

8 W BROADWAY, ETTERS

SALE



CAMPBELL
Commercial Partners LLC

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OFFERING SUMMARY

PROPERTY OVERVIEW

7,000+ sq ft mixed-use office building with flexible open workspace and private offices. Upstairs apartment can be owner-occupied or rented for additional income. Conveniently located just off Route 83 with easy access to Harrisburg and Baltimore. Ideal for a variety of professional uses.

| | |
|--------------------|---------------|
| Sale Price | \$200,000 |
| Building SF | 7,000+/- |
| Lot Size | 0.17+/- Acres |



PROPERTY DETAILS

| | |
|--------------------------|--|
| Building SF | 7,000+/- |
| Built | 1900 |
| Zoning | VILLAGE |
| Land | 0.17+/- ACRES |
| Construction Type | STICK BUILT, STONE |
| Number of Floors | 3 |
| Roof | METAL |
| Floors | WOOD, TILE |
| HVAC | ELECTRIC WALL UNITS OIL FORCED HEAT |
| Ceiling Type | DRYWALL, TILES |
| Parking Count | ON STREET, 6 SPOTS IN PARKING LOT |
| Sewer | PUBLIC |
| Water | PUBLIC |

Total Estimated Taxes: \$2,722.14

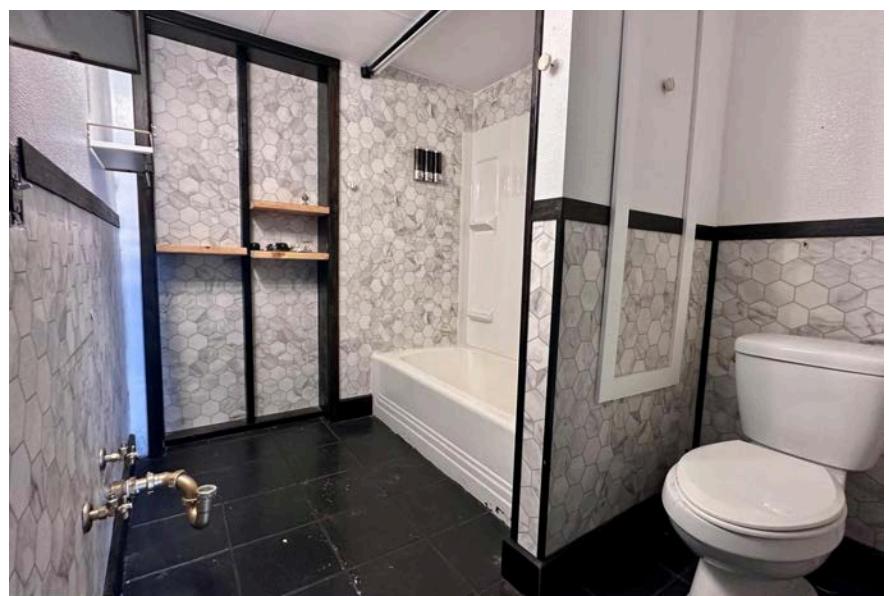
| TAXES | | | | |
|-------------------------|----|-----------|---|--------------------------|
| COUNTY: | \$ | 104,990 | x | 0.00690000 = \$ 724.43 |
| MUNICIPAL: | \$ | 104,990 | x | 0.00110000 = \$ 115.48 |
| SCHOOL: | \$ | 104,990 | x | 0.01792780 = \$ 1,882.23 |
| TOTAL: | | | | \$ 2,722.14 |
| INDICATED MARKET VALUE: | | \$104,990 | x | 1.98 = \$ 207,880.20 |



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SECOND FLOOR - APARTMENT SPACE



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INVESTMENT CONTACTS

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