

1.5AC Commercial Land

325 W. Shady Lane
Enola, PA 17025

East Pennsboro | Cumberland County

Please contact agent for pricing and property details:

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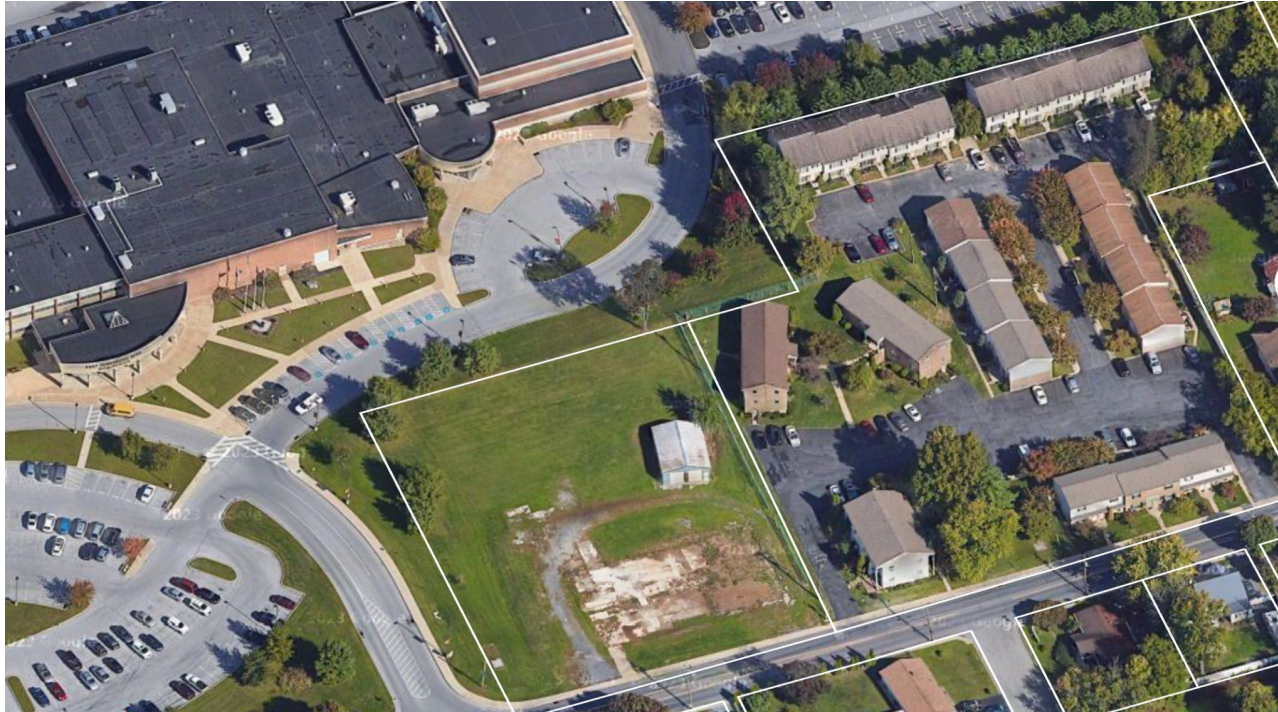
**IRON
VALLEY**
REAL ESTATE

OF
CENTRAL
PA

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OF
CENTRAL
PA



DEMOGRAPHICS (3 Miles from site)

