

CAMPBELL

Commercial Partners LLC

99 NOVEMBER DRIVE, CAMP HILL

OFFICE BUILDING

FOR SALE



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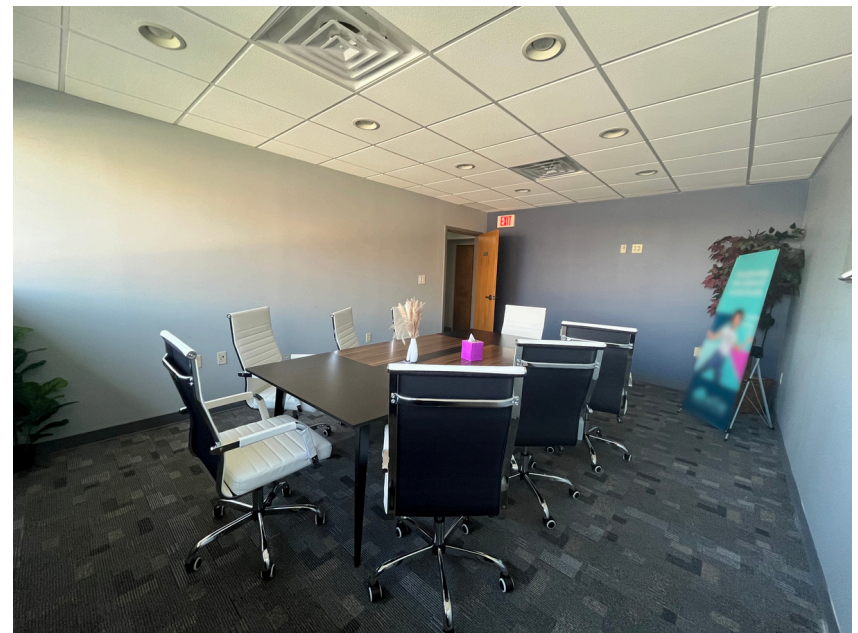
JESSICA GASPER
717.979.5189
jessica@acampbell.net

OFFERING SUMMARY

Sale Price: Contact Agent
Building Size: 11,250+/- SF
Available SF: 9,420+/- SF
Acreage: 0.63+/- Acres
Street Address: 99 November Drive
City, State, Zip: Camp Hill, PA 17011
Municipality: Camp Hill Borough
County: Cumberland
Zoning: Regional Shopping Center

An adaptable 11,250-square-foot commercial property situated in the busy Camp Hill market. Positioned among well-known national retailers, this highly visible location offers outstanding potential for a wide range of uses. Previously occupied by OIP and a dental practice, the space is well-suited for both medical and general office purposes. Ellie Mental Health, an outpatient clinic, currently occupies part of the second floor. The property enjoys excellent exposure, steady foot traffic, and convenient access to major highways.

