

RETAIL PROPERTY  
**FOR SALE**

**1233 GLATCO LODGE ROAD**  
HANOVER, PA 17331



**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

# 1233 GLATCO LODGE ROAD

## PROPERTY DETAILS

# FOR SALE

## \$595,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$595,000
<b>Property Taxes</b>	\$5,657.49
<b>Lot Size</b>	2.91 AC
<b>Building Size</b>	2,400 SF

### PROPERTY SUMMARY

<b>Address</b>	1233 Glatco Lodge Rd, Hanover, PA 17331
<b>Municipality</b>	Heidelberg Borough
<b>County</b>	York County
<b>Tax Parcel #</b>	30-000-FE-0016-00-00000
<b>Year Built</b>	2000
<b>Flood Zone</b>	No
<b>Parking</b>	20 Spaces

### PROPERTY DESCRIPTION

NAI CIR is proud to offer this exceptional opportunity in Hanover, PA. This expansive 2.91 acre commercial property includes a 40'x60' flex building currently operating as an inspection station and auto repair business. This property also offers a 2,400 SF residence creating the perfect opportunity for an owner/user investment.

### LOCATION DESCRIPTION

Located in Hanover, PA, less than 4 miles from Route 30 and approximately eight (8) miles from the Pennsylvania and Maryland border.

### PROPERTY HIGHLIGHTS

- 40' x 60' conditioned on 2.91 AC
- Offers two (2) 12'x12' drive-ins and one (1) 10'x12' drive-in
- Site includes a 3 bedroom home with a two (2) car garage, swimming pool, and hot tub
- Zoned Neighborhood Commercial
- Eight (8) miles from PA/MD border

### BUILDING INFORMATION

<b># of Floors</b>	One (1)
<b>Restrooms</b>	Available in residence
<b>HVAC</b>	Forced Air
<b>Ceiling Height</b>	21'
<b>Drive-Ins</b>	Three (3)

### UTILITIES & ZONING

<b>Water</b>	Well
<b>Gas</b>	Propane
<b>Sewer</b>	Septic
<b>Electric</b>	200 AMP
<b>Zoning</b>	Neighborhood Commercial

**Tony Plakas**

tplakas@naicir.com | 717 761 5070 x150



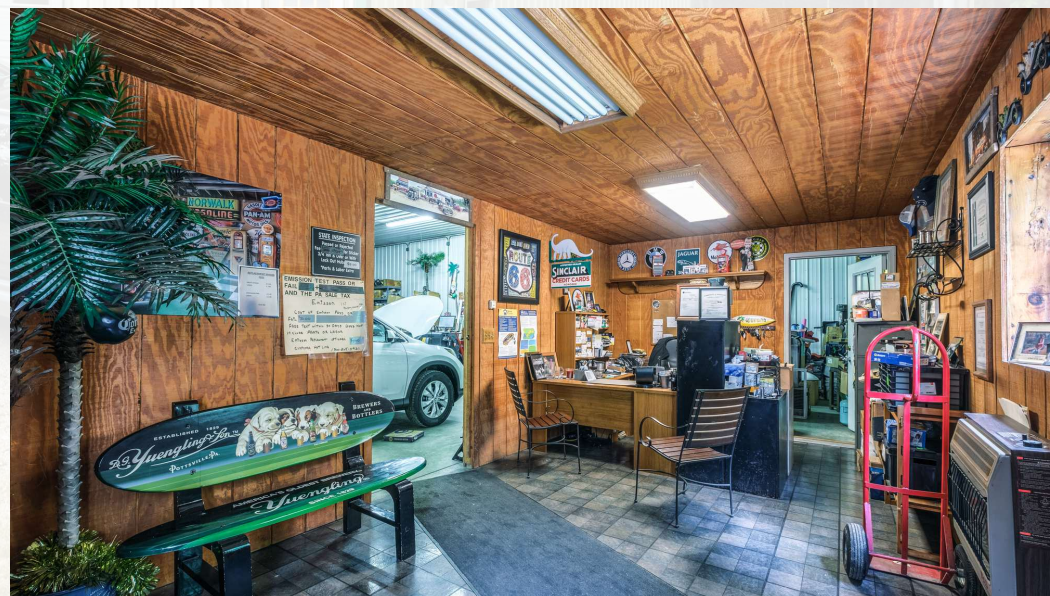
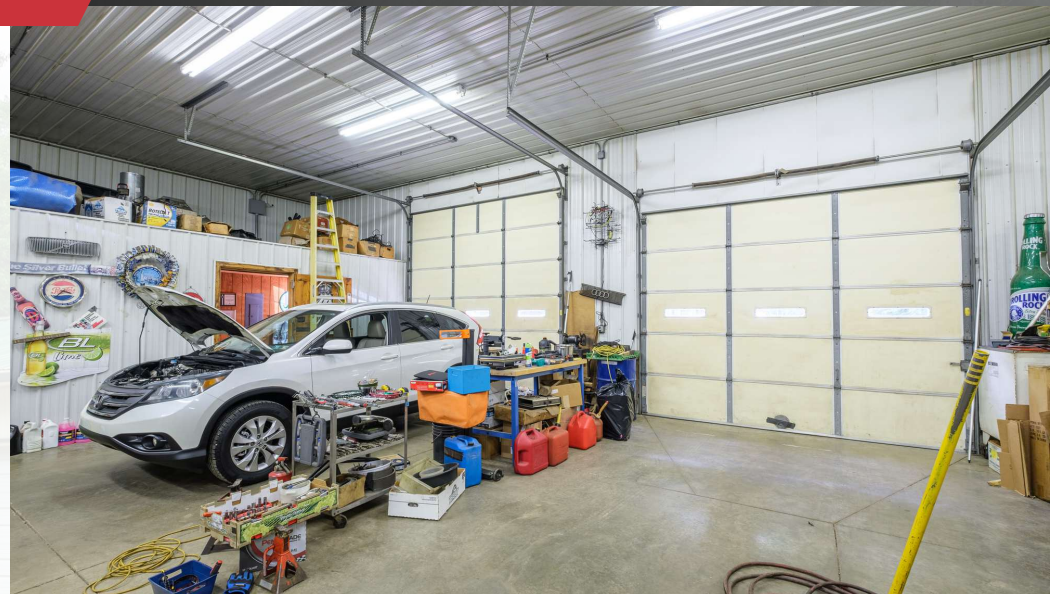
1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

