



HOSPITALITY PROPERTY FOR SALE

9969 ALLENTOWN BOULEVARD, GRANTVILLE, PA 17028



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OFFERING SUMMARY

Building SF	4,000 SF
Sale Price	\$599,000
Price per SF	\$149.75
APN	25-011-027 & (001)
Zoning	Commercial Highway
Municipality	E Hanover Township
County	Dauphin County

EXECUTIVE SUMMARY

Excellent location along Route 22 in Grantville, Pennsylvania, offering a prime opportunity for investment in a fresh hospitality, retail, or multi-tenant development. The 1.57-acre lot also includes additional land that can be earmarked for potential development. The Commercial Highway Zoning permits the establishment of hotels, restaurants, and vehicle-related businesses such as car rental or sales. The property currently is in use as an 8-unit extended stay weekly rental motel, which is often fully occupied, and it includes two mobile homes that generate income. Development of the lands above will increase value substantially.

This property is conveniently situated just a mile from the bustling Hollywood Casino and Racetrack, making this an ideal location for a hotel/restaurant redevelopment opportunity. Hollywood Casino and Racetrack offers an array of restaurants, live entertainment, slots, poker, and various table games and employs over 3,000 people annually.

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

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VACANT LAND HARRISBURG CITY FOR SALE OR GROUND LEASE

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OFFERING SUMMARY

PROPERTY INFORMATION	
Septic	Private, on-site
Number of Buildings	3
Number of Units	10
Tenancy	Multi
Year Built	1950
Construction	Masonry
Roof	Shingle
Parking	On-Site; Lot
PROPERTY INFORMATION	
Water	Private, on-site
Septic	Private, on-site
Water Heater	Installed 2020
Well-Water Pump	Replaced 2020
Mobile Home Furnace	Replaced 2021

Demographics

2023 ESTIMATES

	ONE MILE	THREE MILE	FIVE MILE
POPULATION	1,071	6,141	18,794
HOUSEHOLDS	413	2,394	7,494
AVG HOUSEHOLD INCOME	\$135,569	\$124,187	\$128,360
BUSINESSES	66	163	501
EMPLOYEES	576	1,437	4,963

HIGHLIGHTS

- Current operating as an 8-unit weekly extended stay motel with two mobile homes generating consistent income flow
- Surplus land can be available for redevelopment, ideal for hotel and/or restaurant site
- Close proximity to



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FINANCIALS

GROSS INCOME		
UNIT	RENT PER WEEK/MONTH	ANNUAL INCOME
106	\$650/Mo	\$7,800/Yr
108	\$900/Mo	\$10,800/Yr
112A	\$175/Week	\$9,100/Yr
112B	\$175/Week	\$9,100/Yr
112C	\$175/Week	\$9,100/Yr
114A	\$250/Week	\$13,000/Yr
114B	\$250/Week	\$13,000/Yr
114C	\$200/Week	\$10,400/Yr
114D	\$250/Week	\$13,000/Yr
116	\$250/Week	\$13,000/Yr
INCOME TOTAL:		\$108,300.00

EXPENSES	
COMPONENT	AMOUNT
Landscaping & Grounds keeping	\$3,604.00
Office Supplies	\$477.00
Insurance Expenses	\$2,985.00
Professional Fees	\$5,905
Repairs & Maintenance	\$3,969.57
Trash	\$2,002.12
Utilities	\$10,772.00
Cable	\$4,055.41
Taxes	\$6,877.65
EXPENSES TOTAL	\$40,647.75
GROSS INCOME	\$108,300.00
NET INCOME	\$69,652.25
CAP RATE	11.4%

PROPERTY EXPANSION OPPORTUNITIES





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REGIONAL AERIAL



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AREA OVERVIEW

A charming community, **HERSHEY** is renowned for its rich history, world-famous chocolate, and vibrant attractions. Home to The Hershey Company, creator of beloved treats like Hershey's Bars and Reese's Peanut Butter Cups, Hershey offers a sweet investment opportunity unlike any other. But Hershey isn't just about chocolate- it's a thriving hub of entertainment and recreation. Hersheypark, Hershey's Chocolate World, and Hershey Gardens draw visitors from far and wide, making it a prime location for commercial ventures. Plus, with the Penn State Milton S. Hershey Medical Center and the Milton Hershey School enriching the community, Hershey boasts a diverse and robust economy. Beyond its attractions, Hershey offers an array of amenities, including world-class golf courses, luxury spas, and the opulent Hotel Hershey. Hersheypark Stadium adds to the allure, hosting concerts and sporting events throughout the year. Located just 14 miles east of Harrisburg and part of the Harrisburg metropolitan area, Hershey enjoys easy access to major cities like Allentown and Philadelphia. With its thriving economy, strong community infrastructure, and prime location, Hershey presents a compelling investment opportunity for discerning investors.



