

295 N. 4<sup>TH</sup> STREET, MCSHERRYSTOWN

SALE

13,185+/- SF FREESTANDING FLEX BUILDING



PRICE REDUCED

**CAMPBELL**

Commercial Partners LLC

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# OFFERING SUMMARY

## PROPERTY OVERVIEW

Rare freestanding single tenant flex building in the Hanover market, minutes away from Route 94. The 13,185+/- square foot building sits on 1.04 acres and has one drive-in door and one dock door. The ceiling heights vary from 8'6" - 19' between office, production, and storage areas of the building. While property is zoned Residential, it has been operated as an industrial flex building for years, which should protect its legal non-conforming use status.

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<b>Sale Price</b>	<b>\$925,000</b>
<b>Building Size</b>	13,185+/- SF
<b>Lot Size</b>	1.04+/- ACRES

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# PROPERTY DETAILS

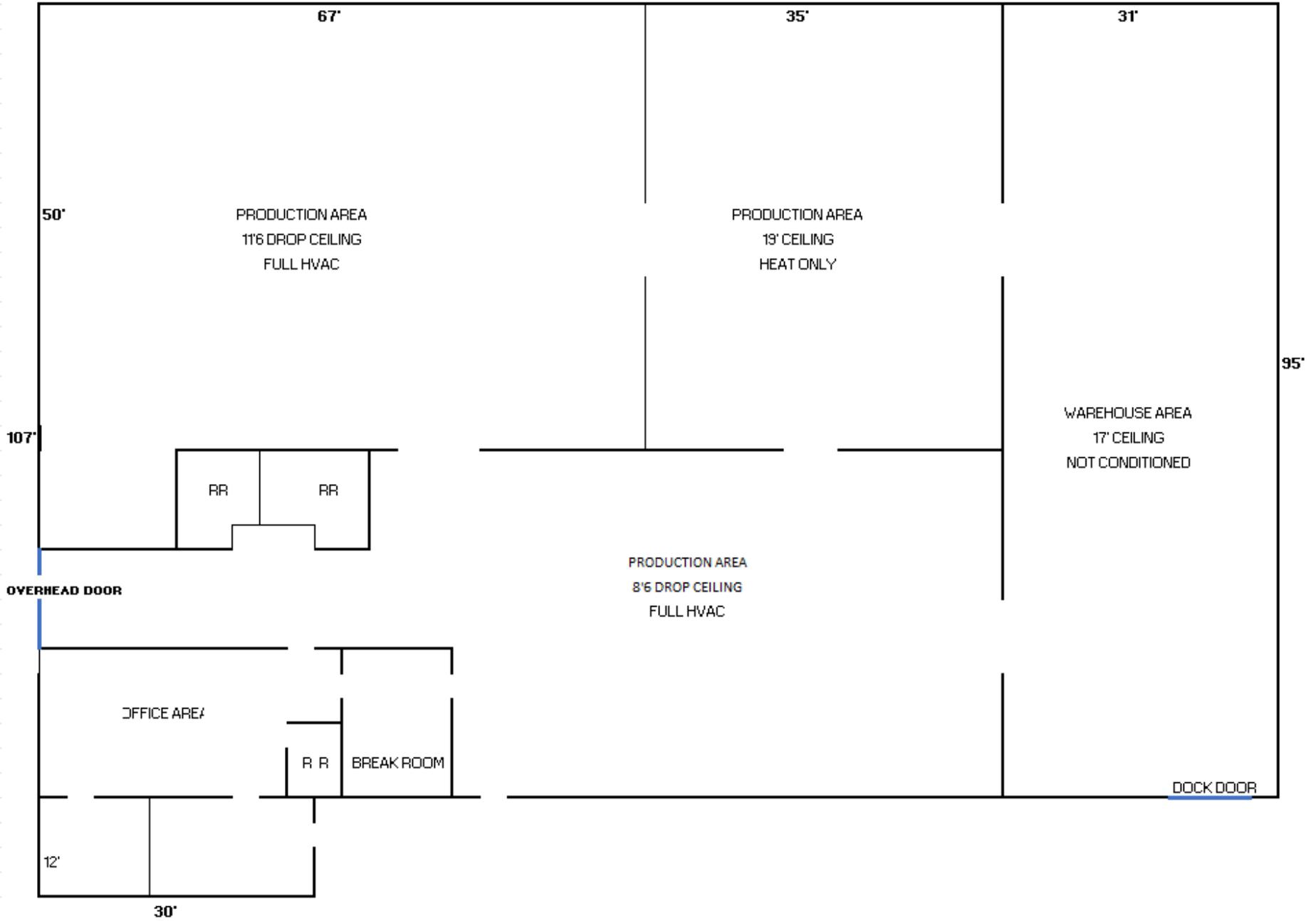
**Total Estimated Taxes: \$10,596.45**

<b>Built</b>	1960
<b>Municipality</b>	MCSHERRYSTOWN BOROUGH
<b>County</b>	ADAMS
<b>Number of Floors</b>	ONE
<b>Roof</b>	FLAT RUBBER
<b>Flooring</b>	CONCRETE & TILE
<b>HVAC</b>	FULL HVAC IN OFFICE & PRODUCTION HEAT IN STORAGE ARE
<b>Ceiling Height</b>	8'6 - 19'
<b>Restrooms</b>	3 SINGLE-USE
<b>Dock</b>	ONE
<b>Drive-in</b>	ONE
<b>Water</b>	PUBLIC
<b>Sewer</b>	PUBLIC

