



1055-1057 Lincoln Way East Chambersburg, PA 17201 Franklin County, Chambersburg Borough

Unique mixed-use opportunity along highly visible Lincoln Way East. This versatile property features first-floor commercial or office space with second-floor residential space (or for additional commercial space if needed), offering an ideal setup for an owner-user or investor. Excellent storage and ample on-site parking add to the property's functionality and flexibility. Conveniently located with easy access to I-81 and downtown Chambersburg, this property offers strong potential for a variety of commercial and mixed-use applications.

Square Feet Available	3,606 SF
Lot Size	0.65
Date Available	Immediately
Price	\$515,000

Zoning

Distributive Commercial Highway (DCH) which permits any use in the Neighborhood Business District which includes the following: personal service shops, including barbers, beauty parlors, tailors, shoe repair and dry cleaning, restaurants, tearooms, cafes and other places serving food or beverages, medical and dental clinics and laboratories, banking, financial institutions and business and professional offices, day-care center, massage therapy business, hotels, motels, lodging houses and boardinghouses, clubs and lodges, any retail, wholesale, service, repair or storage activity, florists and nurseries, and more.

Building Information

SF Available	3,606
Additional information	There are two detached, 1.5 story garages - 645+/- SF and 1,423+/- SF
Total SF in Building	3,606
Construction	Masonry and brick
Year Constructed	1923
Elevator	None
Number of Floors	Three
Sprinklers	None
HVAC	Oil fired boiler (hot water radiators), electric baseboard, and wall A/C units
Ceiling Type	Plaster and drywall
Ceiling Height	8'10"
Floor Type	Tile and hardwood
Business ID Sign	Pole signage along Lincoln Way East
Basement	Yes
Restroom	One on first floor and two full restrooms on the second floor
Electrical Capacity	200 Amp
Roof	Shingle and metal
Walls	Plaster and drywall
Lighting	Fluorescent and some decorative lighting

Land Information

Acres	0.65
Total Acres Available	0.65+/- AC (two parcels)
Land SF	28,314
Frontage	Approximately 90' along Lincoln Way East
Parking	15+/- lined spaces
Topography	Generally level
Flood Zone	No
Tax Parcel Number	03-1E12S-012 and -013

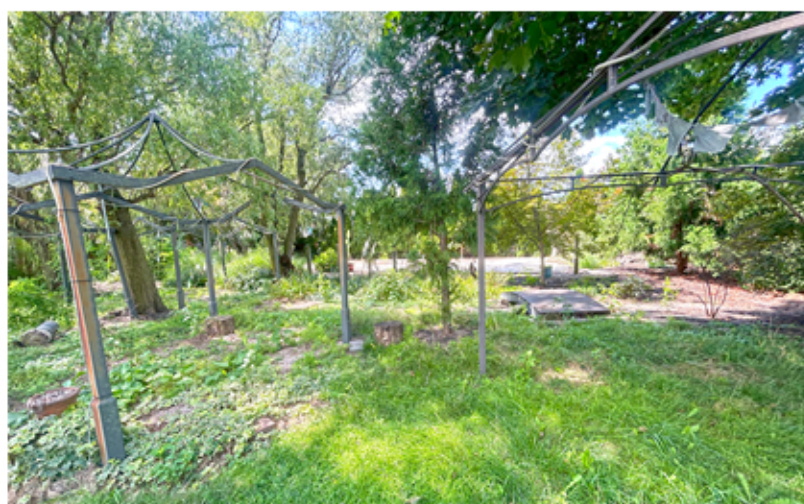
Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

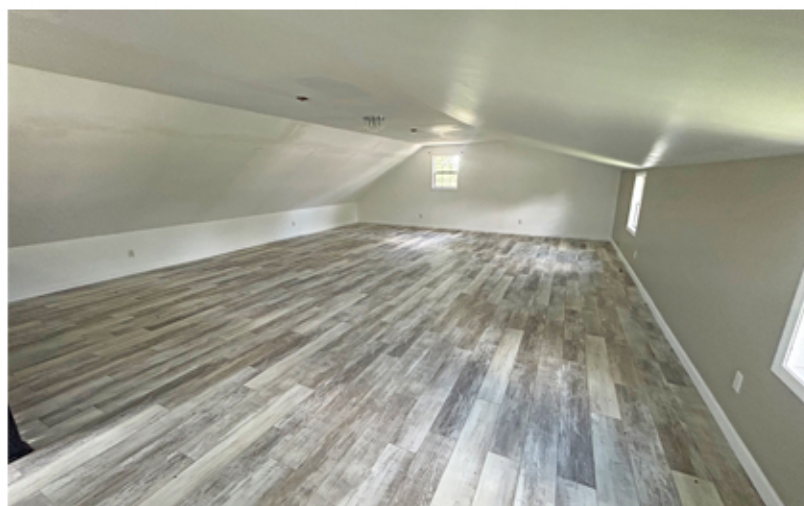
For Sale	Yes
For Lease	No
Price	\$515,000
Real Estate Tax	Approximately \$8,706 annually (2026)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	None on file
Insurance	Per Buyer's carrier
Inventory	Some furniture may be purchased under a separate agreement?
Financing	Cash or conventional
Date Available	Immediately

