

8 W BROADWAY, ETTERS

SALE



CAMPBELL

Commercial Partners LLC

TYLER MATISSE

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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

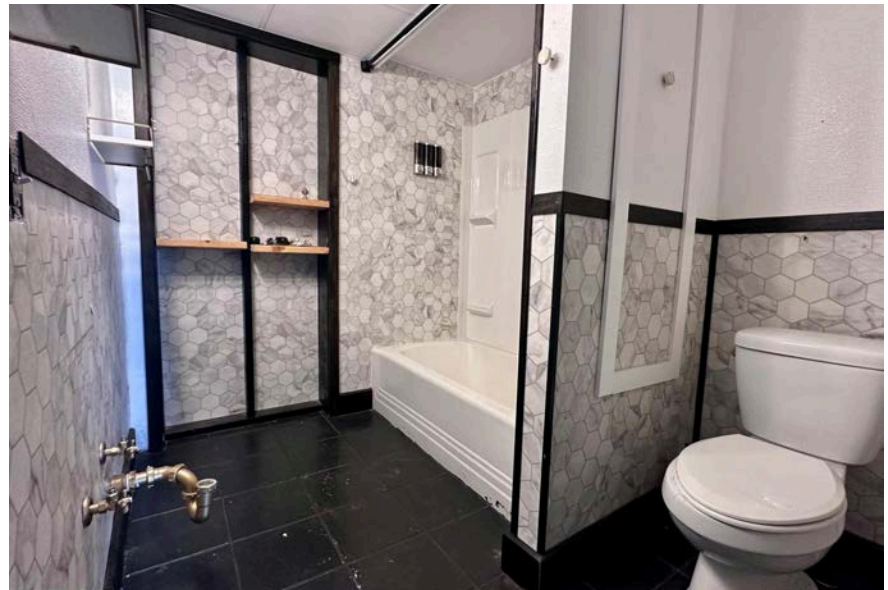
TAXES					
COUNTY:	\$	104,990	x	0.00690000	= \$ 724.43
MUNICIPAL:	\$	104,990	x	0.00110000	= \$ 115.48
SCHOOL:	\$	104,990	x	0.01792780	= \$ 1,882.23
TOTAL:					\$ 2,722.14
INDICATED MARKET VALUE:		\$104,990	x	1.98	= \$ 207,880.20



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SECOND FLOOR - APARTMENT SPACE



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