# 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

1233 GLATCO LODGE ROAD  
ADDITIONAL PHOTOS

FOR SALE  
\$595,000



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

NAICIR

# 1233 GLATCO LODGE ROAD

ADDITIONAL PHOTOS

# FOR SALE

\$595,000



**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

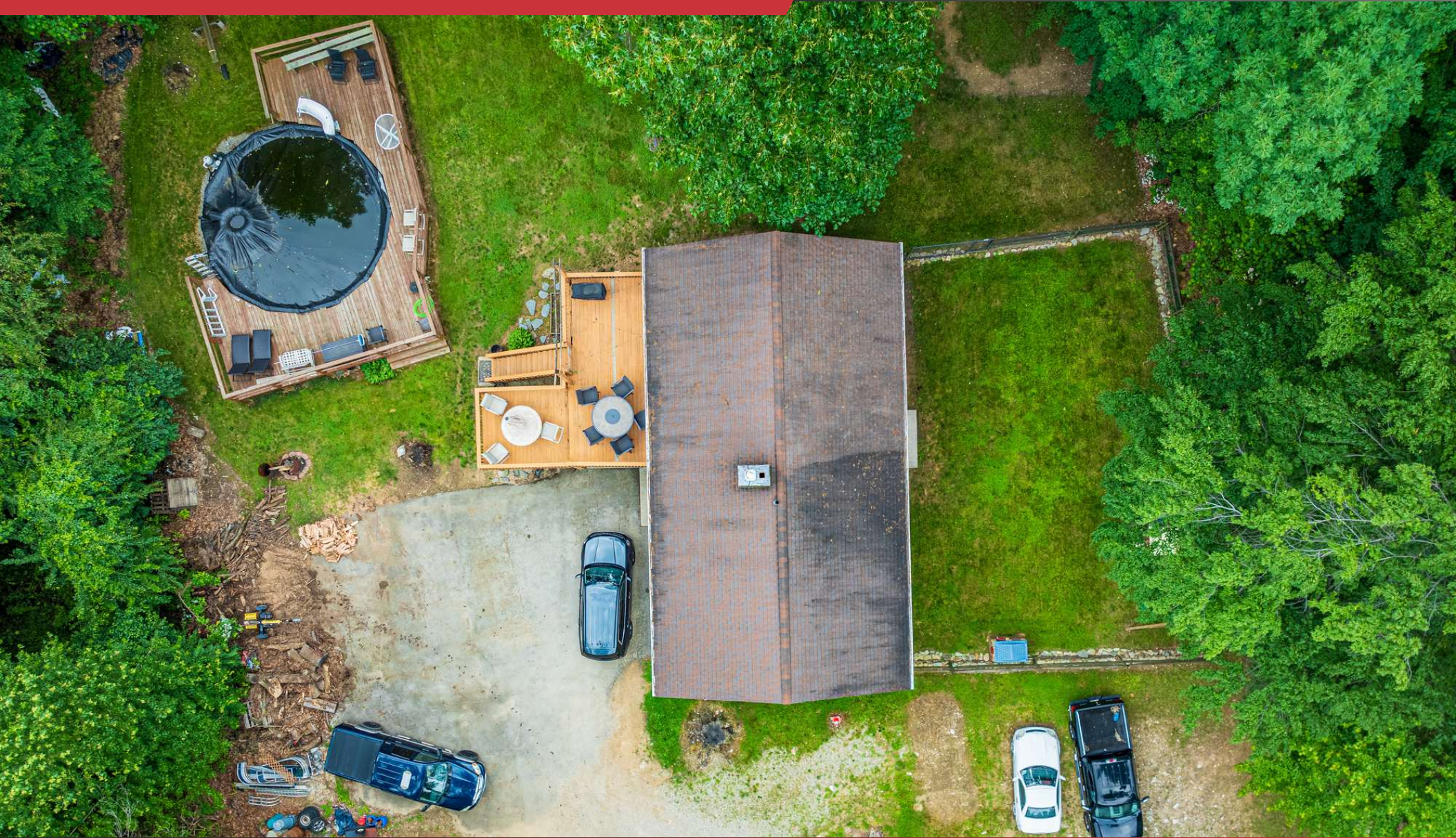
# NAICIR

# 1233 GLATCO LODGE ROAD

ADDITIONAL PHOTOS

# FOR SALE

\$595,000



**Tony Plakas**

[tplakas@naicir.com](mailto: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](http://circommercial.com)