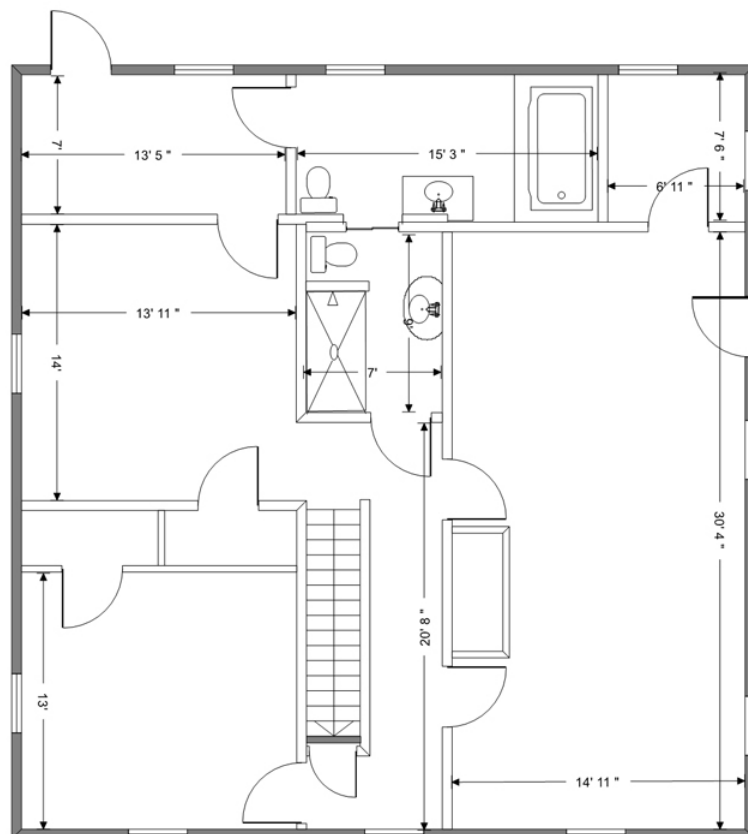
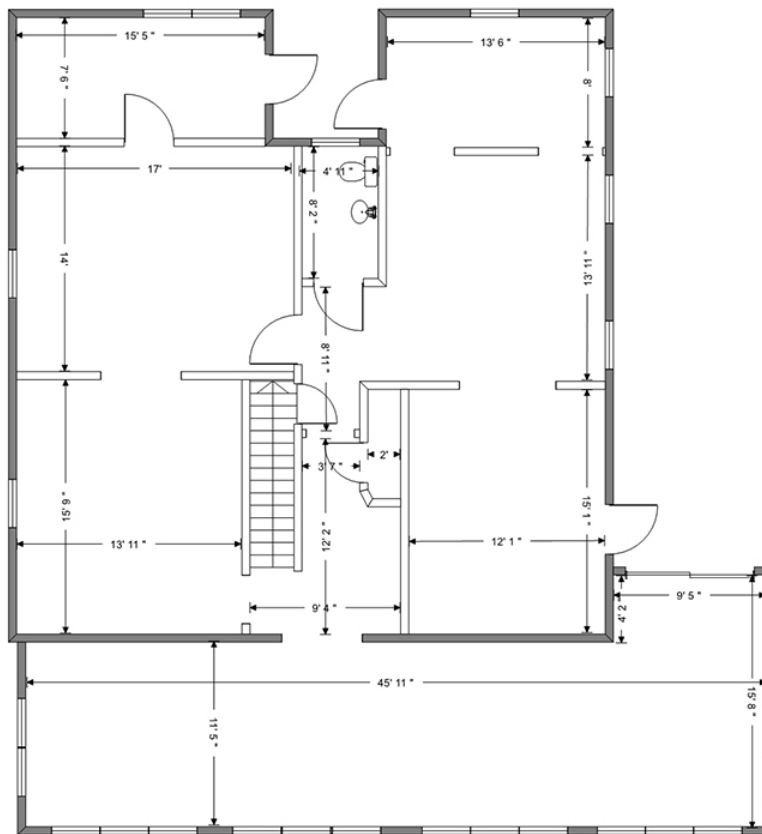












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