1,830-3,750+/- SF available for lease

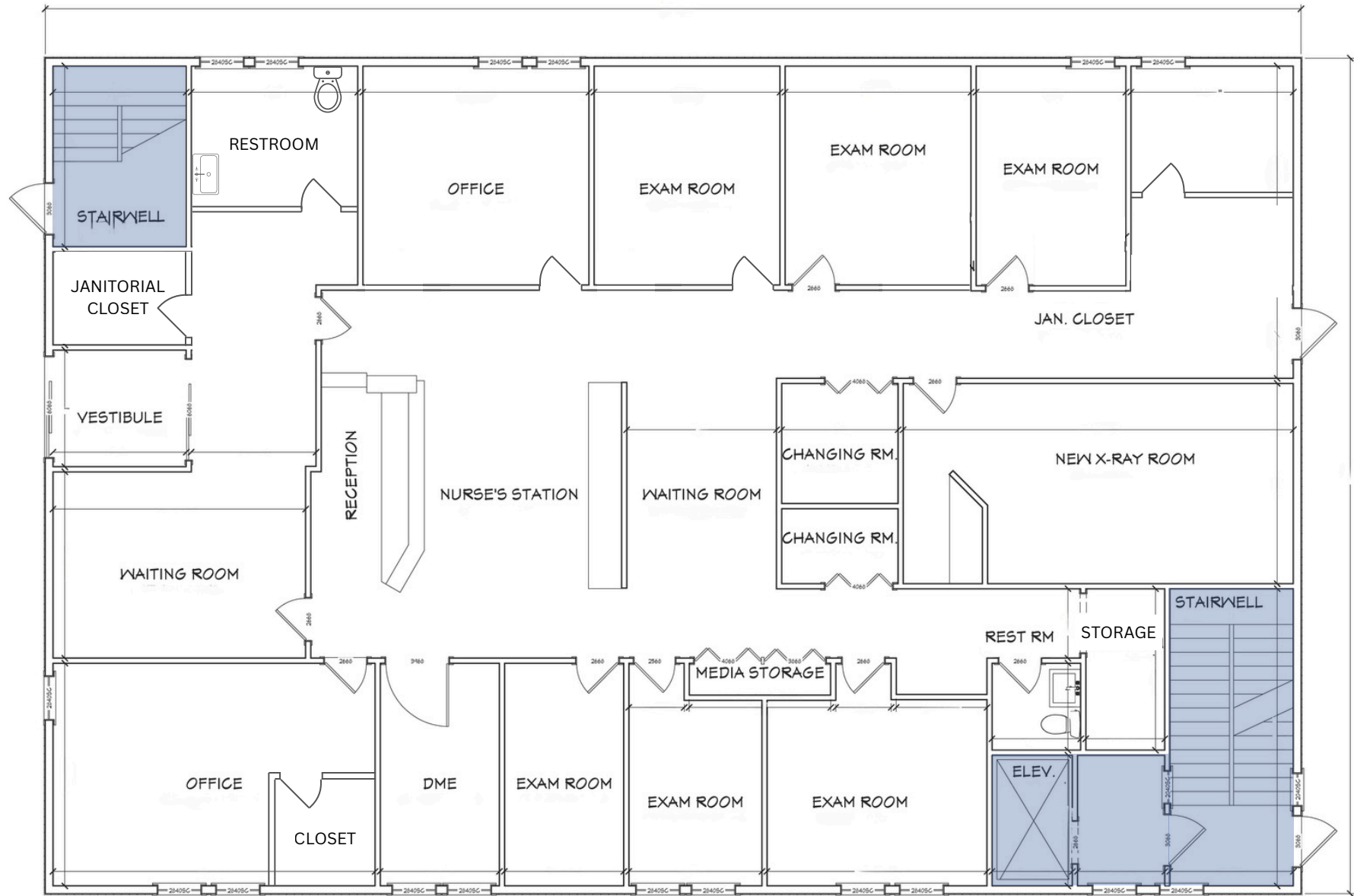


PROPERTY DETAILS

Building SF:	11,250+/-
Space Type:	Office
Construction:	Masonry
# Of Floors:	Three
Elevators:	One
Flooring:	Carpet, Laminate, Tile
Lighting:	Flourescent
Sprinklers:	No
HVAC:	Electric
Ceiling Type:	2x4 accoustic tile
Restrooms:	6 (2 per floor)
Signage:	Monument signage available
Parking:	40+/- spaces
Internet:	Verizon

