


MIXED-USE PROPERTY
FOR SALE

517 MAIN STREET
MCSHERRYSTOWN, PA 17344



Tony Plakas
tplakas@naicir.com | 717 761 5070 x150

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes 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. PA License #RB024320A

517 MAIN STREET

PROPERTY DETAILS

FOR SALE
\$455,000

OFFERING SUMMARY

Sale Price	\$455,000
Lot Size	0.43 Acres
Building Size	2,500 SF
Property Taxes	\$7,564.90

PROPERTY HIGHLIGHTS

- Multi-units with +/- 0.5 acre lot for sale
- Great investment property
- Includes one (1) retail unit & two (2) residential units
- Off-street parking
- (1) 3-bay 30' x 60' garage included in sale
- High visibility on Main Street

PROPERTY SUMMARY

Address	517 Main Street McSherrystown, PA 17344
Municipality	McSherrystown Borough
County	Adams County
Tax Parcel #	28-005-0205-000

PROPERTY DESCRIPTION

NAI CIR is pleased to offer an investment opportunity. This highly visibility and commercial zoned lot makes for endless possibilities. Multi-unit duplex building consisting of a lower-level retail space and two (2) income-producing rental units. 1,800 SF building with 10-space parking lot behind property included in sale. Sale features an additional lot beside property.

BUILDING INFORMATION

# of Floors	Two (2)
Restrooms	Three (3)
Electrical Capacity	200 Amp
Roof	Asphalt Shingles
Ceilings	Drop/Plaster/Metal
Ceiling Height	12'
Basement	Yes
Business ID Sign	Hanging street sign

UTILITIES & ZONING

Water & Sewer	Public
Gas	Natural
Zoning	Commercial

Tony Plakas
tplakas@naicir.com | 717 761 5070 x150



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes 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. PA License #RB024320A

517 MAIN STREET

ADDITIONAL PHOTOS

FOR SALE
\$455,000



Tony Plakas
tplakas@naicir.com | 717 761 5070 x150

Information concerning this offering comes 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. PA License #RB024320A



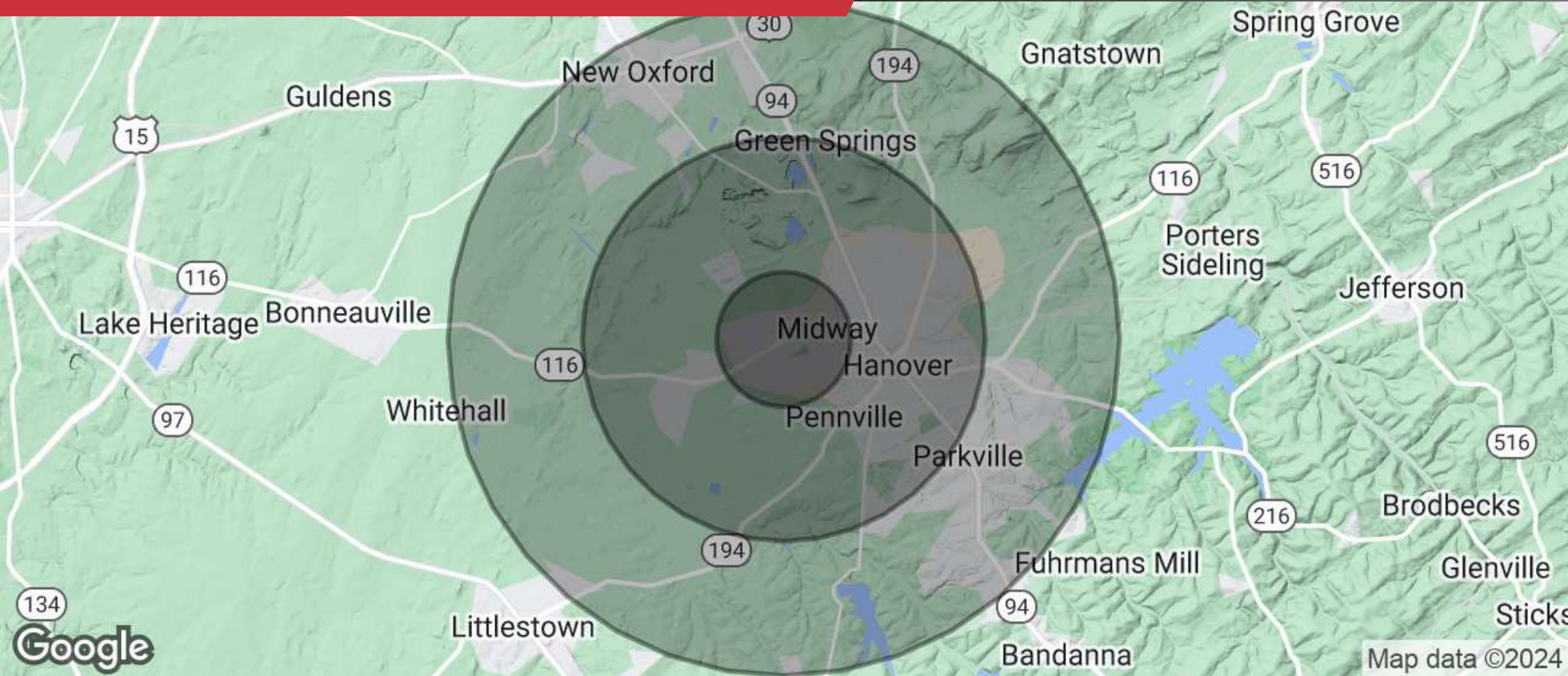
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



517 MAIN STREET

DEMOGRAPHICS

FOR SALE
\$455,000



POPULATION

1 MILE	3 MILES	5 MILES
6,798	35,065	59,594



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,953	15,769	25,846



INCOME

1 MILE	3 MILES	5 MILES
\$60,830	\$67,122	\$71,994

Tony Plakas
tplakas@naicir.com | 717 761 5070 x150



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



Information concerning this offering comes 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. PA License #RB024320A