



PROFESSIONAL OFFICE
BUILDING & SURPLUS LAND

FOR SALE

5000 LETTERKENNY ROAD, CHAMBERSBURG, PA

5000 LETTERKENNY ROAD
CHAMBERSBURG, PA 17201

FOR SALE



PROFESSIONAL OFFICE BUILDING & SURPLUS LAND

PROPERTY SUMMARY

Introducing 5000 Letterkenny Road, Chambersburg, proudly offered by Landmark Commercial Realty. This ±36,000 square foot institutional-quality building presents a rare ownership opportunity well-suited for churches, municipal users, educational facilities, nonprofit healthcare uses, and other mission-driven organizations.

The property features modern infrastructure, abundant on-site parking, and outdoor storage, providing the flexibility required for administrative offices, classrooms, training facilities, community gathering spaces, or municipal operations. The existing layout includes suites ranging from 375 SF to 6,093 SF, allowing for efficient occupancy by a partial owner-user or multiple departments under one roof.

With its substantial footprint and adaptable floor plan, the building supports future growth, phased expansion, or reconfiguration.

Strategically located in Chambersburg, the site provides convenient access and visibility, making it an ideal long-term investment for organizations seeking stability, control, and the benefits of ownership.

PROPERTY HIGHLIGHTS

- Rare opportunity to lease quality space in Chambersburg with corporate neighbors
- Secure building with ample on-site parking for employees and clients
- Flexible suite sizes and configurations to suit tenants specific needs.

LOCATION HIGHLIGHTS

- Conveniently located near I-81 allowing easy access throughout the Central PA region

OFFERING SUMMARY

Building Size	36,000 SF
Sale Price	\$2,195,000
Price per SF	\$60.97 per SF
Property Taxes	\$40,021
APN	09-0C03S-009-000000
Zoning	Commercial Highway
Municipality	Greene Township
County	Franklin County

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	36,000 SF
Lot Size	10.82 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	4
Parking	On-site 252 spaces
Year Built Renovated	1954 2017

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat Rubber
Power	100 Amp 240V
HVAC	Forced Hot Air Central AC
Sprinklers	Yes
Security	Key fob access available
Signage	Monument

MARKET DETAILS

Cross Streets	Innovation Way & Coffey Ave
Traffic Count at Intersection	± 5,600 ADT @ Route 11
Municipality	Greene Township
County	Franklin County
Zoning	Commercial Highway

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SITE CONCEPT PLAN

SITE CONCEPT PLAN

Number of Buildings	3
One Bedroom Units	27
2 bedroom units	54
TOTAL UNITS	81

INNOVATION WAY

COFFEY AVE

PROPOSED 3-STORY
APARTMENT BUILDING
27 UNIT

PROPOSED 3-STORY
APARTMENT BUILDING
27 UNIT

PROPOSED 3-STORY
APARTMENT BUILDING
27 UNIT

ACTIVE
RECREATION AREA

SWIM
FACILITY

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FINANCIALS

INCOME

COMPONENT	CURRENT	STABILIZED
Base Rent	\$189,009	\$576,000
Vacancy		(\$28,800)
Effective Gross Income		\$547,200

EXPENSES

COMPONENT	T-12 \$/MO.	PROJECTED \$/MO.
RE Taxes	(\$40,315)	(\$18,838)
Insurance	(\$6,955)	(\$14,400)
Cleaning Charges	(\$26,908)	(\$28,253)
Leasing Commission	(\$1,102)	(\$5,760)
Accounting Fees	(\$2,100)	(\$2,000)
Legal Fees	\$0	(\$2,000)
Professional Fees	\$0	(\$2,000)
Management Fees	(\$38,000)	(\$34,560)
Lawn Maintenance	(\$2,625)	(\$15,000)
Repairs & Maintenance	(\$13,428)	(\$18,000)
Utilities Paid	(\$60,598)	(\$63,628)
Utilities Reimbursement	\$15,909	\$15,909
Total	(\$176,122)	(\$188,530)
Expenses per SF	\$4.89	\$5.24
Expense Ratio		34.45%
NET OPERATING INCOME	\$12,887	\$358,670
CAP Rate		9.00%
Contributing Value of Office when Stabilized		\$3,985,218

