

OFFICE BUILDING
FOR SALE

27 BROOKWOOD AVE
CARLISLE, PA 17015



Pamela Fisher
pfisher@naicir.com | 717 761 5070



3 Jennifer Court
Carlisle, PA 17015
circommercial.com

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27 BROOKWOOD AVE

PROPERTY DETAILS

FOR SALE
\$2,700,000

OFFERING SUMMARY

Sale Price	\$2,700,000
Number of Units	One (1)
Lot Size	5.49 Acres
Building Size	11,300 +/- SF

PROPERTY SUMMARY

Address	27 Brookwood Ave Carlisle, PA 17015
Municipality	South Middleton Township
County	Cumberland County
Tax Parcel #	40-09-0527-028
Year Built	1991

PROPERTY HIGHLIGHTS

- 11,300 +/- SF - single story masonry building
- 5.49 acres with development/subdivision potential
- Frontage on Brookwood Ave & Alexander Spring Road
- Access to Walnut Bottom, signalized intersection with access through property to Alexander Spring Road
- Town Center Zoning allows for commercial and residential uses

PROPERTY DESCRIPTION

Rare medical office building sale opportunity for medical office users in Carlisle, PA. This 11,300 +/- SF building is part of the Brookwood Avenue medical/professional office complex. Previous uses include a physical therapist clinic and a home health care agency. The property features an open floorplan with several offices and a conference room along the perimeter, with the rest of the floor space being unencumbered by walls. The existing layout offers opportunity for owner/user, development into several suites for lease, or condo-type ownership, which does not primarily exist in the Carlisle Area. Many uses permitted under the current Towne Center Zoning would meet the use restrictions recorded with the Brookwood Subdivision Plan.

LOCATION DESCRIPTION

The property is located along Brookwood Avenue and Alexander Spring Road, with an access drive connecting the two streets. Less than 500 feet from Brookwood Avenue's western intersection with the Walnut Bottom Road, a signalized intersection (see location map). This property is between exits 44 and 45 of Interstate 81 and has some visibility from the interstate traffic. Nearby numerous medical offices such as Carlisle Regional UPMC Hospital, several WellSpan and Penn State Health medical offices, surgical centers and some independent medical providers.

BUILDING INFORMATION

# of Floors	One (1)
Roof	Masonry
Ceiling Height	10.0'
Walls	Dry Wall
Floor Type	Carpet & Vinyl

UTILITIES & ZONING

Gas	UGI
Zoning	Towne Center-Transect 4
Water & Sewer	Public
Electric	PPL



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ADDITIONAL PHOTOS

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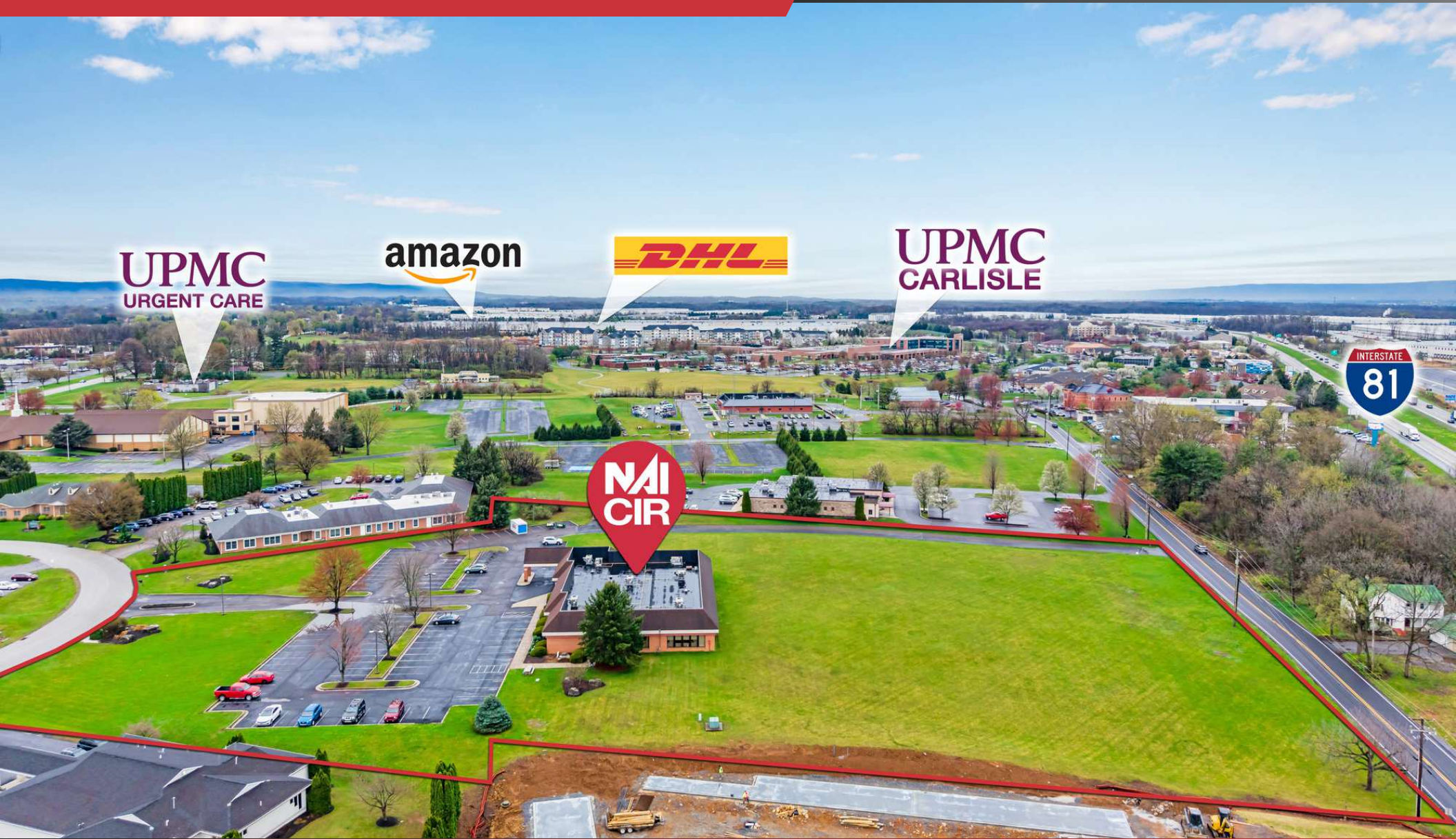
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LOCATION MAP

