99 NOVEMBER DR, CAMP HILL

FOR SALE
OFFICE BUILDING

CAMPBELL
Commercial Partners

JESSICA GASPER
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ART CAMPBELL
717.737.6161
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OFFERING SUMMARY

An adaptable 11,250-square-foot commercial property situated in the busy Camp Hill market. Positioned among well-known national retailers, this highly visible location offers outstanding potential for a wide range of uses. Previously occupied by OIP and a dental practice, the space is well-suited for both medical and general office purposes. Ellie Mental Health, an outpatient clinic, currently occupies part of the second floor. The property enjoys excellent exposure, steady foot traffic, and convenient access to major highways.

Building SF	11,250+/-
Lot Size	0.63+/- ACRES
Sale Price	CONTACT AGENT FOR PRICING

1,830-3,750+/- SF available for lease

PROPERTY OVERVIEW

County	CUMBERLAND
Municipality	CAMP HILL BOROUGH
Zoning	CS - REGIONAL SHOPPING CENTER
Construction	MASONRY
Year Constructed	1980; RENOVATED IN 2012 & 2023
Restrooms	6 (2 PER FLOOR)
Sprinklers	NO
Elevators	ONE
HVAC	ELECTRIC
Ceiling Type	2X4 ACCOUSTIC TILE
Floor Type	CARPET, LAMINATE, TILE
Lighting	FLUORESCENT
Signage	MONUMENT SIGNAGE AVAILABLE
Parking	40+/- SPACES

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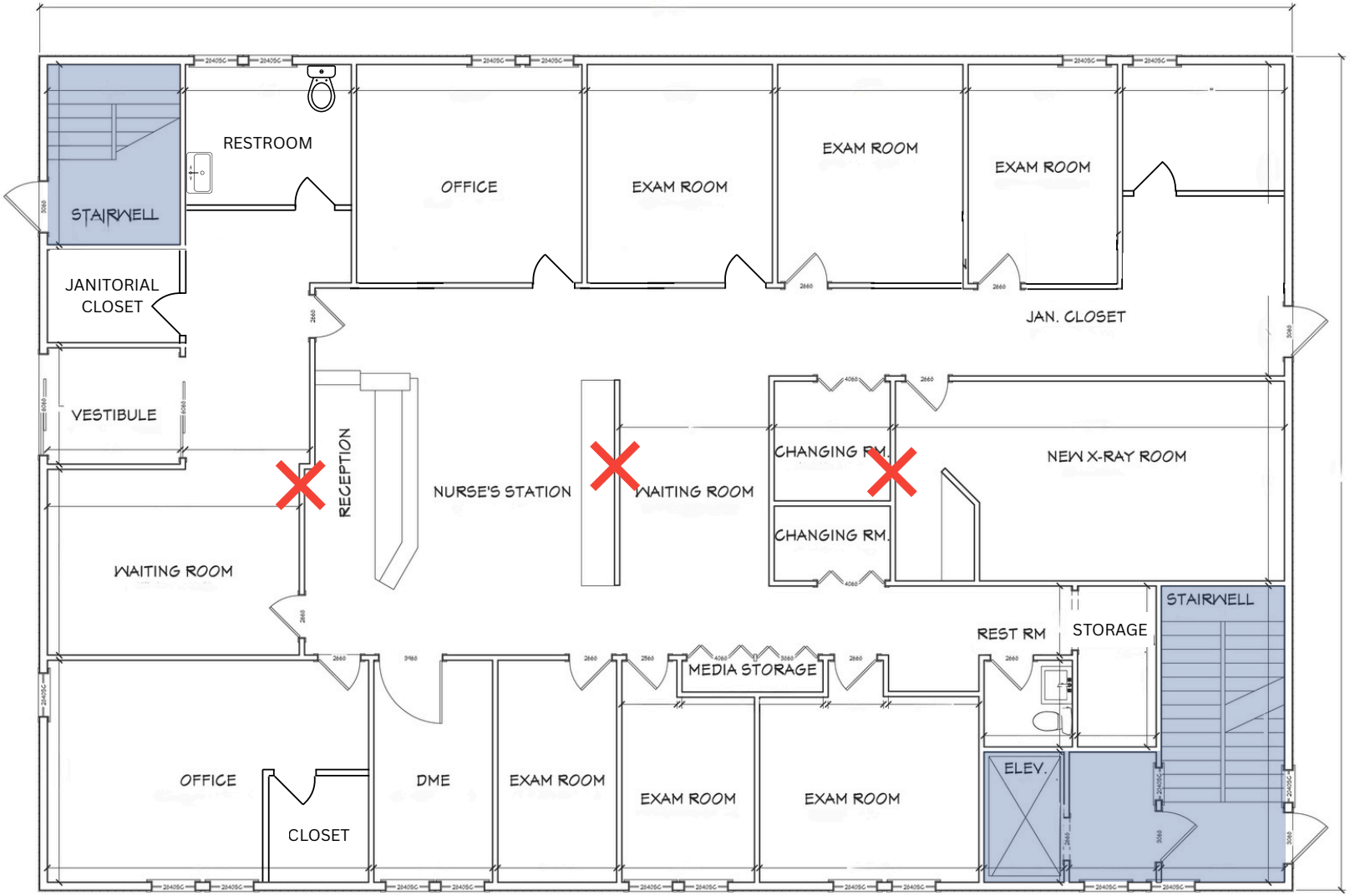
FLOOR PLAN – 1ST FLOOR

