

FOR SALE

Large Commercial/Industrial Parcel along Rt. 30

6298 York Rd | New Oxford, PA 17350

Available AC : 67.58

Zoning: Commercial

Hamilton Township

Adams County

\$1,900,000
(\$28,115/AC)



PROPERTY HIGHLIGHTS

- ✓ Road frontage along Rt. 30 & Rt. 94
- ✓ Zoned Commercial (Includes Industrial uses)
- ✓ Permits most commercial, office, self-storage, and warehouse uses
- ✓ **TRAFFIC COUNTS – RT. 30 & RT. 94 – 29,584 VPD**
- ✓ Neighbors include Dollar General, McDonalds, Burger King, Sheetz and Cross Keys Village

CONTACT

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PROPERTY INFORMATION

Acreage	67.58
Road Frontage	Along Rt. 30 and Rt. 94
Environmental	Wetlands

NOTES

Approximately 67 acres zoned Commercial in Hamilton Township with road frontage along Rt. 30 and Rt. 94. Flexible zoning allows many uses included, but not limited to, Retail, Warehouse, Industrial Park, Offices, Contractor, Daycare, Educational, Restaurant, Vehicle Sale/Repair, Medical Marijuana, Self-storage, House of Worship, and more. Additional billboard income.

GENERAL INFORMATION

Price/AC	\$28,115
Deed Ref.	3885 -0316
Parcel ID	17K11-0013---000
Sewer	Location T.B.D.
Water	Location T.B.D.
Gas	Location T.B.D.
Electric	available

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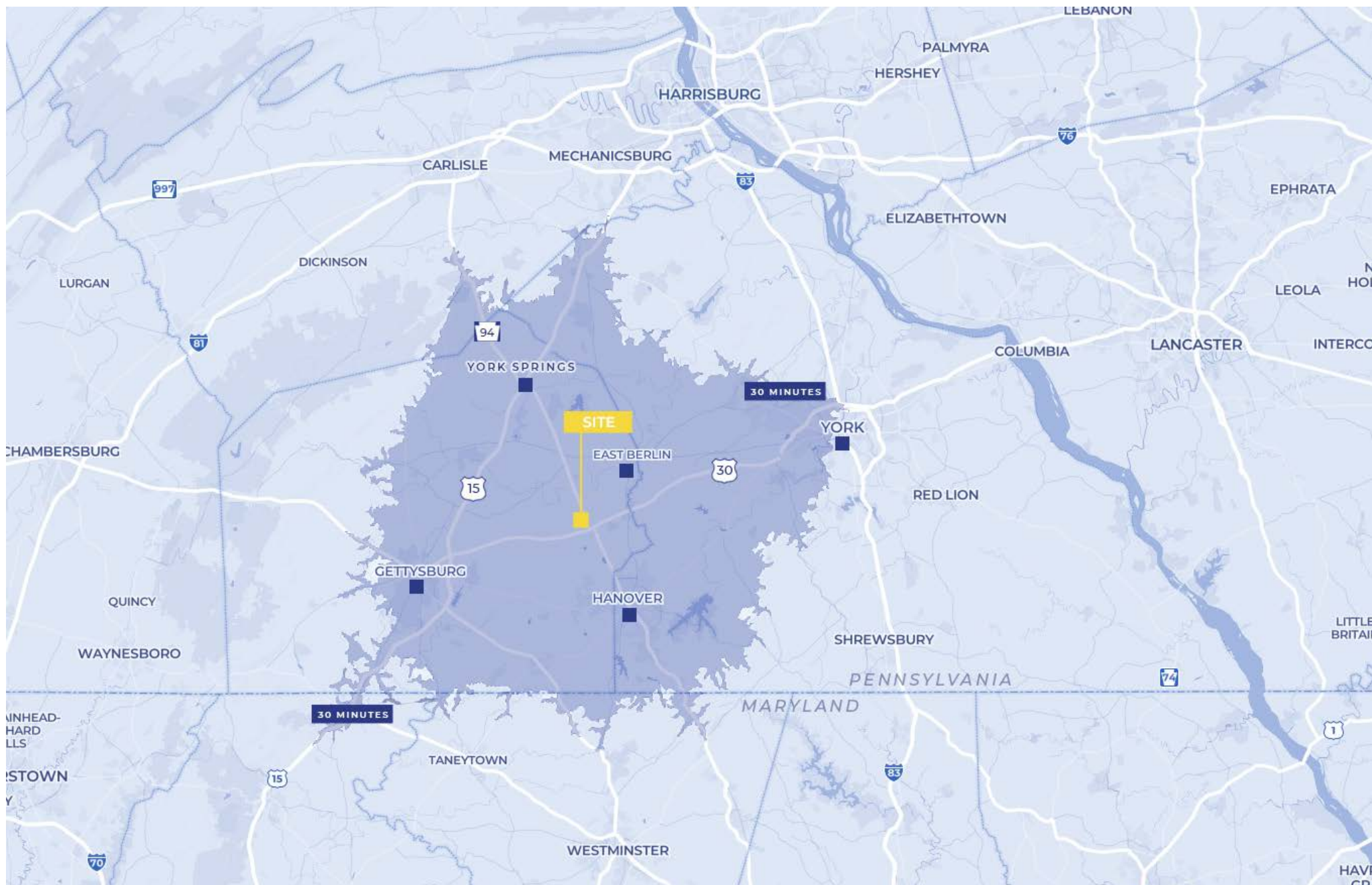
Neighboring Retail

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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