632 N. FRONT STREET, WORMLEYSBURG

COMMERCIAL OR RESIDENTIAL
WITH MANY HIGH END FINISHES



CAMPBELL
Commercial Partners

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632 N FRONT STREET, WORMLEYSBURG

SALE

OFFERING SUMMARY

CLICK FOR A 360 TOUR

Sale Price: $525,000

PROPERTY OVERVIEW

Versatile property with many potential uses, including a single-family home or professional office. Refinished hardwood floors run throughout, and the property includes three bedrooms, two full bathrooms and replacement windows. Enjoy river views from the enclosed front porch. Large back and side yard plus a detached three-car garage.



PROPERTY DETAILS

Lot Size:	0.26± ACRES
Space Type:	OFFICE/RESIDENTIAL
Built/Renovated:	1930/EXTENSIVE INTERIOR & EXTERIOR RENOVATIONS
Construction:	BLOCK, BRICK
Roof:	COMPOSITE
Stories:	TWO + BASEMENT
Restrooms:	2 FULL
Floor Type:	HARDWOOD; RECENTLY REFINISHED
HVAC:	ELECTRIC COOLING; GAS HEAT
Water/Sewer:	PUBLIC
Parking:	3 CAR DETACHED GARAGE (ROOF REPLACED 2020); STREET PARKING AVAILABLE
Municipality:	WORMLEYSBURG BOROUGH
County:	CUMBERLAND
Zoning:	VILLAGE MIXED USE 2
Flood Zone:	SEE FLOOD MAP
Washer/Dryer:	HOOKUP IN BASEMENT
Kitchen:	FULL KITCHEN WITH CUSTOM TILE FLOOR & BACKSPLASH, 4-BURNER GAS RANGE, BUILT-IN DISHWASHER AND MICROWAVE

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TAXES & ZONING

Zoned: Village Mixed Use 2

Total Estimated Taxes: $4,246.20

Allowed Uses:

- Single family dwelling
- Bed & breakfast
- Business service
- Art studio/gallery
- Food service
- Laundry/dry-cleaning
- Office, professional and medical
- Retail business
- Veterinary office
- Community center
- Library
- Place of worship
- Post office
- Day care
- Agricultural operation
- Municipal-owned use

This list is not exhaustive of all allowed uses.

Find a full list here.

TAXES							
COUNTY:	$	180,000	x	0.00287500	=	$	517.50
MUNICIPAL:	$	180,000	x	0.00547000	=	$	984.60
SCHOOL:	$	180,000	x	0.01524500	=	$	2,744.10
TOTAL:						$	4,246.20
INDICATED MARKET VALUE:	$	180,000	x	1.56	=	$	280,800.00



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FLOOD ZONE



Effective Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

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PROPERTY PHOTOS









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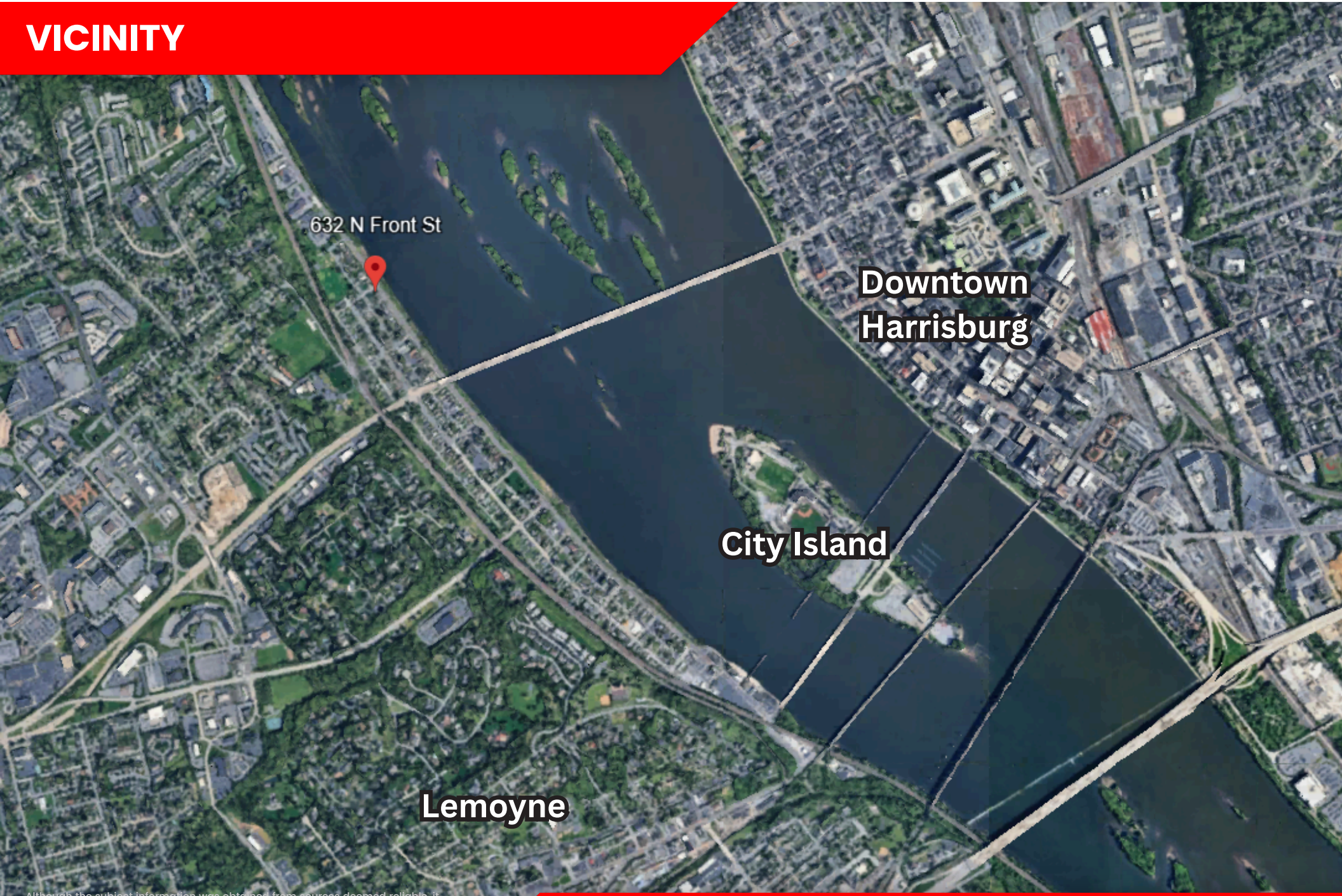
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VICINITY



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