= SUPPORT POLE



PLAN IS APPROXIMATE

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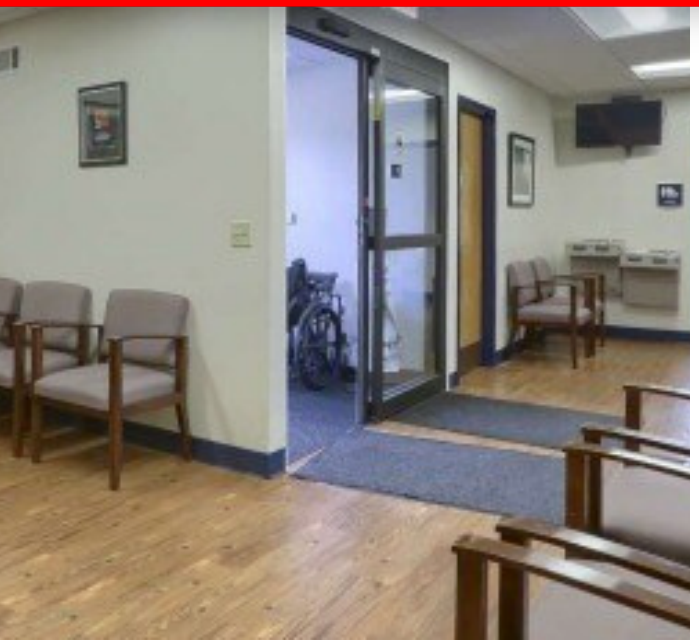
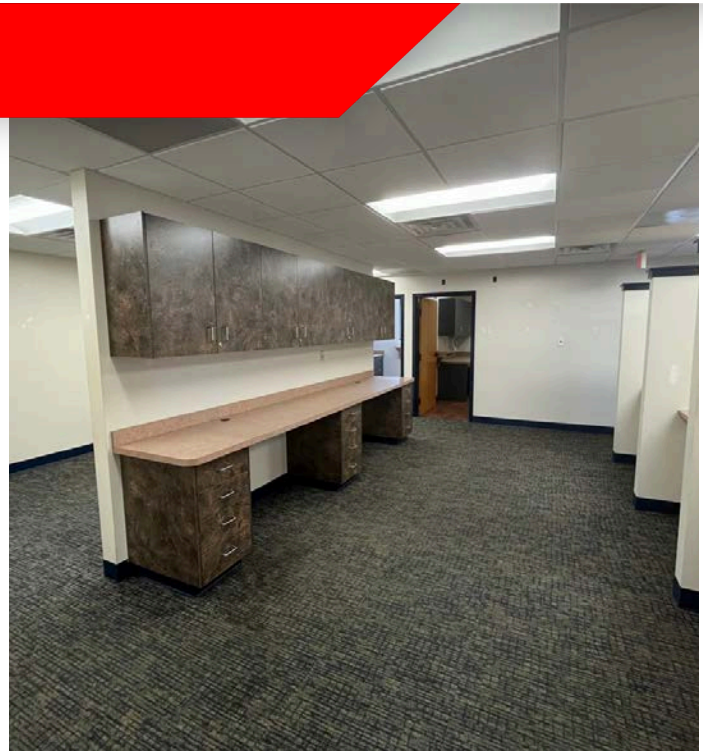
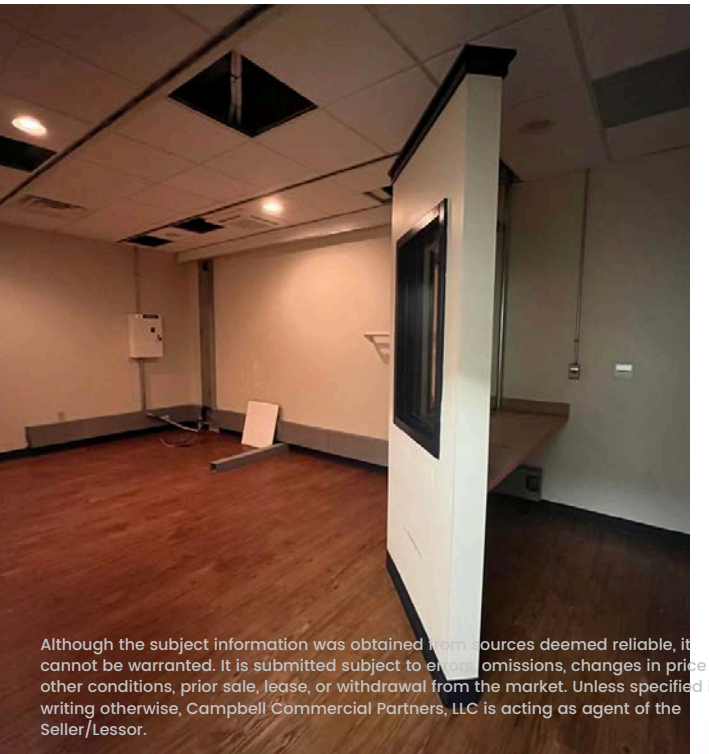
PHOTOS – 1ST FLOOR







