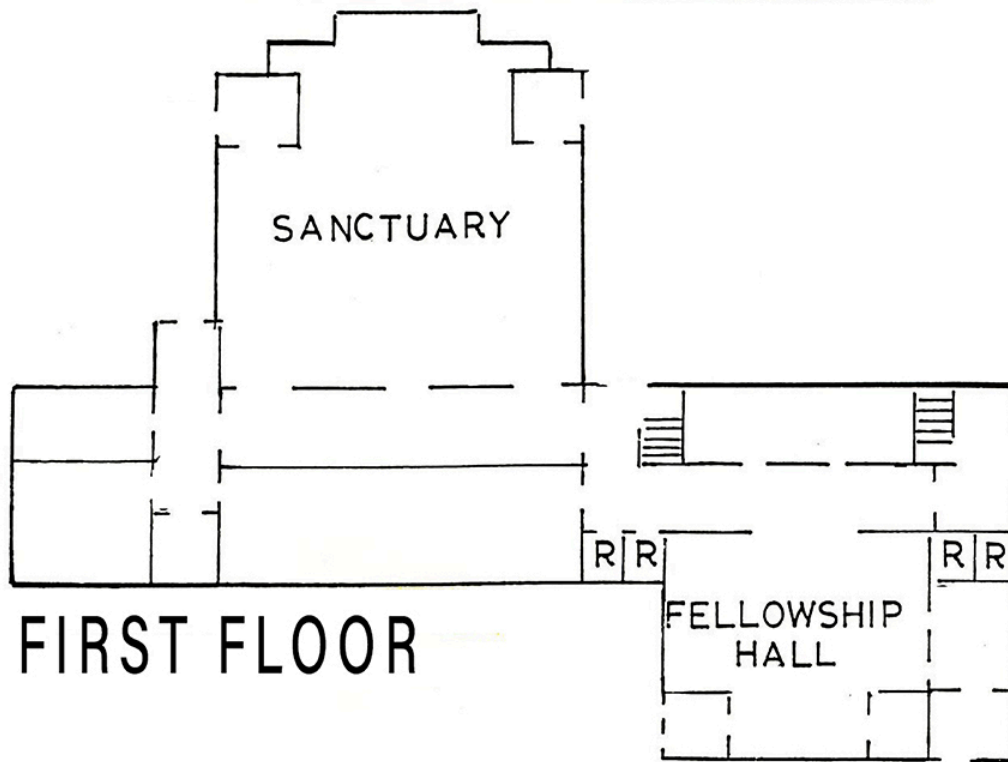




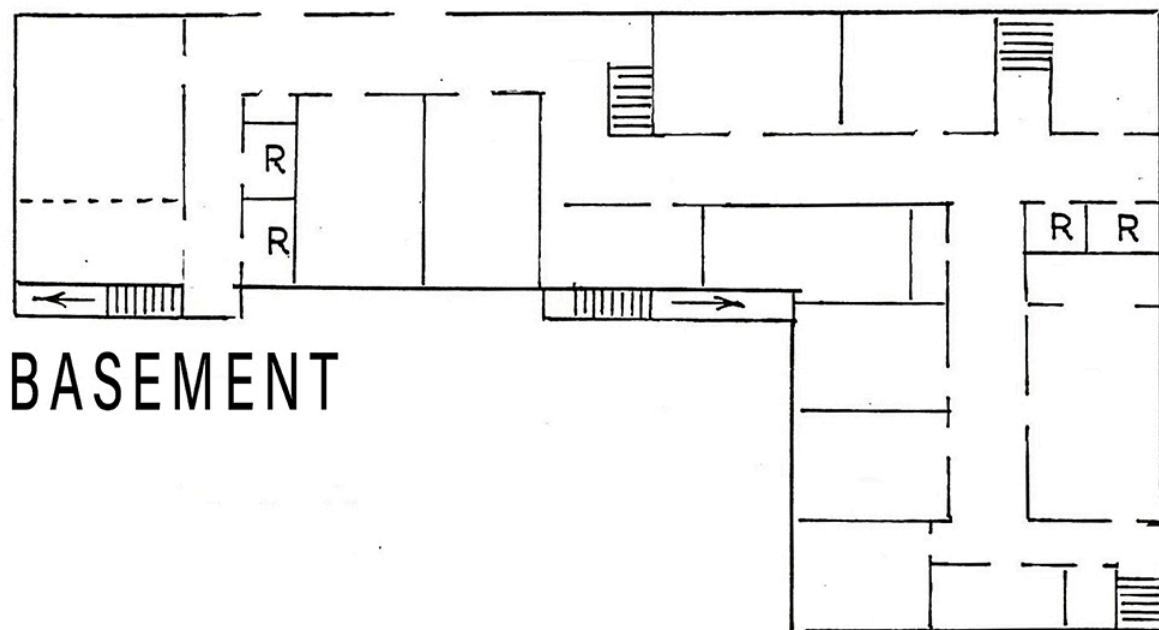




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