

SPECIAL PURPOSE
FOR SALE

MICHAUX MANOR

11302 S. MOUNTAIN ROAD, FAYETTEVILLE, PA 17222



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3 Jennifer Court
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MICHAUX MANOR

EXECUTIVE SUMMARY

FOR SALE
\$2,700,000



UNIQUE RESIDENTIAL CENTER IMMEDIATELY AVAILABLE

Michaux Manor is a 47- room former personal care facility located on approximately 9.04 acres on South Mountain Road, Fayetteville, Franklin County, PA. Located within a beautiful South Central Pennsylvania park-like campus it is a short 7-minute drive from US Route 30 and approximately 20 minutes from I-81, is located adjacent to the Caledonia State Park and surrounded by the Michaux State Forest.

Michaux Manor is ideally situated for utilization as a behavioral health, personal care facility, religious center, educational center or corporate retreat. The property is well maintained and is in good condition. In addition to efficiently designed room layouts, the facility includes all necessary ancillary areas and amenities including enclosed garden/patios, an institutional kitchen, dining hall, activity areas, laundry and administrative offices. The property was recently licensed for 65 beds by the PA Department of Health.

Harrisburg, the capital of PA is located approximately 50 miles to the Northeast and Hagerstown, Maryland is approximately 20 miles to the Southwest. Michaux Manor is located equidistant (approximately 15 miles) between Chambersburg, the Franklin County seat and Gettysburg, the Adams County seat.

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PROPERTY DETAILS

FOR SALE
\$2,700,000

OFFERING SUMMARY

Sale Price	\$2,700,000
Lot Size	9.04 Acres
Building Size	30,393 SF

PROPERTY DESCRIPTION

Michaux Manor, a 30,393 SF former personal care facility, lies on 9.04 acres of estate-like grounds nestled by Caledonia State Park in Fayetteville, PA. Currently the property boasts 47 rooms blending comfort with a highly efficient facility lay-out.

The property is zoned Village District in Quincy Township. The zoning is specifically designed to accommodate residential development of different types as well as limited commercial development, retirement centers on a regulated basis, and governmental/institutional uses including government offices and buildings, hospitals, schools, and drug and alcohol treatment centers.

With complete amenities on-site, Michaux Manor is poised for reuse as a personal care facility, behavioral health center, religious center, educational/training center, entertainment venue or corporate retreat.

This is a very rare opportunity to re-utilize a well located, fully equipped and very well maintained former personal care facility.

PROPERTY HIGHLIGHTS

- Unique and varied redevelopment/utilization opportunities.
- Well-maintained and fully-equipped for personal care or retreat type uses.
- Expansive park-like setting.
- Recently renovated and fully operational infrastructure.

PROPERTY SUMMARY

Address	11302 South Mountain Road Fayetteville, PA 17222
Municipality	Quincy Township
County	Franklin County
Tax Parcel #	19-0L05K-029-000000
Year Built	1950
Year Last Renovated	2016

BUILDING INFORMATION

# of Floors	1
Ceilings	Acoustical Tile
Ceiling Height	9'
Floor Type	Carpet/tile
Parking	Adequate

UTILITIES & ZONING

Zoning	Village District
Water & Sewer	Private
Gas	Propane
HVAC	Propane, forced hot air & electric
Electric	3 Phase



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EXTERIOR PHOTOS

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EXTERIOR PHOTOS

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SOUTH MOUNTAIN
RESTORATION CENTER

CARBAUGH RD

S. MOUNTAIN RD

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INTERIOR PHOTOS

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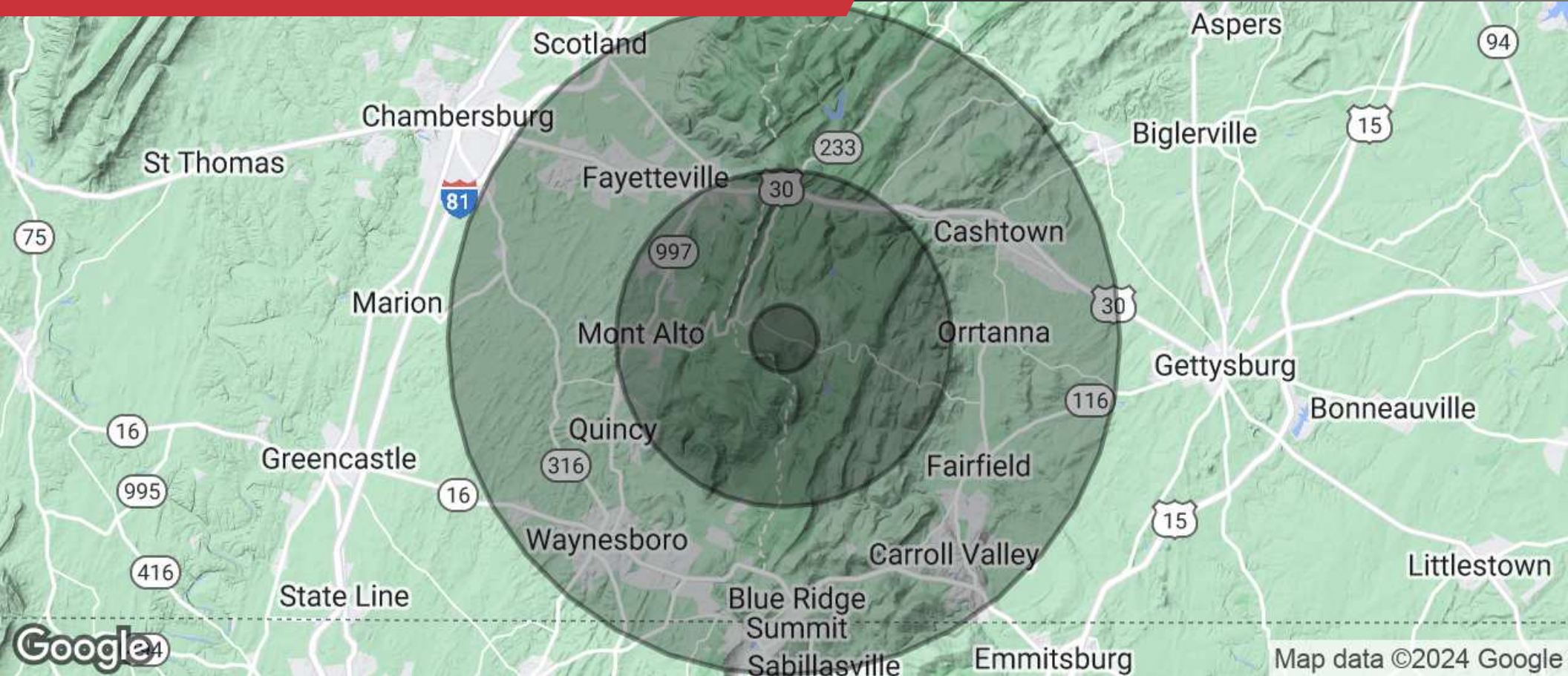


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MICHAUX MANOR

DEMOGRAPHICS

FOR SALE
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POPULATION

1 MILE	5 MILES	10 MILES
201	9,979	68,987



HOUSEHOLDS

1 MILE	5 MILES	10 MILES
70	4,360	29,970



INCOME

1 MILE	5 MILES	10 MILES
\$65,863	\$69,136	\$73,042

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