



742 Wertzville Road
Enola, PA 17025
Cumberland County, East Pennsboro Township

Located in the heart of the East Pennsboro commercial corridor, this former branch bank is situated on a visible corner lot, adjacent to CVS within the East Penn Center retail area. The property offers excellent exposure along Wertzville Road and features an abundance of windows that provide natural light throughout the interior, creating a bright and open workspace. The existing layout includes a lobby, private offices, conference room, and drive-thru facilities, making it suitable for a variety of commercial uses, including office, medical, retail, restaurant, or financial services. The site also offers plenty of on-site parking and a flexible floor plan, making it well suited for businesses seeking a prominent location in the West Shore market.

Square Feet Available	3,710 SF
Lot Size	5.20 +/- AC
Date Available	Immediately
Price	\$24.00 / SF

Zoning

Commercial Limited District (C-L) permits bank or financial institution, day care center, office, personal services, restaurant, retail establishments, studio, and more.

Building Information

SF Available	3,710
Additional information	Property features three drive-thru lanes
Construction	Brick
Year Constructed	2000
Elevator	None
Number of Floors	One
Sprinklers	Yes; in utility area only
HVAC	Three gas furnaces and central A/C
Ceiling Type	Drywall and acoustic tile
Ceiling Height	9'11"+
Floor Type	Tile and carpet squares
Business ID Sign	On building
Basement	None
Restroom	Two
Electrical Capacity	400 amp, 240 volts
Walls	Drywall, brick, wall paper and some window-lined walls
Lighting	Canned and fluorescent

Leasing Information

Price Per SF	\$24.00
Price Notes Leasing	Lease rate is NNN. See below for details.
Monthly	\$7,420.00
Annually	\$89,040.00
Rentable Useable	Rentable
Real Estate Taxes	Paid by Tenant; estimated to be \$2.18/SF
Insurance	Paid by Tenant; estimated to be \$0.56/SF
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases on the base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months' rent
CAM	Paid by Tenant; estimated to be \$2.45/SF
Additional Leasing Information	Total CAM, tax, and insurance is estimated to be \$5.19/SF.

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	T	Trash Removal	T
Insurance	T	Air Conditioning	T
HVAC Repairs	T	Interior Repairs	T
Water and Sewer	T	Supplies	T
Taxes	T	Electric	T
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	T	Light Bulbs	T
Plumbing Repairs	T	Roof Repairs	L
Other	Data, Fax, Phone - Tenant		

Land Information

Acres	5.20 +/- AC
Land SF	226,512
Fencing	None
Frontage	140' along Wertzville Road
Parking	37+/- lined spaces
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	09-14-0835-077

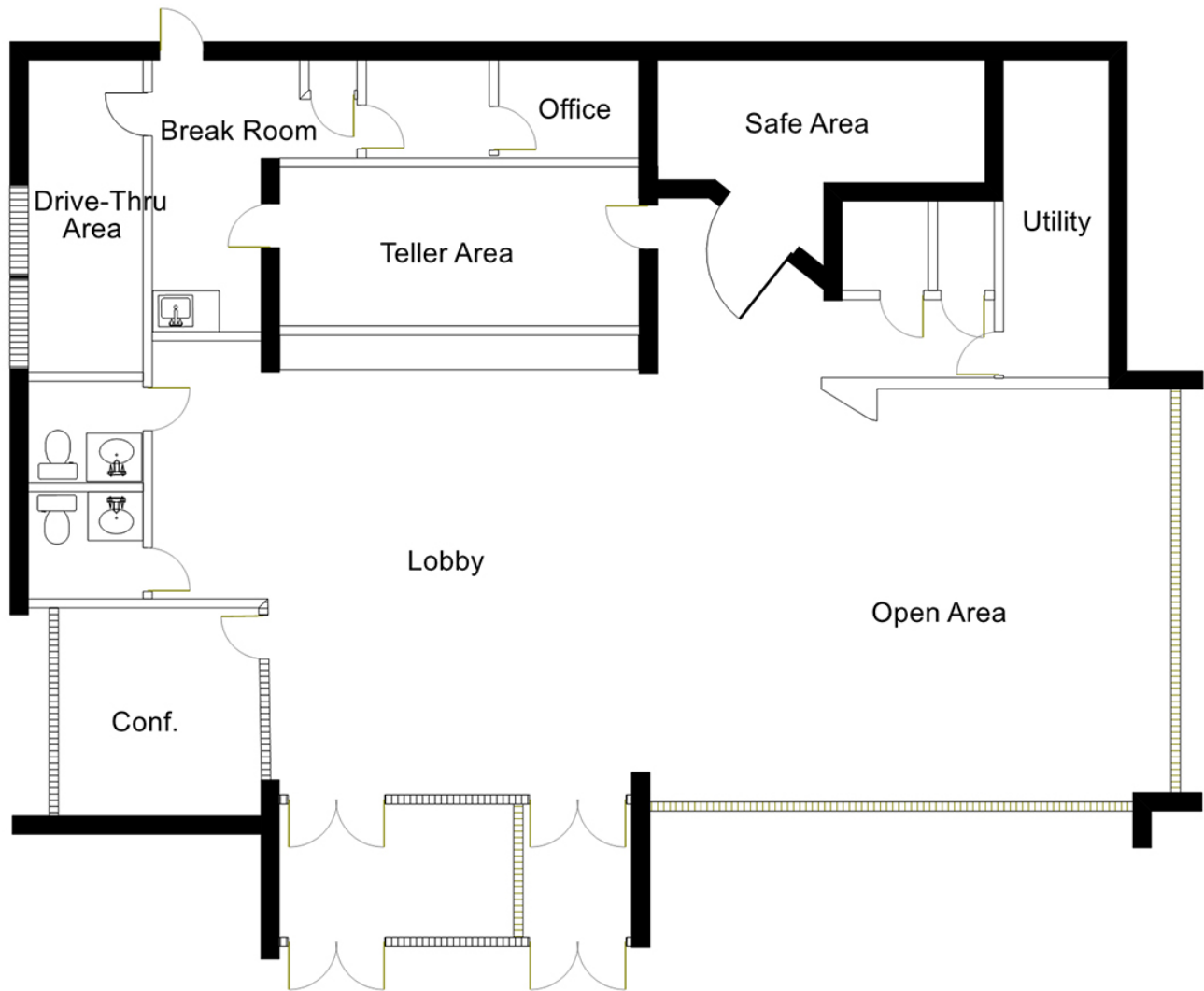
Utilities

Water	Public
Sewer	Public
Gas	Yes









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.