


OFFICE/RETAIL BUILDING  
**AVAILABLE**

**247 BALTIMORE STREET**  
GETTYSBURG, PA 17325



**Amber Corbo**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
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**NAICIR**

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# 247 BALTIMORE STREET

## PROPERTY DETAILS

# AVAILABLE

## \$525,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$525,000
<b>Lot Size</b>	0.1 Acres
<b>Building Size</b>	3,752 SF

### PROPERTY SUMMARY

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

### UTILITIES & ZONING

<b>Zoning</b>	Residential Office
<b>Water &amp; Sewer</b>	Public
<b>Electric</b>	200 amps

### PROPERTY DESCRIPTION

This three-story commercial building offers a flexible layout well-suited for a variety of professional, office, retail, or mixed-use users. Each floor features a combination of private offices, restrooms, meeting areas, conference space, and storage, providing functionality and versatility for both owner-users and investors. The multi-level configuration allows for single-tenant occupancy or potential multi-tenant use, creating opportunities for a range of business operations.

### LOCATION DESCRIPTION

The property features excellent street presence along Baltimore Street with convenient access to nearby restaurants, shops, lodging, and major commuter routes. Its central location provides immediate proximity to the town square, local attractions, and the renowned Gettysburg National Military Park, making it well-positioned for businesses seeking a strategic presence in Adams County.

### PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a highly visible commercial property
- Floorplan is favorable for professional, office, and retail users
- Paved, rear lot offers accessible parking to the property along with front street parking
- Neighbors include professional businesses, historical sites, and local shops



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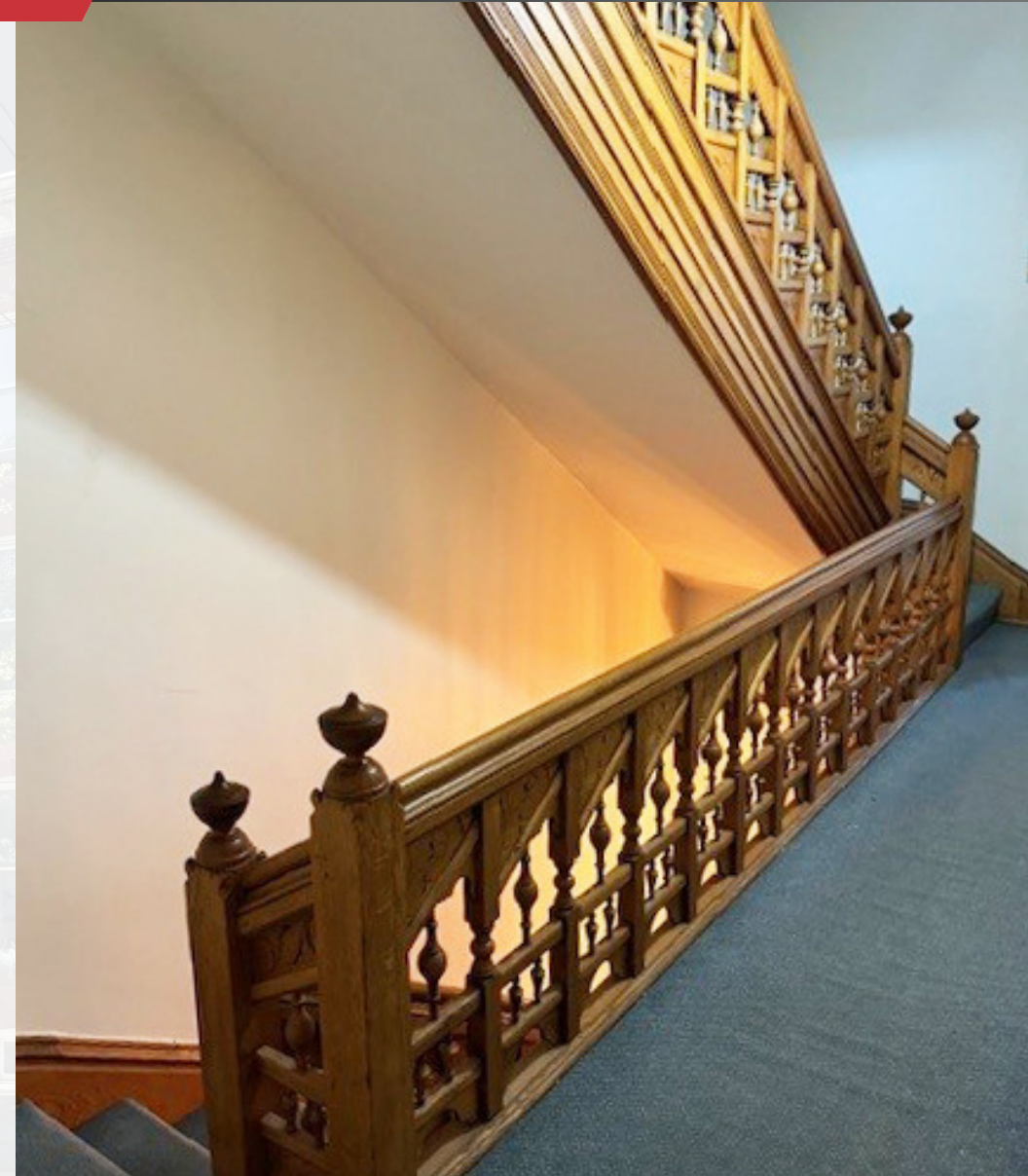
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ADDITIONAL PHOTOS