TAXES					
COUNTY:	\$	399,900	x	0.00513930 = \$	2,055.20
FIRE:	\$	399,900	x	0.00035410 = \$	141.60
MUNICIPAL:	\$	399,900	x	0.00377200 = \$	1,508.42
SCHOOL:	\$	399,900	x	0.01723240 = \$	6,891.23
<b>TOTAL:</b>				<b>\$</b>	<b>10,596.45</b>
INDICATED MARKET VALUE:	\$	399,900	x	1.38 = \$	551,862.00



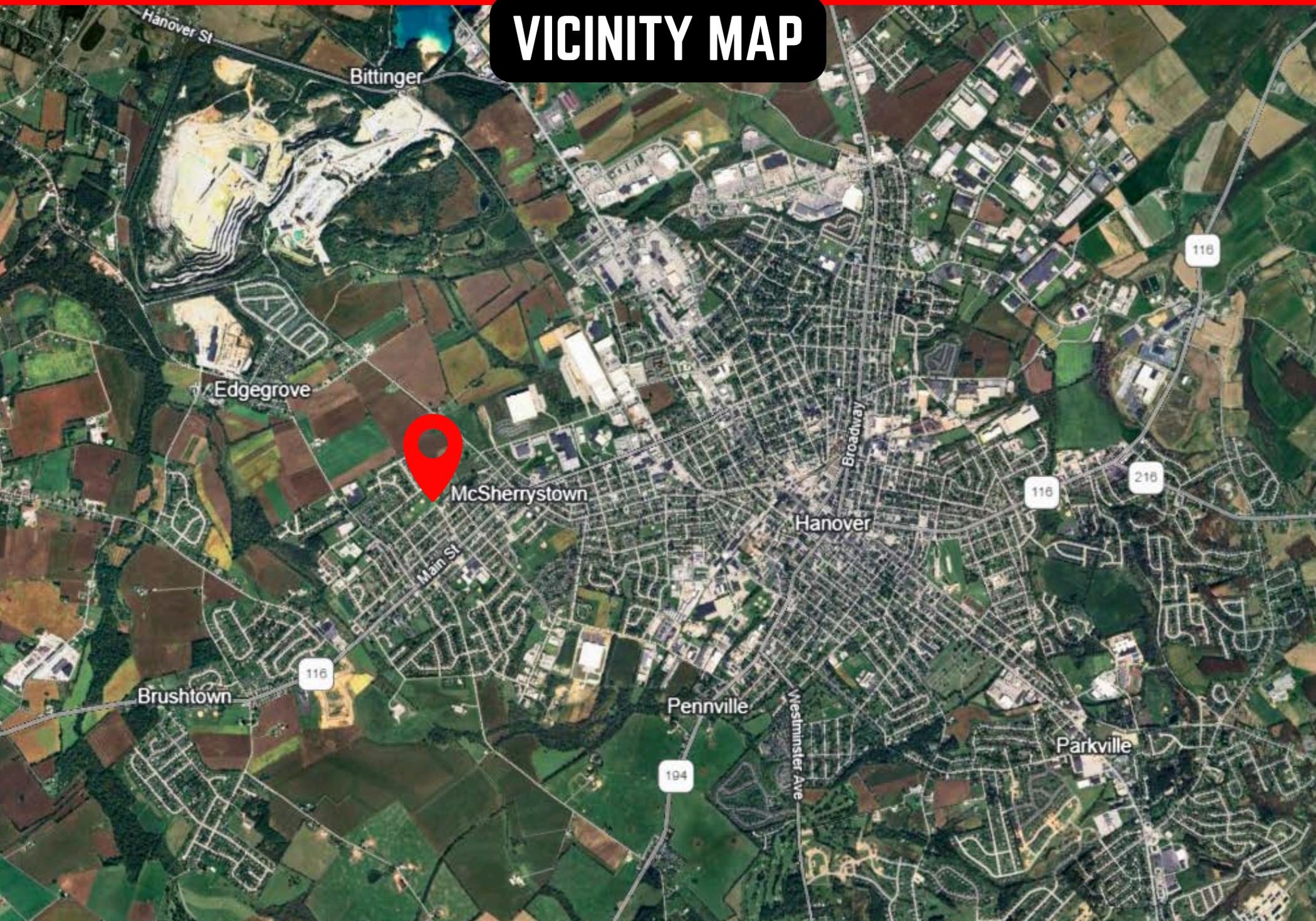
# FLOOR PLAN



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**VICINITY MAP**



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## INVESTMENT CONTACTS

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