

FOR SALE

# Commercial Land

4535 North Sherman St Extended | Mount Wolf, PA 17347

AC: 8.22 Total (Two Lots)

Zoning: Village District

Municipality: East Manchester Township

County: York

SALE PRICE: \$650,000



## PROPERTY HIGHLIGHTS

- ✓ Village zoned land which allows many uses including commercial, apartments, and houses of worship.
- ✓ Zoning allows for apartment development. Currently there is a limit on EDU availability.
- ✓ Two road access points.
- ✓ Public utilities nearby.

## CONTACT

Kevin Hodge, CCIM

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## PROPERTY INFORMATION

Acreage	8.22
Road Frontage - 1	752' on N Sherman St
Road Frontage - 2	86" on Codorus Furnace Rd

## NOTES

Village zoned land which allows many uses including commercial, apartments, and houses of worship.

## GENERAL INFORMATION

Price	\$650,000
Parcel ID - 1	26-000-MI-0025-A0-00000
Parcel ID - 2	26-000-MI-0022-A0-00000
Sewer	Public
Water	The York Water Company (nearby)
Environmental	No Known Concerns

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