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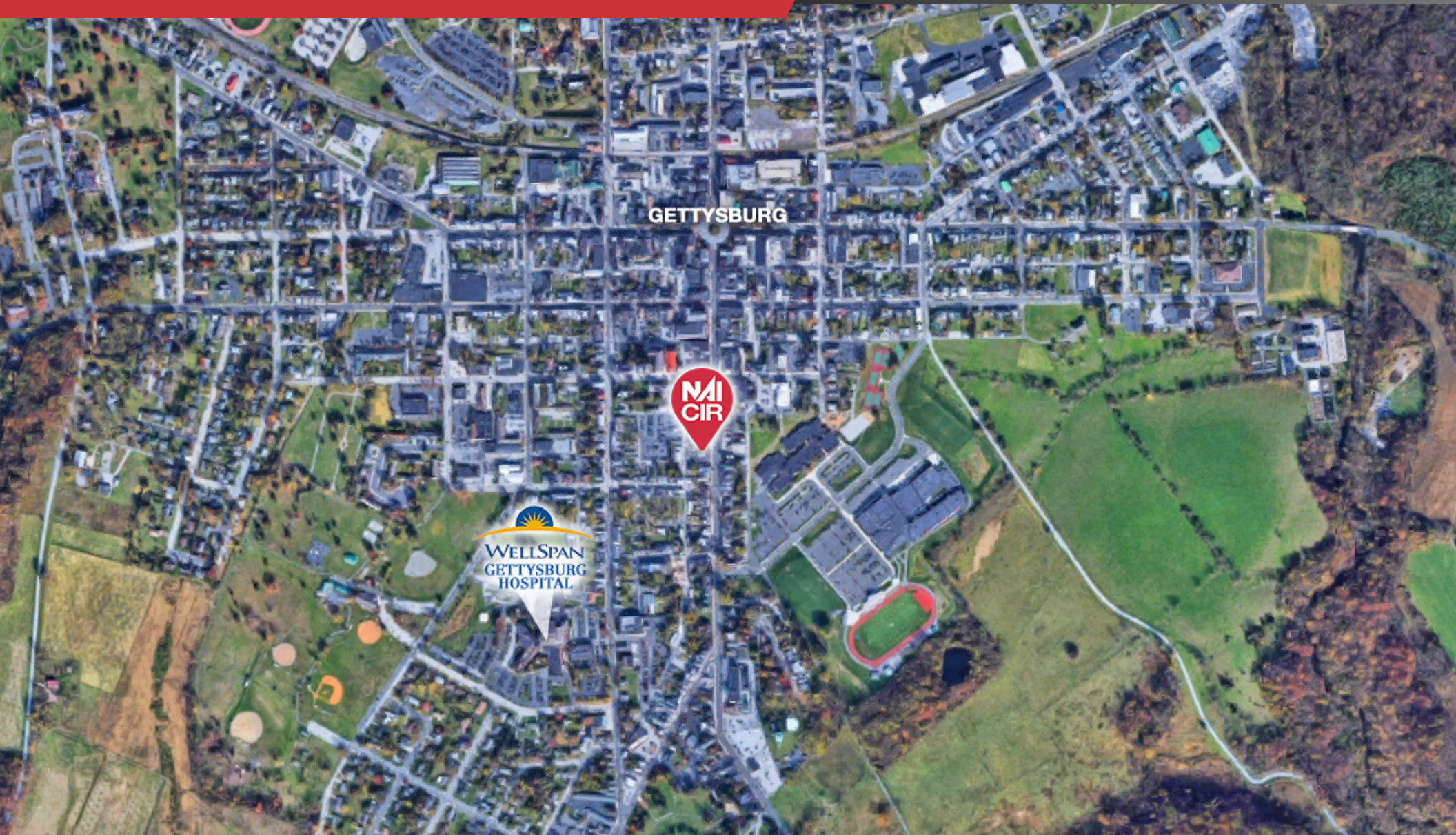
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LOCATION MAP

