

Agent Full

401 S Main Street St S, Chambersburg, PA
17201

Active

Commercial Sale

\$900,000



Recent Change: 07/09/2026 : Back to Active : CLS->ACT

MLS #:	PAFL2027974	Available SqFt:	2,500.00
Tax ID #:	04-1E09.-126.-000000	Price / Sq Ft:	413.22
Ownership Interest:	Fee Simple	Business Use:	Apartment Building, Banquet Facility/Lodge, Restaurant/Bar
Unit Entry Floor:	1	Year Built:	1900
Sub Type:	Retail	Property Condition:	Very Good
Waterfront:	No		

Location

County:	Franklin, PA	School District:	Chambersburg Area
MLS Area:	Chambersburg Twp - Franklin County (14502)	Cross Street:	Catherine St
Subdiv / Neigh:	NONE AVAILABLE	Election District:	4

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$2,792 / 2024	Tax Assessed Value:	\$15,180 / 2024
County Tax:	\$442 / Annually	Imprv. Assessed Value:	\$14,080
City/Town Tax:	\$471 / Annually	Land Assessed Value:	\$1,100
Clean Green Assess:	No	Historic:	No
Municipal Trash:	Yes	Land Use Code:	CC

Zoning:	COMMERCIAL / RESIDENTIAL
Zoning Description:	DCH - Distributive Commercial Highway

Commercial Sale Information

Business Type:	Apartment Building, Banquet Facility/Lodge, Restaurant/Bar	Present Licenses:	Beer/Wine, Food, Liquor
		Potential Tenancy:	Multiple
		Building Total SQFT:	2,178 / Estimated

Unit 1:

Level:		Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

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Building Info

Yr Major Reno/Remodel: 2024
Building Units Total: 3
Building Level Count: 2
Building Total SQFT: 2,178 / Estimated

Construction Materials: Brick
Flooring Type: Ceramic Tile, Hardwood
Roof: Architectural Shingle
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.05a / 2178sf / Assessor
Fencing Y/N: No
Location Type: Downtown
Tax Opportunity Zone Y/N: No

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces: 0
Features: On Street

Interior Features

Interior Features: Accessibility Features: 32"+ wide doors; Surveillance System

Utilities

Utilities: Natural Gas Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: AGENTS - PLEASE Vet & PRE-APPROVE your potential BUYERS before setting up a showing appointment ... Showings preferably on SUNDAY MORNINGS or as early as Possible with AGENT and or OWNER being present . **TURN KEY OPPORTUNITY AVAILABLE** Owner will entertain selling Pa "R" Liquor License separately along with the physical property which could have 3 incomes having a 3 bedroom home and a 1 bedroom apartment above the restaurant area Chambersburg Borough Restaurant /Bar (PUB) located just blocks from the center of Chambersburg that offers the PA "R" Liquor License to include Sunday sales , Pepsi machine outside , ATM machine inside and a 6 PACK CARRY OUT .. This PUB has been under the same management since 1993 with the owner ready to Retire after 32 years at this location with hopes of someone willing and able to come in this establishment and run it with the love , the respect and the dedication as she has done ...! This property also comes with a long term tenant of a 3 bedroom apartment, attached to the west side of the building and a large office area above the PUB which is currently used as an owners office , BUT could be used as a large 1 bedroom apartment for additional income... Recent UPGRADES include , New Roof , Flooring, Bathrooms, Solid Oak Bar, Quick Food Kitchen, 5 SKILLS MACHINES FOR ADDITIONAL INCOME, TouchTunes Juke box with Karaoke , Beer Cooler, 4 Newer Coolers , Draft Cooler, AC unit with Pepsi Dispensary and Beer Dispensary Systems in Basement.. This PUB currently has an Occupancy Permit for 60 people !!!

Public: BANK ON THE **TURN KEY OPPORTUNITY AVAILABLE** OR owner will entertain selling the PA "R" liquor license separately, with a 3 bedroom home attached to the Pub, a 1 bedroom above the Pub and then the restaurant Pub lay there area... Chambersburg Borough Restaurant /Bar (PUB) located just blocks from the center of Chambersburg that offers the PA "R" Liquor License to include Sunday sales , Pepsi soda machine outside , ATM machine inside and a 6 PACK CARRY OUT .. This PUB has been under the same management since 1993 with the owner ready to Retire after 32 years at this location with hopes of someone willing and able to come in this establishment and run it with the love , the respect and the dedication as she has done...! This property also comes with a long term tenant of a 3 bedroom apartment, attached to the west side of the building and a large office area above the PUB which is currently used as an owners office , BUT could be used as a large 1 bedroom apartment for additional income... Recent UPGRADES include , New Roof , Flooring, Bathrooms, Solid Oak Bar, Quick Food Kitchen, 5 SKILLS MACHINES FOR ADDITIONAL INCOME, TouchTunes Juke box with Karaoke , Beer Cooler, 4 Newer Coolers , Draft Cooler, AC unit with Pepsi Dispensary and Beer Dispensary Systems in Basement.. This PUB currently has an Occupancy Permit for 60 people !!!

Listing Office

Listing Agent: [Pete Peterson](#) (3057602) (Lic# Unknown) (717) 446-3844
Listing Agent Email: petepeterson@homesale.com
Broker of Record: Brenda Drawbaugh (3235853) [Click for License](#)
Listing Office: [Berkshire Hathaway HomeServices Homesale Realty](#) (HOMESALE026) (Lic# RB061397C)
70 West King St, Chambersburg, PA 17201
Office Manager: DARRELL MORGAN (3233433)
Office Phone: (717) 267-3222 Office Fax:(717) 267-1177

Showing

Appointment Phone: (717) 446-3844  - [Schedule a showing](#)
Showing Contact: Showing Contact 1
Contact Name: Pete Peterson
Showing Requirements: 24 Hours Notice, Agent or Owner to be Present, Appointment Only, Call First - Listing Agent, No Sign on Property, Restricted Times
Showing Provider: ShowingTime
Lock Box Type: None
Cross Street: Catherine St
Showing Method: In-Person Only
Directions: Use GPS - Rt 11 , 4 blocks from the Square of Chambersburg

Listing Details

Original Price: \$1,100,000
Listing Agrmnt Type: Exclusive Agency
Prospects Excluded: No
Listing Service Type: Full Service
Dual Agency: Yes
Sale Type: Standard
Listing Entry Date: 06/18/2025
Possession: Negotiable
Acceptable Financing: Cash, Conventional
Previous List Price: \$1,100,000
Owner Name: B Kanner Edith
DOM / CDOM: 261 / 261
Original MLS Name: BRIGHT
Lease Considered: No
Seller Concessions: No

