



### Agent Full

**112 S Walnut St, Dallastown, PA 17313**

**Active**

**Commercial Sale**

**\$1,995,000**



**Recent Change: 01/06/2025 : DOWN : \$2,160,000->\$1,995,000**

MLS #: PAYK2069838  
 Tax ID #: 56-000-04-0392-00-00000  
 Ownership Interest: Fee Simple  
 Sub Type: Other  
 Waterfront: No

Available SqFt: 31,498.00  
 Business Use: Storage  
 Year Built: 1906

#### Location

County: York, PA  
 MLS Area: Dallastown Boro - York County (15256)

School District: [Dallastown Area](#)

#### Taxes and Assessment

Tax Annual Amt / Year: \$12,077 / 2024  
 School Tax: \$8,931  
 County Tax: \$3,146 / Annually  
 City/Town Tax: \$598 / Annually  
 Clean Green Assess: No

Tax Assessed Value: \$278,310 / 2024  
 Land Use Code: 396  
 Block/Lot: 0392

Zoning: RESIDENTIAL TOWN DISTRICT  
 Zoning Description: Residential Town district / pre existing nonconforming use

#### Commercial Sale Information

Business Type: Storage  
 Gross Income: \$187,841  
 Cap Rate: 7.70  
 Net Operating Income: \$153,704

Potential Tenancy: Multiple  
 Building Total SQFT: Assessor

#### Building Info

Building Units Total: 180  
 Building Total SQFT: Assessor

Construction Materials: Brick  
 Roof: Shingle  
 Total Loading Docks: 3  
 Total Levelers: 0  
 Total Drive In Doors: 26

#### Lot

Lot Acres / SQFT: 0.33a / 14401sf / Assessor

#### Parking

Total Parking Spaces: 0  
 Features: No Parking

#### Interior Features

Interior Features: Accessibility Features: None; Exterior Cameras, Main Entrance Lock

#### Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: Public; Sewer: Public Sewer

## Remarks

Inclusions: Keyless security system, security cameras, company website

Agent: The \$1,995,000 sale price reflects a 7.7% cap rate, calculated using actual trailing 12-month numbers and adjusting for a 5% management fee. The NOI, with the adjusted 5% management fee, is \$153,704. Additionally, starting 2/1/25, there will be an extra \$750 per month in rental income due to rent increases. At a 7.7% cap rate, this additional income adds \$116,883 to the property's value. \*Owner gives 1 small unit for free to Dallastown Football. In exchange they give them free advertising at their football games. Our contact for Dallastown Football is Joe Cadd. Joe's cell is 410-200-4203/ Email: joecadd8269@gmail.com. \*All roadways were blacktopped in 2022. The cost was approximately \$90,000. \*The second floor is approximately 4000 sq/ft of unused open space. Potential space for more storage units. \*There is an outdated existing elevator shaft that goes from the ground floor to the 2nd floor. \*The website dtownstorage.com can be transferred to the new owner. \*The Rental Unit Listing report shows unit sizes under "Unit". \*The keyless entry was added in 2022. Company: Automated security Cost:\$960 annually Square footage Building 1: Bottom floor: 9,852. First floor: 10,204. Second Floor: 4,000. Total: 24,056. Building 2: Bottom floor 3,280. First floor 4,162. Total 7,442. Buyer to confirm square footage. POC is Brittani Snyder. Call/ text with any questions 717-855-4478. Seller reserves the right to accept an offer at any time. Please add the seller agent is related to the seller in all offers.

Public: 180-unit self storage facility located on a corner lot in the heart of Dallastown, PA. D-town Mini Storage is uniquely positioned due to its pre-existing non-conforming status. No other storage facilities can be built in this area without a special exception. 31,498 total square feet. Being sold at a 7.7% cap rate based on actual numbers. 95% occupancy. Value add opportunities include under market rents, renting empty units, and renting or building out 4,000 sq ft second floor into more storage units. D-town Mini Storage typically has the lowest rents in town. The seller, a mobile home park operator, is divesting from his only self storage facility, creating an ideal opportunity for a skilled operator to maximize the property's potential. There is significant room for revenue growth and increased property value. Recent capital improvements include newly blacktopped roads (\$90K) and keyless entry (\$20k). Both completed in 2022. Included in the sale are: website, security cameras, keyless entry security system and elevator shaft connecting the ground to the second floor. Financials, property survey, and clean environmental phase 1 report, available upon request. Contact us today for more information!

## Listing Office

List Team Name: [Annemarie Cook, Brittani Snyder & Associates](#)  
 Listing Agent: [Brittani Snyder](#) (3291596) (Lic# RS334773) (717) 855-4478  
 Listing Agent Email: [yourrealtorbrittani@gmail.com](mailto:yourrealtorbrittani@gmail.com)  
 Broker of Record: Justin Hovetter (3341373) [Click for License](#)  
 Listing Office: [Iron Valley Real Estate of York County](#) (IRONVLYK1) (Lic# RB069463)  
 2641 Carnegie Rd S, York, PA 17402  
 Office Manager: Theresa Bowermaster (3341391)  
 Office Phone: (717) 316-8777  
 Office Email: [ironvalleyork@gmail.com](mailto:ironvalleyork@gmail.com)

## Showing

Appointment Phone: (717) 855-4478  
 Showing Contact: Agent  
 Contact Name: Brittani Snyder Lock Box Type: None  
 Showing Requirements: Schedule Online  
 Showing Method: In-Person Only  
 Directions: Head toward Olympia Way on N George St (I-83-BR). Turn right onto Arsenal Rd (US-30 E). Take ramp onto I-83 S (Memorial Hwy) toward Baltimore. Take exit 16A onto PA-74 S (S Queen St). Turn right onto W Market Ave.

## Listing Details

Original Price:	\$2,430,000	Previous List Price:	\$2,160,000
Listing Agrmnt Type:	Exclusive Right	Owner Name:	Dtown Mini Storage, LLC
Prospects Excluded:	No	DOM / CDOM:	95 / 95
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	09/24/25
Sale Type:	Standard	Seller Concessions:	
Listing Term Begins:	09/25/2024		
Listing Entry Date:	10/04/2024		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		
Disclosures:	Agent Related to Owner		

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