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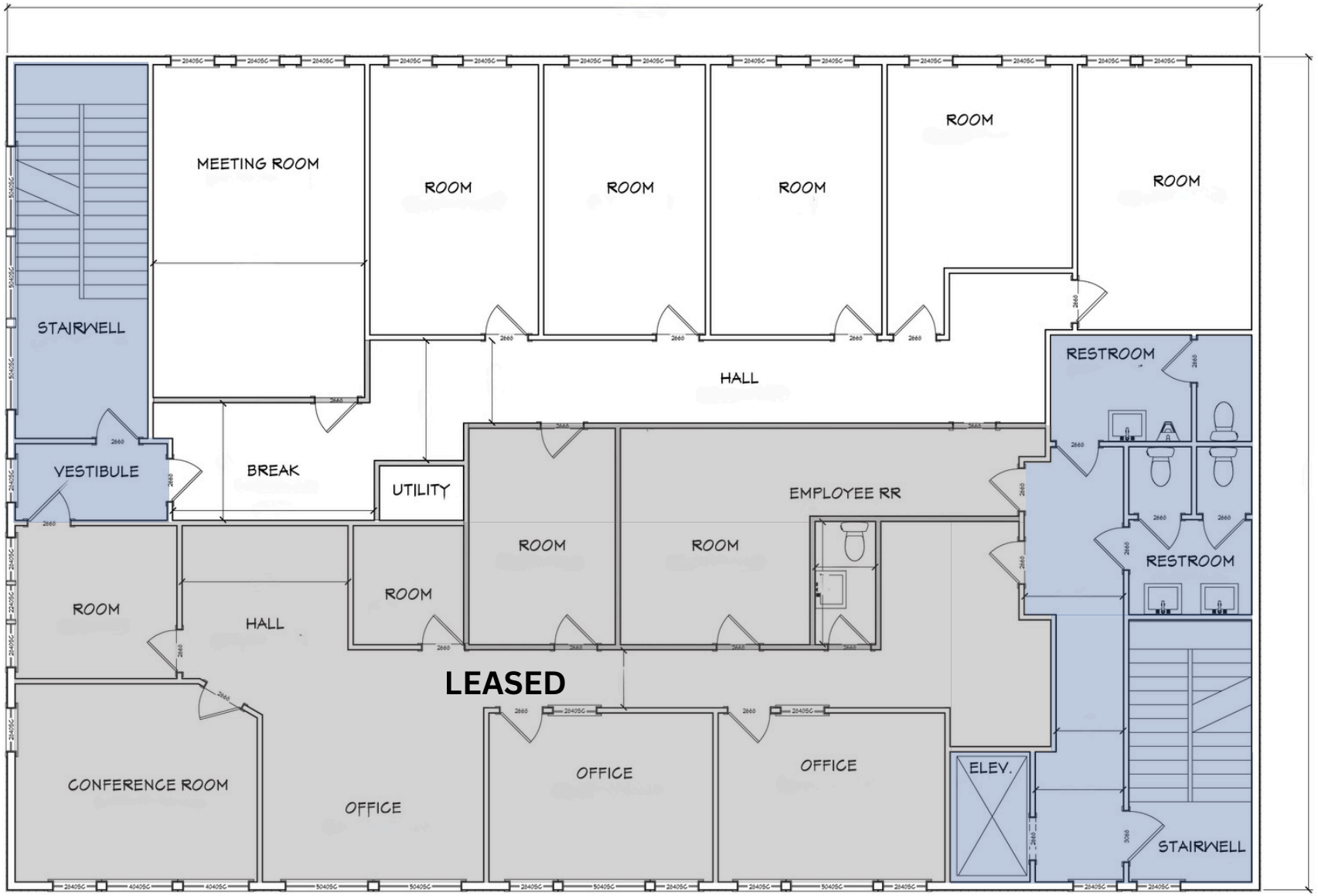
FLOOR PLAN – 2ND FLOOR



