295 N 4TH STREET, MCSHERRYSTOWN

13,185± SF
FLEX BUILDING

PRICE REDUCED



CAMPBELL
Commercial Partners

LARRY KOSTELAC
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OFFERING SUMMARY

AVAILABLE SPACE

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.

Building SF	13,185+/-
Lot Size	1.04+/- ACRES
Sale Price	~~$925,000~~ **$895,000**
Availability	IMMEDIATE





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OFFERING SUMMARY

TOTAL ESTIMATED TAXES: $10,774.39

TAXES							
COUNTY:	$	399,900.00	X	0.0051393	=	$	2,055.21
MUNICIPAL:	$	399,900.00	X	0.0041261	=	$	1,650.03
SCHOOL:	$	399,900.00	X	0.0176773	=	$	7,069.15
TOTAL:						$	10,774.39
INDICATED MARKET VALUE:	$	399,900.00	X	1.48	=	$	591,952.00



PROPERTY OVERVIEW

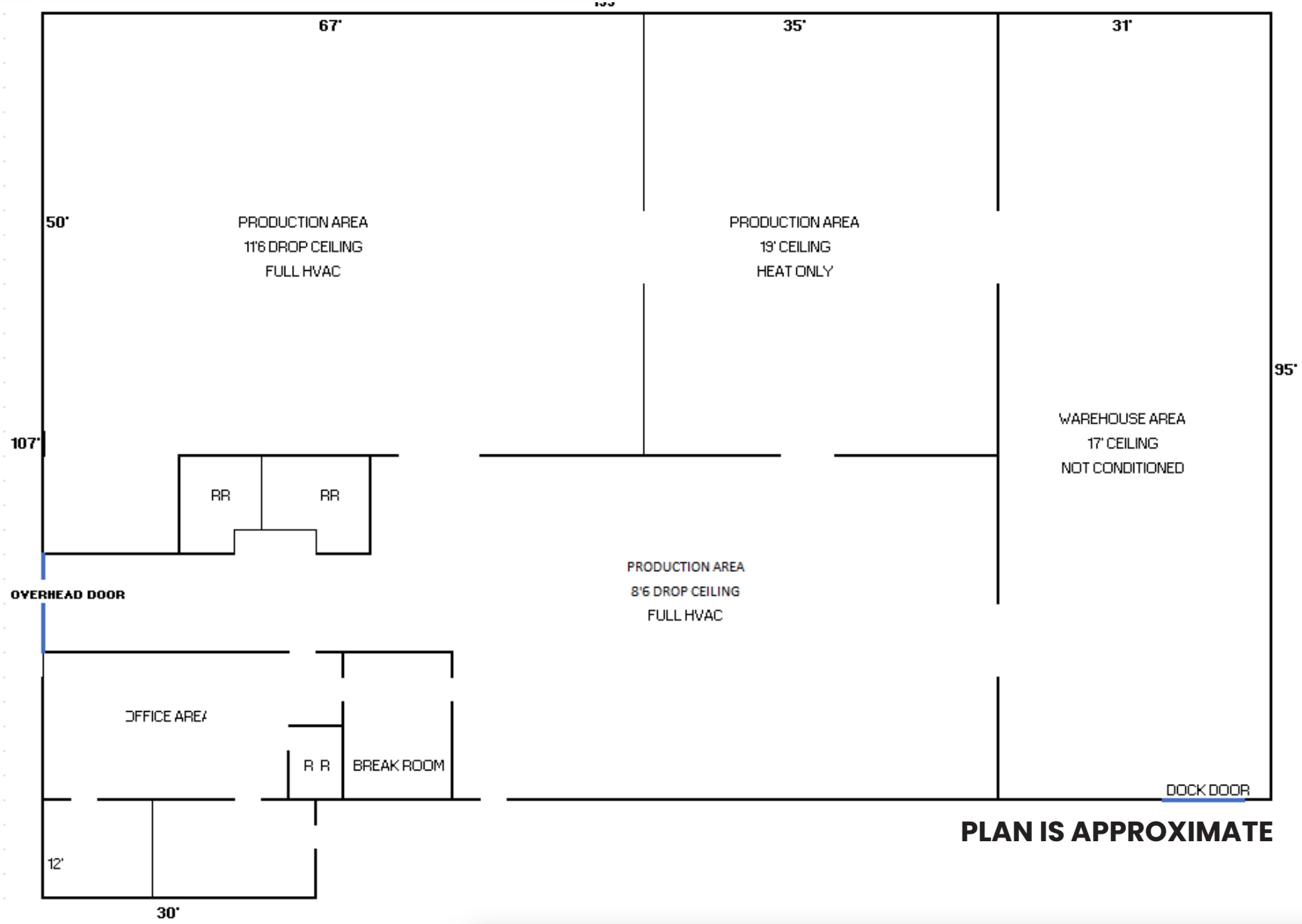
Built	1960
Municipality	MCSHERRYSTOWN BOROUGH
County	ADAMS
Number of Floors	ONE
Roof	FLAT RUBBER
Flooring	CONCRETE & TILE
HVAC	FULL HVAC IN OFFICE & PRODUCTION HEAT IN STORAGE AREA
Ceiling Height	8'6 - 19'
Restrooms	3 SINGLE-USE
Dock	ONE
Drive-in	ONE
Water	PUBLIC
Sewer	PUBLIC

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FLOOR PLAN



PLAN IS APPROXIMATE

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SALE

VICINITY MAP



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