PRICING GUIDANCE

COMPONENT	PROJECTED
Contributory Value of Office When Stabilized	\$3,985,218
Developer Stabilizing Incentive	(\$2,000,000)
Tenant Improvement Allowance (Avg @\$20 PSF)	(\$720,000)
Residual Value of Office As Is	\$1,004,191
Proposed Apartments	81 Units
Value per Approvable Apartment Unit	\$15,000
Contributory Value of Surplus Land	\$1,215,000
Total Asking Price	\$2,219,191
Rounded	\$2,195,000

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AREA



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DEMOGRAPHICS & LOCATION OVERVIEW

Nestled in the heart of Franklin County, **CHAMBERSBURG** serves as a strategic gateway to new markets, resources, and partnerships. As the largest municipal electric utility in Pennsylvania, we provide businesses with reliable, affordable energy solutions supported by cutting-edge infrastructure and a commitment to sustainability. Additionally, our unique position as one of the few municipalities in the state to operate a public gas utility offers businesses access to a reliable and cost-effective energy source.

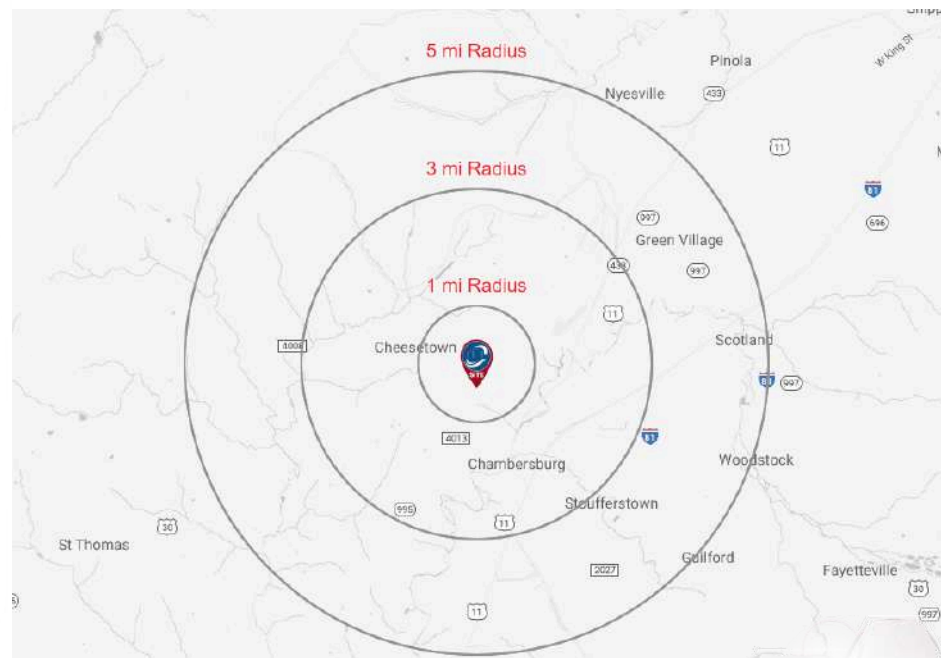
In addition to our robust utilities, Chambersburg's thriving business community benefits from a strategic location with easy access to major transportation routes, a skilled workforce, and a supportive ecosystem of local government, economic development agencies, and business organizations. From startup ventures to established enterprises, Chambersburg welcomes businesses of all sizes and sectors. With a diverse array of commercial properties, incentives for growth, and a pro-business climate, the town is primed to accommodate your vision and fuel your success.

LETTERKENNY ARMY DEPOT

Originally established as an ammunition depot, LEAD in Chambersburg, Pennsylvania, is now a leading force in repairing and modernizing air and missile defense systems crucial for multi-domain operations. With over 18,000 acres, LEAD stands as the second largest employer in Franklin County, with over 1,600 employees fueling over a quarter of a billion dollars annually into the region. The workforce's dedication is evident through various awards, showcasing their loyalty and hard work, while Team Letterkenny drives improvement initiatives across the depot. Certified in quality management systems and health and safety standards, LEAD operates under the U.S. Army Aviation and Missile Life Cycle Management Command, embodying over 80 years of unwavering commitment to delivering excellence to the nation's warfighters.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	164	12,413	39,231
Households	68	5,125	15,808
Median Age	40.3	41.2	39.4
Businesses	72	353	1,606
Employees	910	4,290	15,448



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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