

INVESTMENT PROPERTY
AVAILABLE

247 BALTIMORE STREET
GETTYSBURG, PA 17325



Amber Corbo
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1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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247 BALTIMORE STREET

PROPERTY DETAILS

AVAILABLE

\$725,000 | \$1,800.00 PER MONTH (GROSS)

OFFERING SUMMARY

Sale Price	\$725,000
Lease Rate	\$1,800.00 per month
Lot Size	0.1 Acres
Building Size	3,752 SF
Cap Rate	11.86%

PROPERTY SUMMARY

Address	247 Baltimore St Gettysburg, PA 17325
Municipality	Gettysburg Borough
County	Adams County
Tax Parcel #	13-010-02888-000
Property Taxes	\$7,417.43
Year Built	1880
# of Floors	Three (3)

UTILITIES & ZONING

Zoning	Residential Office
Water & Sewer	Public
Electric	200 amps

PROPERTY HIGHLIGHTS

- Fully leased investment in Downtown Gettysburg
- Recent building improvements include new roof, electrical panels and new heat pump
- 1,000 SF available on 1st floor at \$1,800 per month, gross
- Opportunity for owner/user to operate on 1st floor with supplemental income from 2nd floor tenant
- Long term tenant with opportunity for lease extensions
- NOI: \$86,019.74

PROPERTY DESCRIPTION

Fully-leased, 3-story commercial building for sale in the heart of Downtown Gettysburg. The property consists of two (2) tenants, a retail store on the first floor, and office user who occupies the second and third floor. Street parking and a paved rear lot offer options for tenants and clients visiting the property.

LOCATION DESCRIPTION

Walkable to downtown attractions, restaurants and various offices/retailers. Located within 0.2 miles to Lincoln Square. Close proximity to local and regional attractions with access to Route 30 and Route 15.

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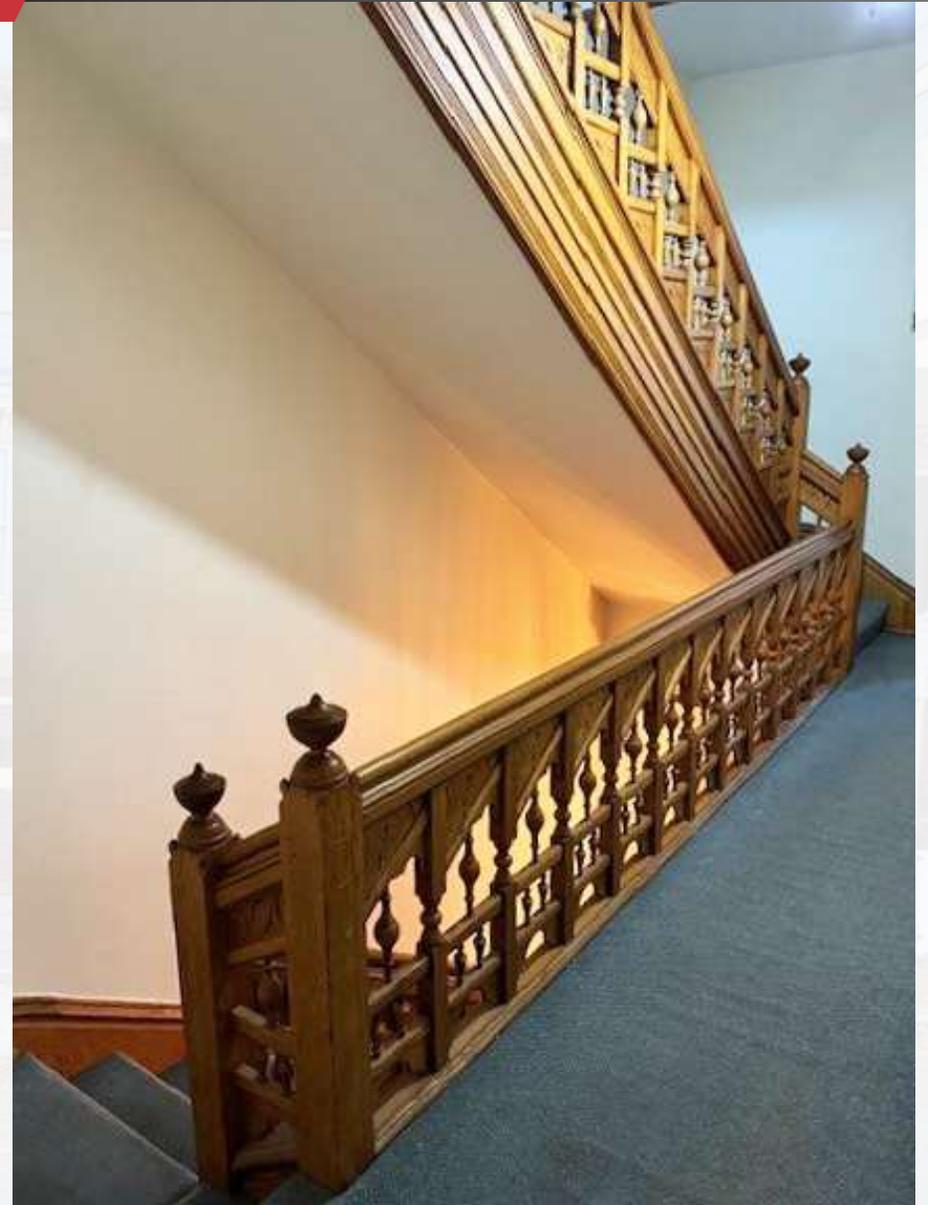