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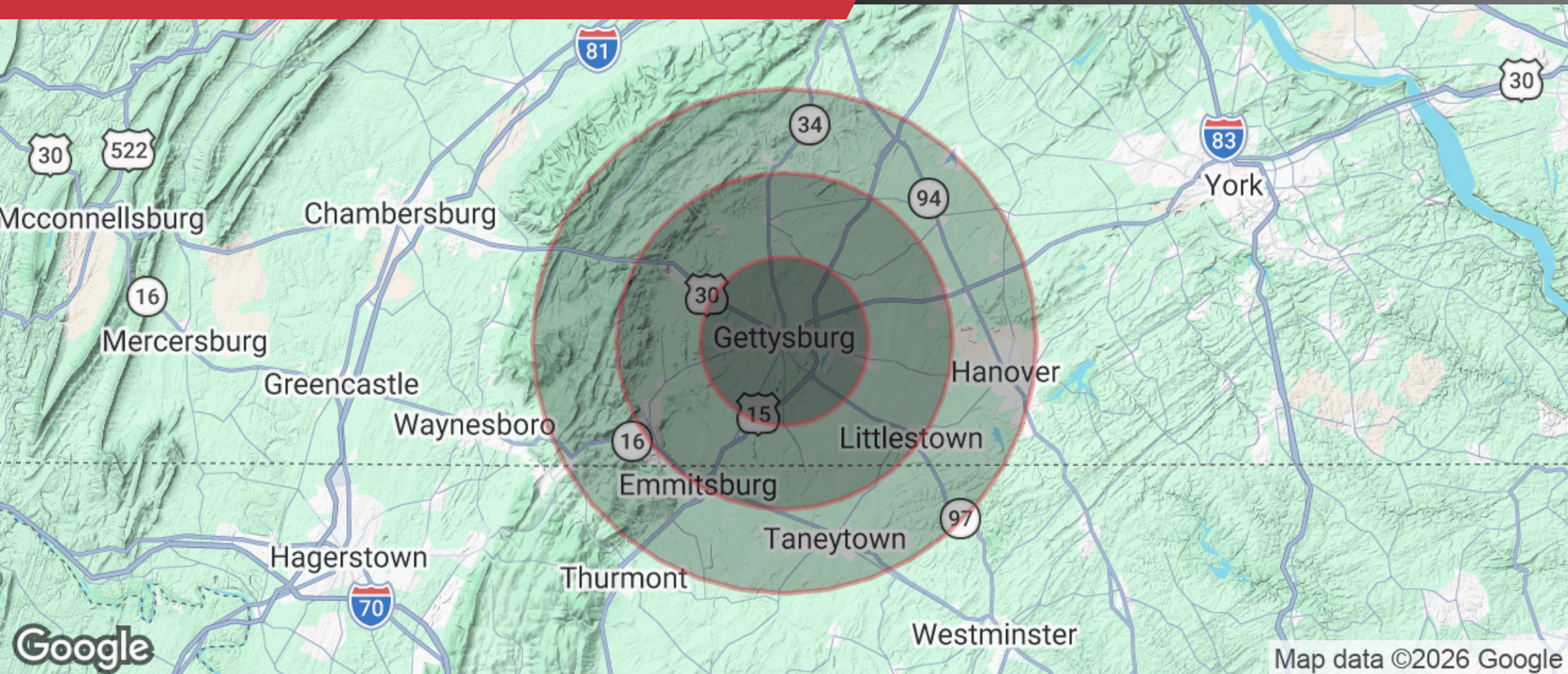
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## DEMOGRAPHICS

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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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