

OFFICE BUILDING
FOR SALE

5012 LENKER ST
MECHANICSBURG, PA 17050



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5012 LENKER ST

PROPERTY DETAILS

FOR SALE

\$625,000

OFFERING SUMMARY

Sale Price	\$625,000
Lot Size	0.75 Acres
Building Size	7,654 SF

PROPERTY SUMMARY

Address	5012 Lenker St Mechanicsburg, PA 17050
Municipality	Hampden Township
County	Cumberland County
Tax Parcel #	62-021-260
Building Size	7,654 SF
Year Built	1972

PROPERTY HIGHLIGHTS

- 7,654 SF office building for sale
- Full building security with common area cameras and key FOB access on exterior doors
- Comcast fiber and Verizon Fios available
- Ample parking spaces for clients and employees
- Conveniently located in the West Shore Office Park condominium in Hampden Township
- Close proximity to Carlisle Pike, I-81 and I-581 connector

PROPERTY DESCRIPTION

This 7,654 square foot two-story commercial building is well-positioned for a variety of commercial uses and includes ample parking. The property is perfect for an owner user or is easily divisible for an owner user that would want to use one floor for their business and lease the other for rental income to offset the cost of the property. This is also a great opportunity for an investor looking to add to their rental portfolio.

LOCATION DESCRIPTION

Located in the West Shore Office Park in highly desirable Hampden Township. This office building benefits from a strategic location with convenient access to the Carlisle Pike and Interstates 81 and 581, making it easily reachable for clients and employees.



BUILDING INFORMATION

# of Floors	Two (2)
Restrooms	Four (4)
Electrical Capacity	Four (4) 200 AMP panels; 9.9 k/w solar
Ceilings	Acoustic tiles
Walls	Drywall
Floor Type	Carpet
Lighting	LED
Roof	Asphalt shingle
Handicap Accessible	Yes

UTILITIES & ZONING

Zoning	Commercial Limited
Water & Sewer	Public

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ADDITIONAL PHOTOS

FOR SALE

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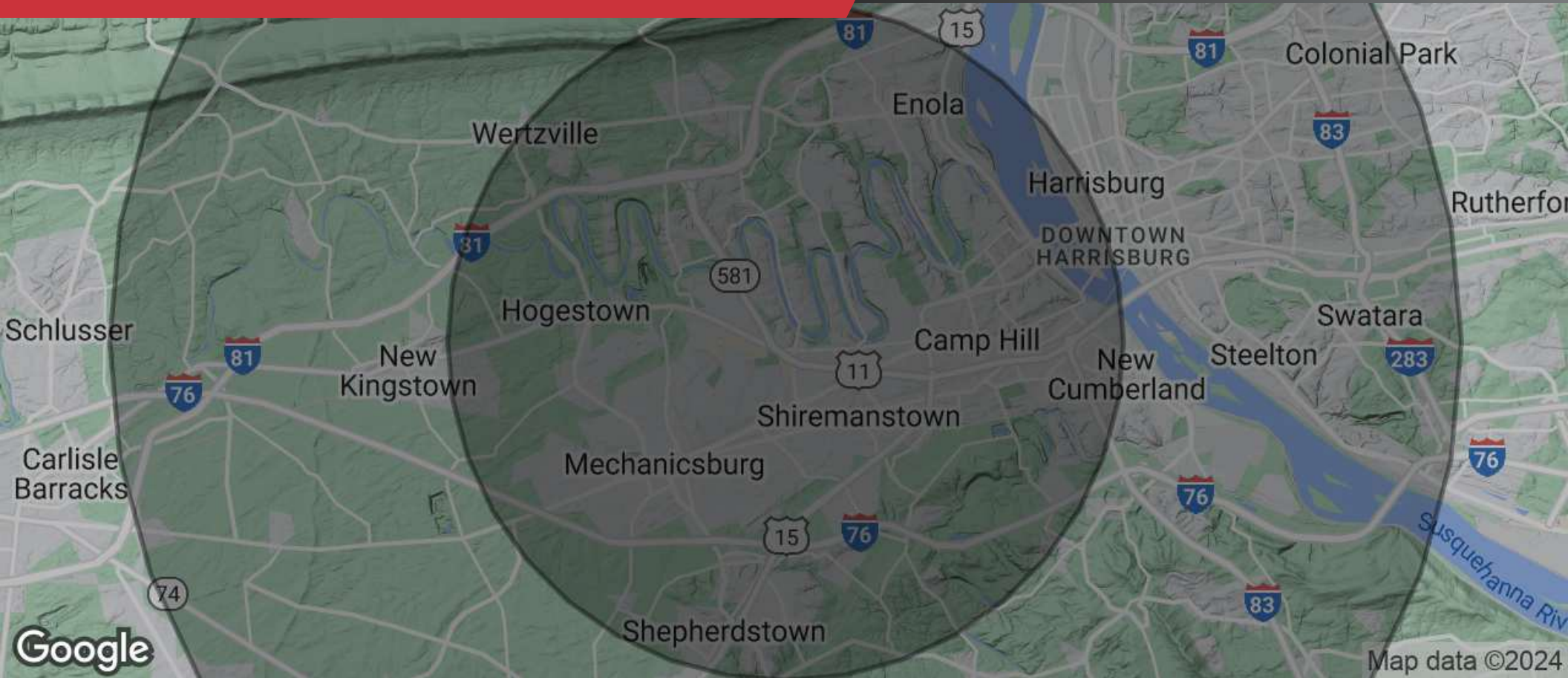


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DEMOGRAPHICS

FOR SALE
\$625,000



POPULATION

5 MILES	10 MILES	15 MILES
153,821	361,938	521,048



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
63,519	146,130	209,536



INCOME

5 MILES	10 MILES	15 MILES
\$120,113	\$106,630	\$106,305

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