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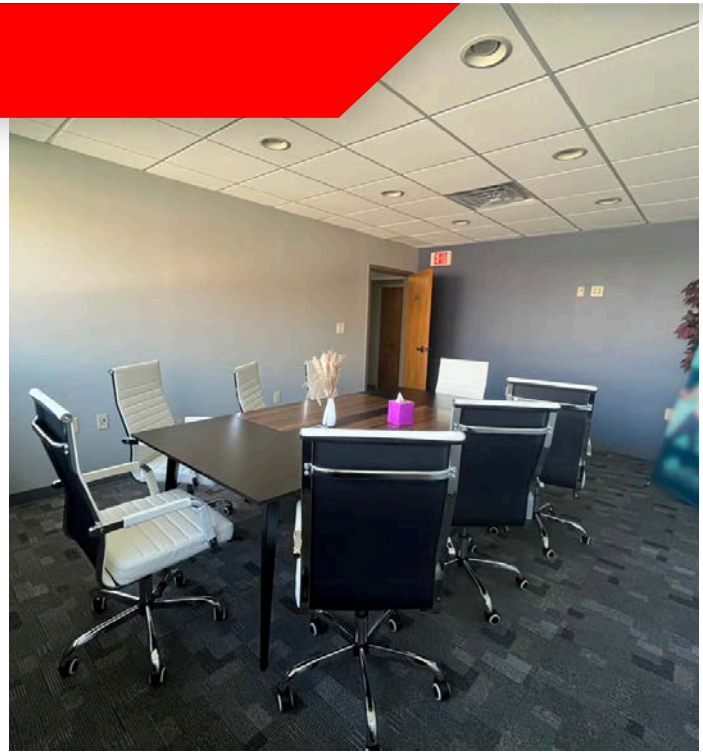

