



COMMERCIAL & INDUSTRIAL ZONED

65 CAMPBELL ROAD, YORK, PA 17402

LOT: 2.63 ACRES / 3,000 BUILDING SQFT / \$749,999



Location for sure! With this large plot totaling 2.63 acres, you are off the main highway (Rt 462), but close to all amenities of anything you need or destinations you want to visit. Home built in 1975 offers 2219 sq ft and garage is 4000 sq ft (M/L)(built in 2021), to use for your needs!! This raised ranch home offers space to grow,...with 3 bedrooms /1.5 bath on the main level and 1 bedroom and a new full bath with radiant heat on the LL. The main level has a large LR, DR, and eat in kitchen. The LL also offers the Family room, a 2nd room that is now an office or could be another bedroom, and the laundry / mudroom. Much of the house garage turned into more living space. The Large covered deck on the back needs replaced and there is a walk out patio underneath, accessed from the LL FR. In 2021 the Owners had a 50' x 40', 2 story garage/facility built, where the family prepares for their catering business. It has a foundation and stick built wood construction. 2" x 6" insulated walls. The upstairs interior walls are 6" with soundproofing and solid core doors. The roof has the elephant wrap instead of tar paper. Then on the interior of the roof, there is a 1-1/2" air gap followed by sealed foam board and then insulation over that. That way, if the roof would ever leak, it would hit the foam board and run out the eaves. The air gap also keeps moving air to help insulate and dry things out to avoid any mold. The HVAC is in the attic space that is a conditioned space so no loss of heat or air from the outside. The garage has heat and C/A and storage galore. There is a prep kitchen in the LL on one side and the parking side includes a climbing wall, basketball hoop, parking & an overhead garage door and more. The 2nd floor with separate side entrance offers a huge open area for offices, meeting rooms, play room, and additional 2 rooms, full bath, game room and storage room. The garage has 5 rooms up and kitchen down. This garage was built for family business and convenience. So many possibilities that you can use this large garage/ building for! Commercial/Industrial zoned!!! The Owners have updated the primary home and garage in many areas, and are still making upgrades and have hooked up to the public gas also.



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