POPULATION: 85,964

MEDIAN HOUSEHOLD INCOME: 84,303

MEDIAN AGE: 40.1

HOUSING OCCUPANCY: 18:1

RENTER TO HOMEOWNER: 1:2

Source: CREXI

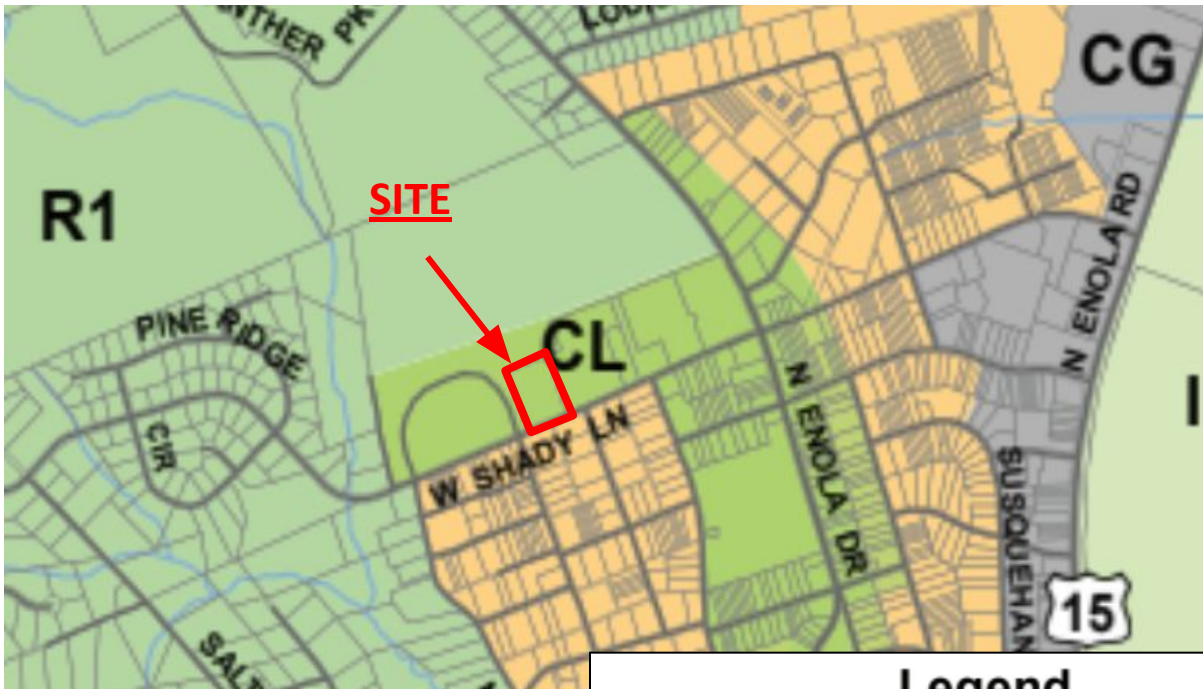
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Property Facts:

- 1.5+/-AC lot zoned Commercial Limited
- Neighbors East Pennsboro Elementary & Middle & High Schools
- Close proximity to Penn College
- Public utilities accessible
- Central to E & W shore business district
- High density residential surrounds site












SALE PRICE OF \$395,000

ZONING CL: Commercial Limited



Legend

Base Zoning Districts

 Residential Conservation - RC	 Office/Mixed-Use District - O/MU
 Agriculture - A1	 Commercial Limited - CL
 Residential Single Family - R1	 Commercial General - CG
 Residential Two-Family District - R2	 Commercial Park Limited - CPL
 Residential Multi-Family - R3	 Industrial Park - IP
 Professional Office - PRO	

ZONING DESCRIPTION

C-L Commercial Limited District

The purpose of the C-L Commercial Limited District is to provide reasonable standards for the provision of lower intensity commercial development, complementary in character and scale to adjacent residential neighborhoods and more pedestrian-oriented in nature. The district also accommodates areas in which residential and commercial uses can be commingled in a mutually supportive manner, making the delivery of goods and services more convenient for residents living within and adjacent to the district. The standards of this district are designed to minimize traffic congestion by reducing the number of access roads from major thoroughfares, and to provide buffer yards and screening where such uses adjoin residential districts. Specific standards of this district also encourage the development of traditional "main street" corridors where an established mix of commercial and residential land uses, and compact, walkable urban form exist.

PERMITTED USES

An "*" indicates that additional regulations found in Part 6 apply.
For additional district-specific regulations, see also Part 5 of the Zoning Ordinance.

PERMITTED USES

USES BY RIGHT

Accessory uses on the same lot with and customarily incidental to a permitted principal use.

Ambulance Service Facility

Automobile Wash/Car Wash

Bank or Financial Institution

Bar/Tavern

Beverage Production Use (only Micro Brewery, Brewery Pub/Tap Room, Limited Distillery and/or Limited Winery)

Boarding House*

Cemetery

Child Day Care Home, Group

Civic/Fraternal Organizations

Convenience Store

Day Care Center, Adult*

Day Care Facilities, Child*

Fire Company Social Hall*

Fire Company*

Fire Stations *

Forestry

Funeral Home

Government Uses

Health Club, Commercial

Health Services*

Home-Based Business, No Impact

Libraries

Mixed-Use Building

Municipal Parking Lot

Museums

Non-Emergency Medical Transport Facility

Office, General

Personal Services

Public Utility Facilities (Above Ground/Below Ground)

Recreation, Public

Religious Institution

Restaurant

Retail Establishments

Shopping Center

Solar Photovoltaic (PV) System, Principal/Utility-Scale

Telecommunications Antenna (Height not exceeding 20 ft)*

Studio

Veterinary Hospital*

Veterinary Services

Wireless Facility, Small (right-of-way only)

CONDITIONAL USES

Bed and Breakfast

Parking Lot

Telecommunications Antenna (Height exceeding 20 ft)*

Telecommunication Tower

PROPERTY PICTURES