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ADDITIONAL PHOTOS

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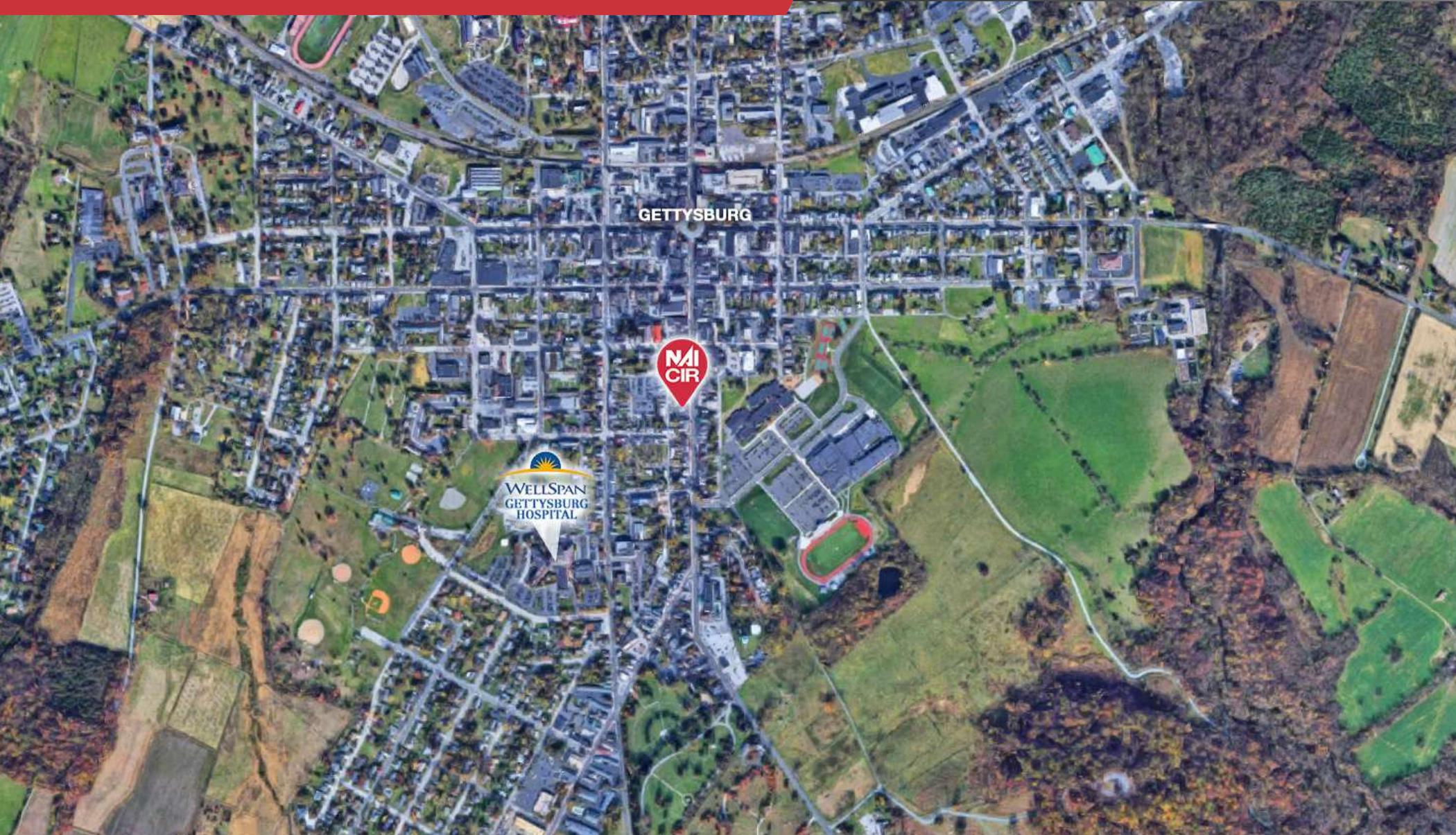
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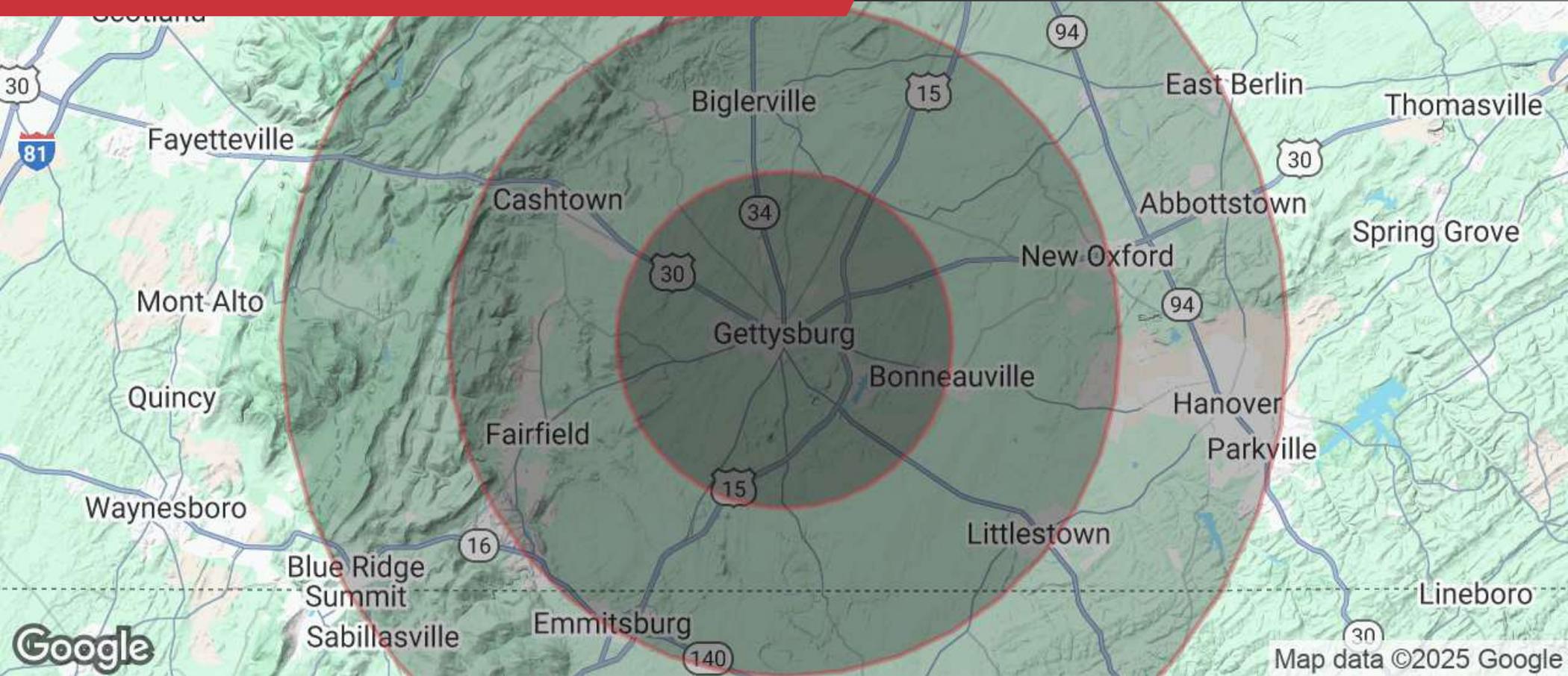
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
23,982	58,525	160,560



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
8,755	22,436	62,068



INCOME

5 MILES	10 MILES	15 MILES
\$101,425	\$100,941	\$98,298

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