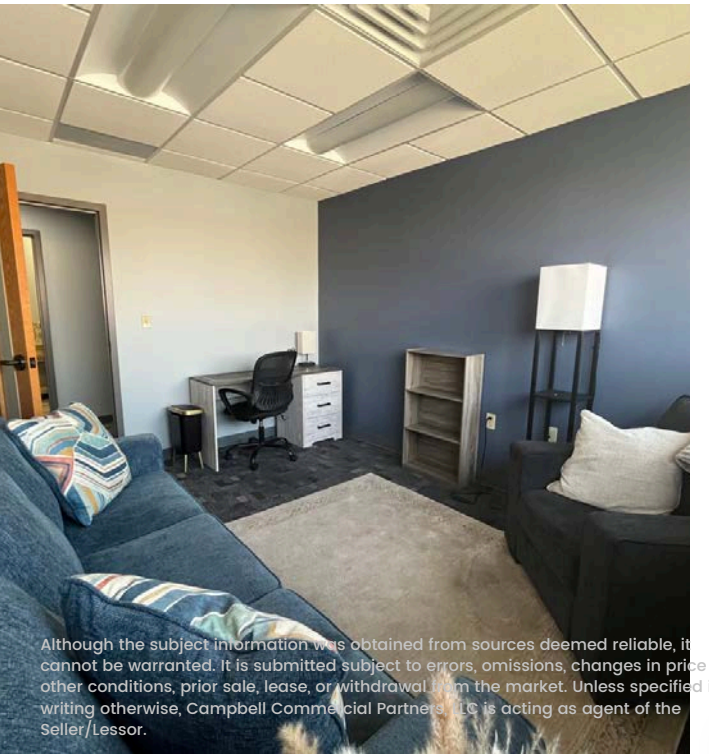

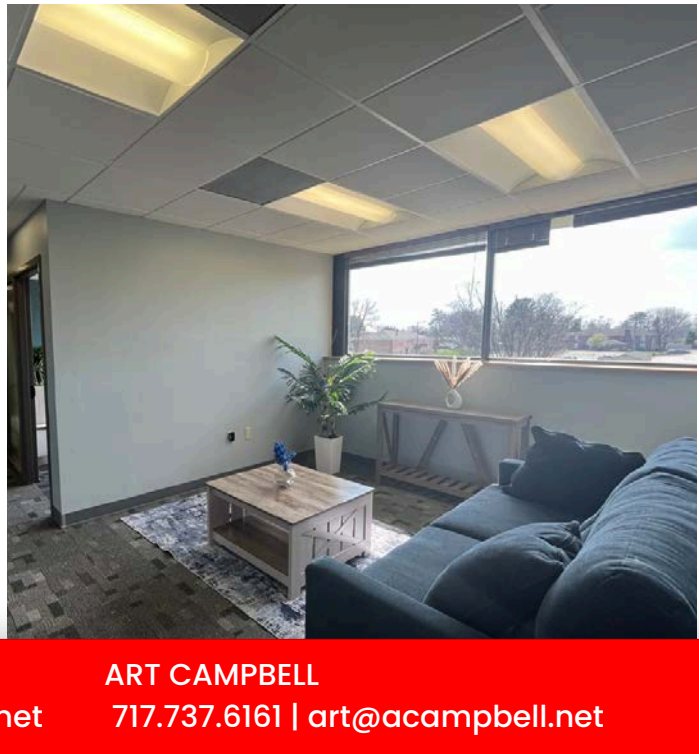

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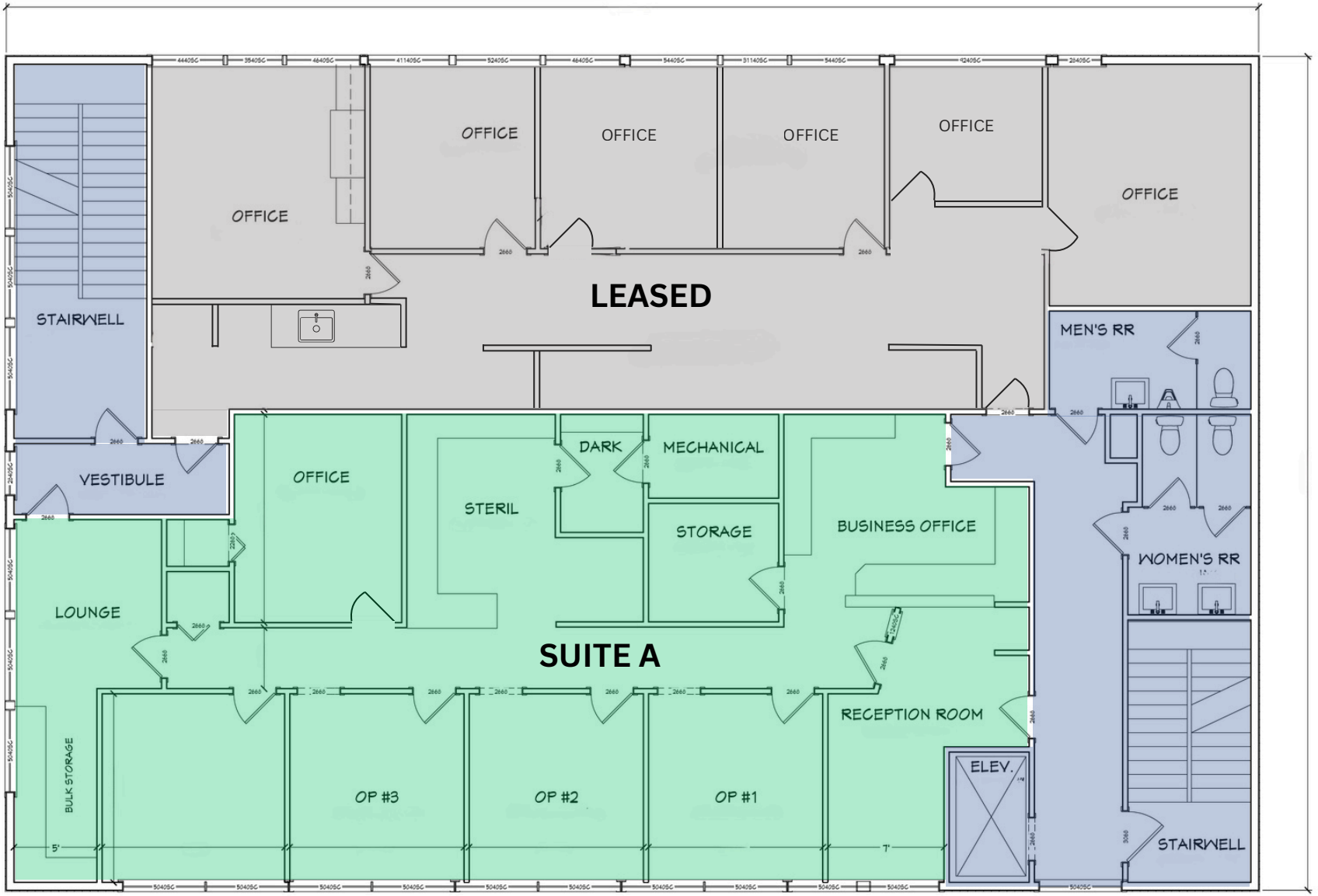
FLOOR PLAN – 3RD FLOOR



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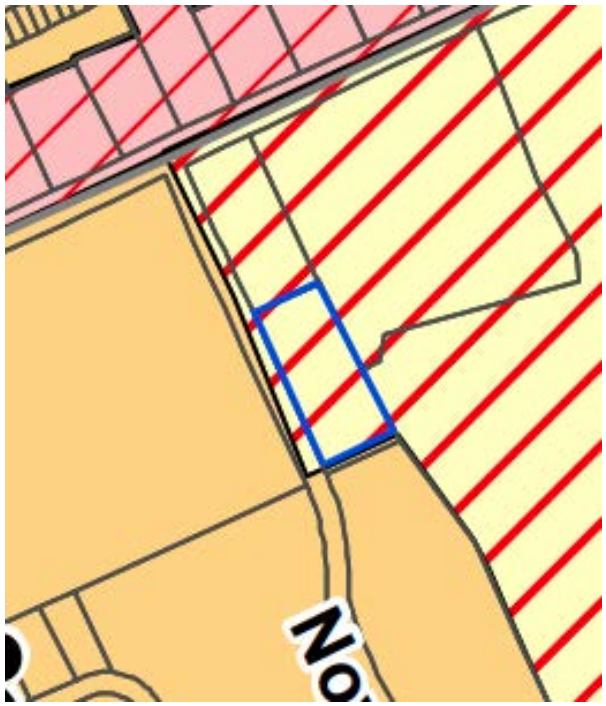
TAXES & ZONING

CS: Regional Shopping Center



LDR	Low Density Residential	DT	Downtown
MDR	Medium Density Residential	CS	Regional Shopping Center
MDRO	Medium Density Residential Office	CG	General Commercial
MDRO1	Medium Density Residential Office 1	LN	Light Industrial
CN	Commercial Neighborhood		Park

Total Estimated Taxes: $26,026.30

TAXES						
COUNTY:	$	950,000.00	X	0.002875	=	$ 2,731.25
MUNICIPAL:	$	950,000.00	X	0.00335	=	$ 3,182.50
SCHOOL:	$	950,000.00	X	0.0211711	=	$ 20,112.55
TOTAL:						$ 26,026.30
INDICATED MARKET VALUE:	$	950,000.00	X	1.56	=	$ 1,482,000.00

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VICINITY MAP

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