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27 BROOKWOOD AVE

FLOOR PLAN

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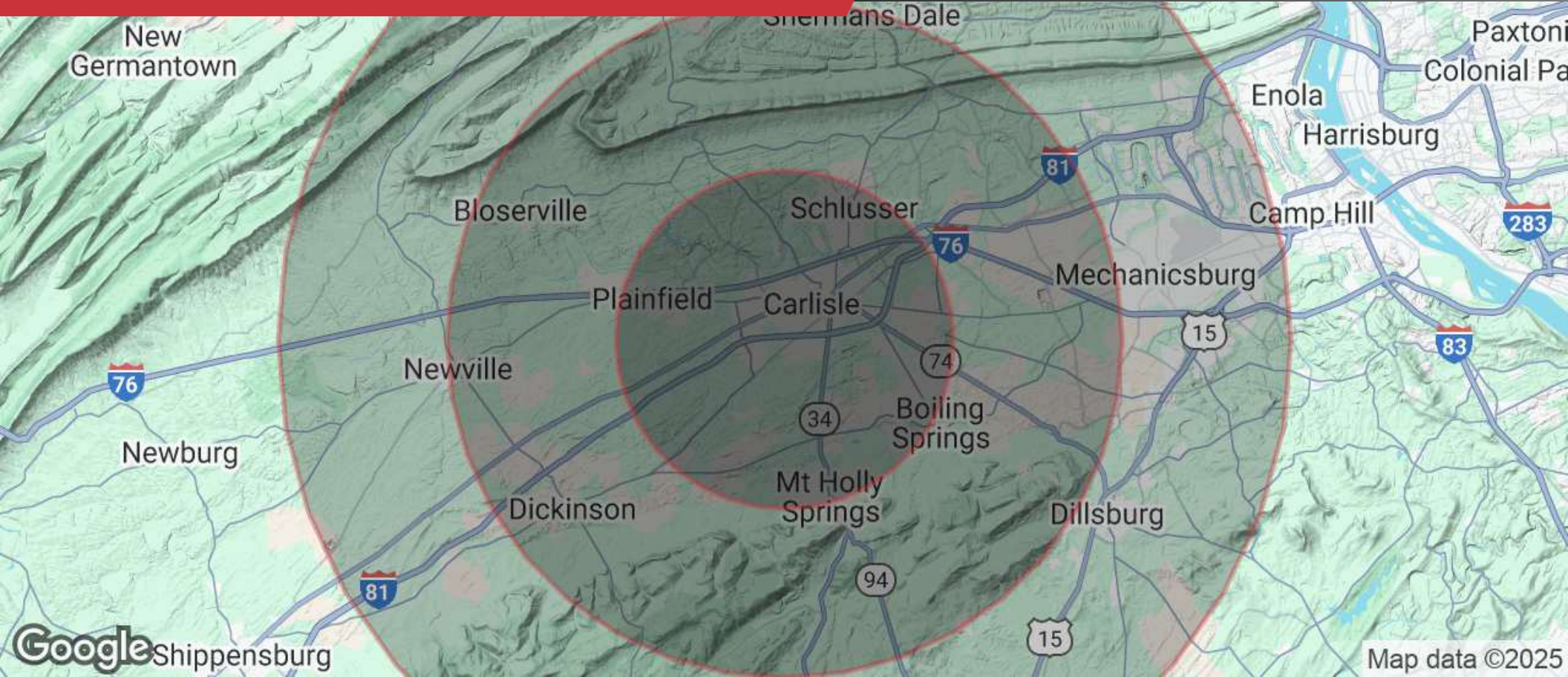


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DEMOGRAPHICS

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POPULATION			
5 MILES	10 MILES	15 MILES	
52,934	85,457	256,718	



HOUSEHOLDS			
5 MILES	10 MILES	15 MILES	
21,197	34,118	99,934	



INCOME			
5 MILES	10 MILES	15 MILES	
\$102,260	\$103,885	\$115,787	

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