# NAICIR

# 1233 GLATCO LODGE ROAD

ADDITIONAL PHOTOS

# FOR SALE

\$595,000



**Tony Plakas**

[tplakas@naicir.com](mailto: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](http://circommercial.com)

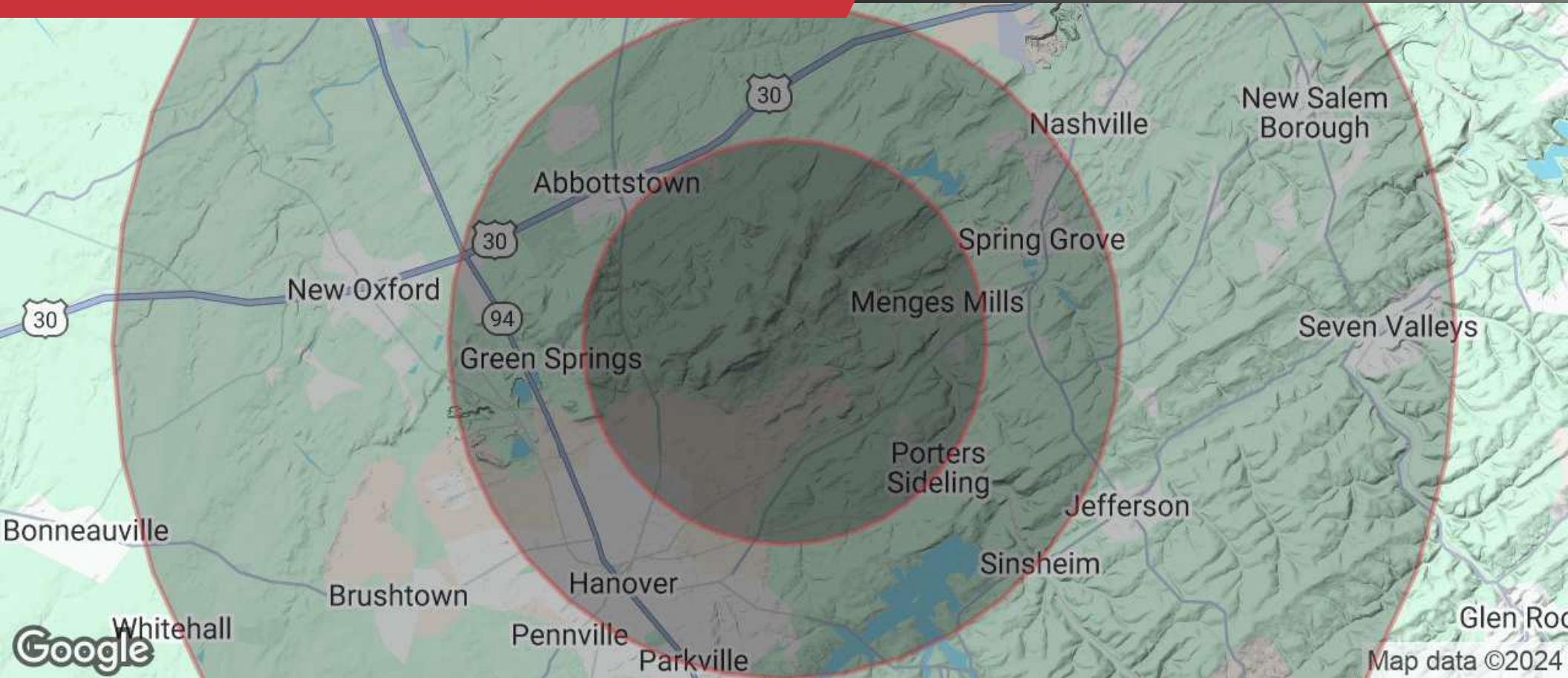
# NAICIR

# 1233 GLATCO LODGE ROAD

## DEMOGRAPHICS

FOR SALE

\$595,000



### POPULATION

3 MILES	5 MILES	10 MILES
7,927	46,019	135,993



### HOUSEHOLDS

3 MILES	5 MILES	10 MILES
3,104	18,944	53,316



### INCOME

3 MILES	5 MILES	10 MILES
\$108,444	\$90,041	\$98,233

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