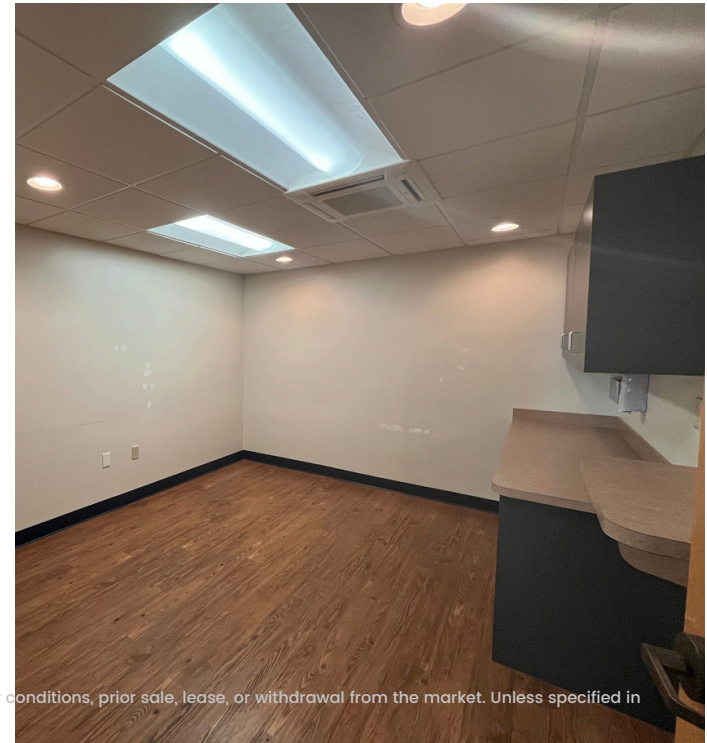


FIRST FLOOR



FIRST FLOOR

99 NOVEMBER DRIVE, CAMP HILL



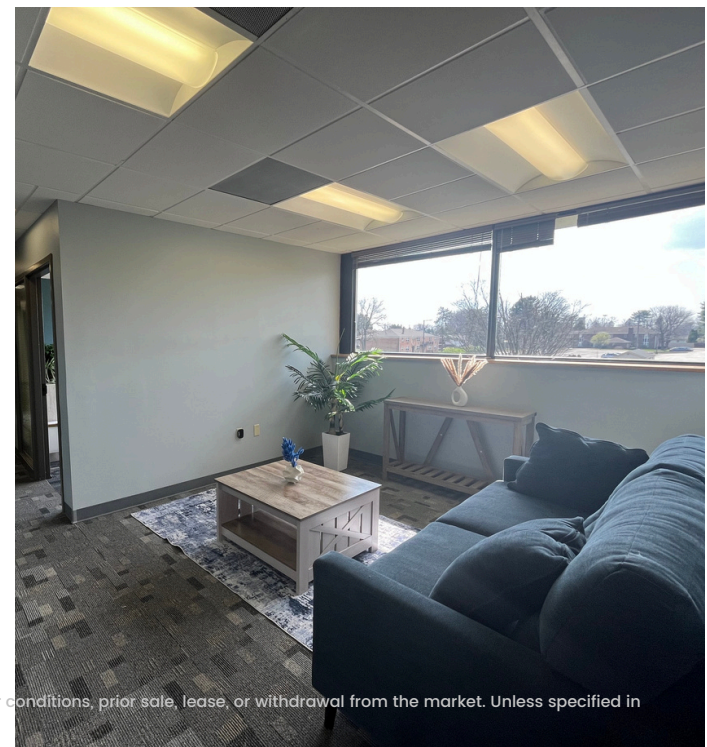
SECOND FLOOR



LEASED

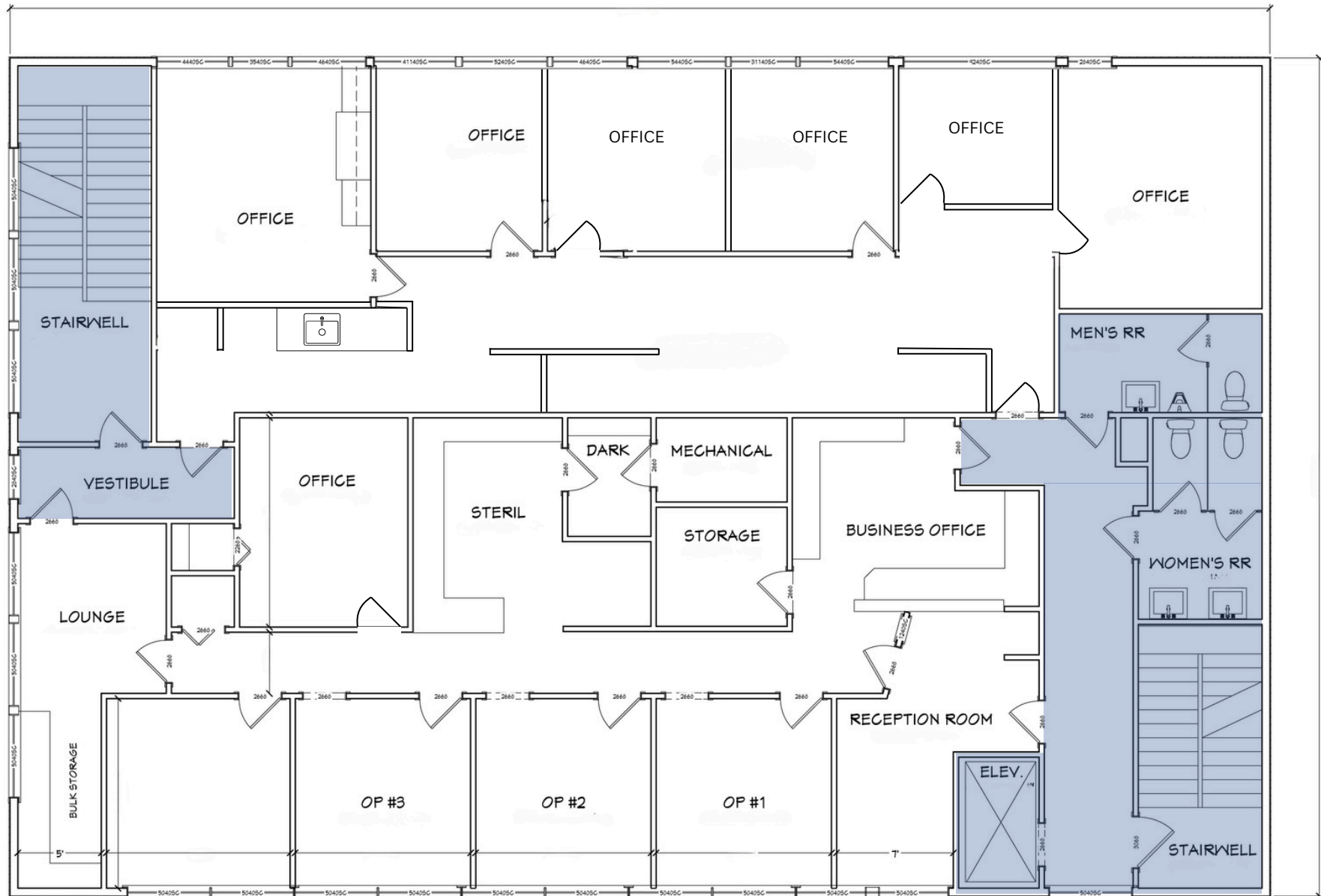
SECOND FLOOR

99 NOVEMBER DRIVE, CAMP HILL



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THIRD FLOOR



THIRD FLOOR

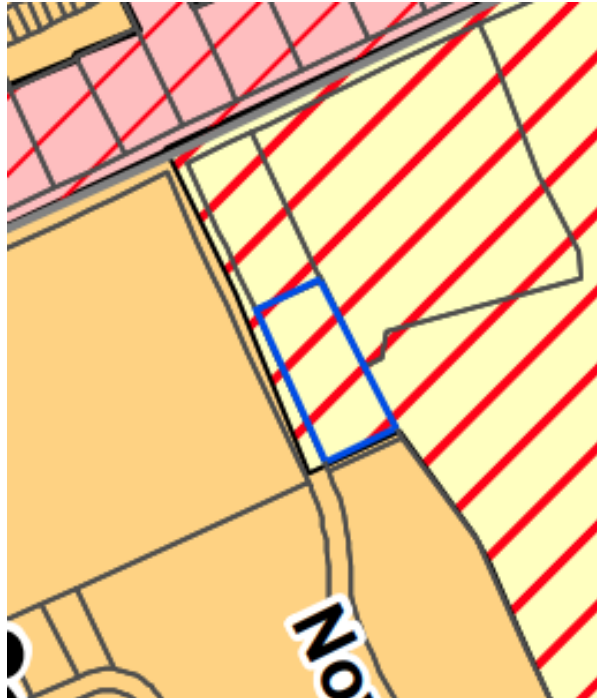
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TAXES & ZONING

CS: Regional Shopping Center

Total Estimated Taxes: \$25,346.19



LDR Low Density Residential	DT Downtown
MDR Medium Density Residential	CS Regional Shopping Center
MDRO Medium Density Residential Office	CG General Commercial
MDRO1 Medium Density Residential Office 1	LN Light Industrial
CN Commercial Neighborhood	Park Park

TAXES			
COUNTY:	\$950,000	x	0.00287500 = <u>\$ 2,731.25</u>
MUNICIPAL:	\$950,000	x	0.00335000 = <u>\$ 3,182.50</u>
SCHOOL:	\$950,000	x	0.02045520 = <u>\$19,432.44</u>
TOTAL:			\$25,346.19
INDICATED MARKET VALUE:	\$950,000	x	1.47 = \$1,396,500.00

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Rte 11/Hwy 581

N. 32nd Street