HOLLYWOOD CASINO AT PENN NATIONAL RACE COURSE, located in Grantville, PA, is a premier gaming and entertainment destination in the region. With over 2,400 slot machines and 50 table games, the casino also boasts a state-of-the-art sports book where guests can wager on a variety of sporting events. Beyond gaming, there are several dining options, ranging from casual fare to upscale cuisine. The venue regularly hosts live performances by top artists and bands, as well as special events and promotions throughout the year.

Conveniently located just off Interstate 81, Hollywood Casino is easily accessible from major cities like Harrisburg and Hershey. Plus, with ample parking and a range of amenities, including a hotel and spa, it's the perfect destination for a weekend getaway or a night out on the town.



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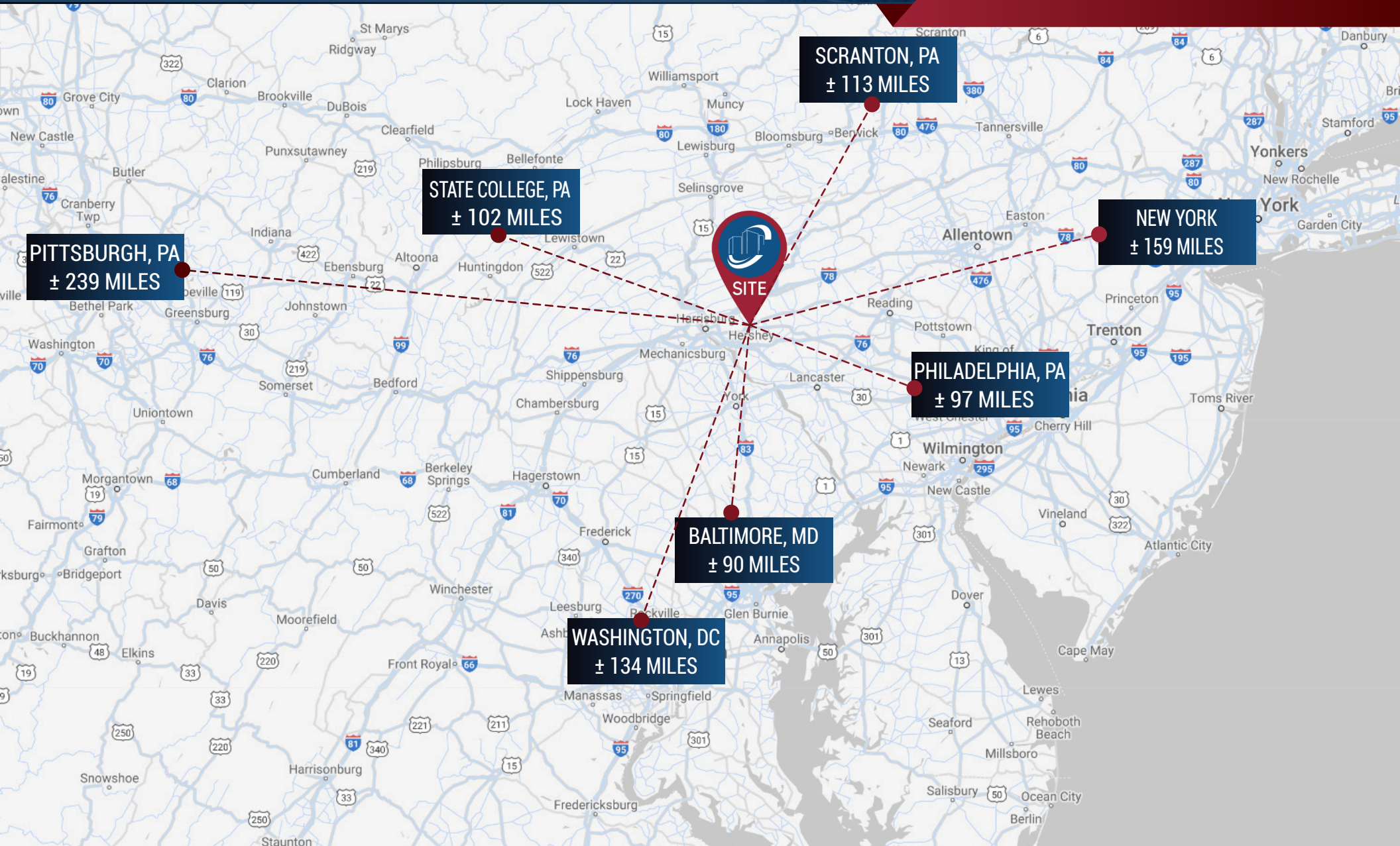


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