

295 N 4TH STREET, MCSHERRYSTOWN

**13,185± SF
FLEX BUILDING**

PRICE REDUCED



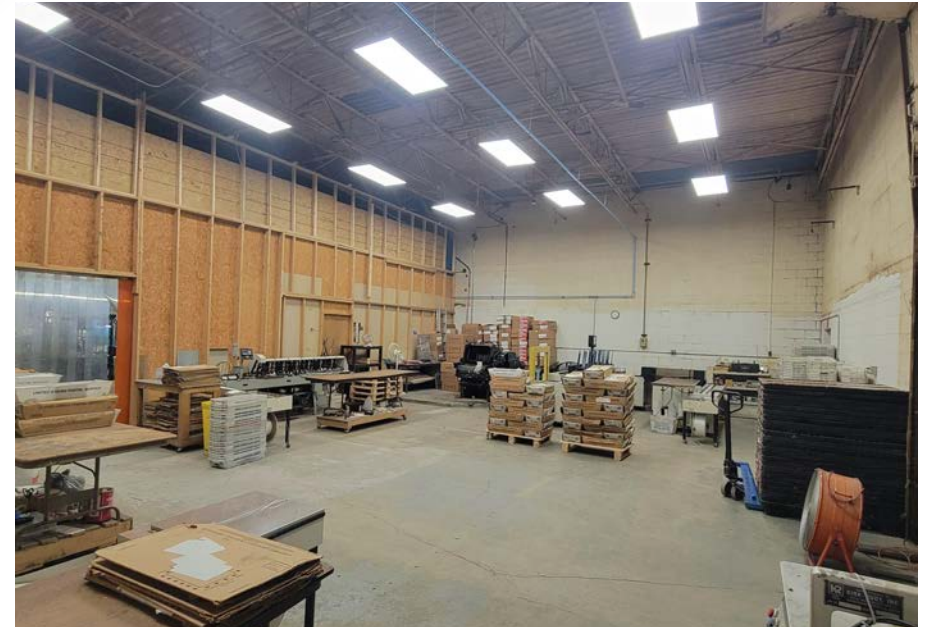
CAMPBELL
Commercial Partners

LARRY KOSTELAC
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OFFERING SUMMARY**AVAILABLE SPACE**

Rare freestanding single-tenant flex building in the Hanover market, minutes away from Route 94. The 13,185+/- square foot building sits on 1.04 acres and has one drive-in door and one dock door. The ceiling heights vary from 8'6" - 19' between office, production, and storage areas of the building. While property is zoned Residential, it has been operated as an industrial flex building for years, which should protect its legal non-conforming use status.



Building SF	13,185+/-
Lot Size	1.04+/- ACRES
Sale Price	\$925,000 \$895,000
Availability	IMMEDIATE

OFFERING SUMMARY

TOTAL ESTIMATED TAXES: \$10,774.39

TAXES						
COUNTY:	\$	399,900.00	X	0.0051393	=	\$ 2,055.21
MUNICIPAL:	\$	399,900.00	X	0.0041261	=	\$ 1,650.03
SCHOOL:	\$	399,900.00	X	0.0176773	=	\$ 7,069.15
TOTAL:						\$ 10,774.39
INDICATED MARKET VALUE:	\$	399,900.00	X	1.48	=	\$ 591,952.00



PROPERTY OVERVIEW

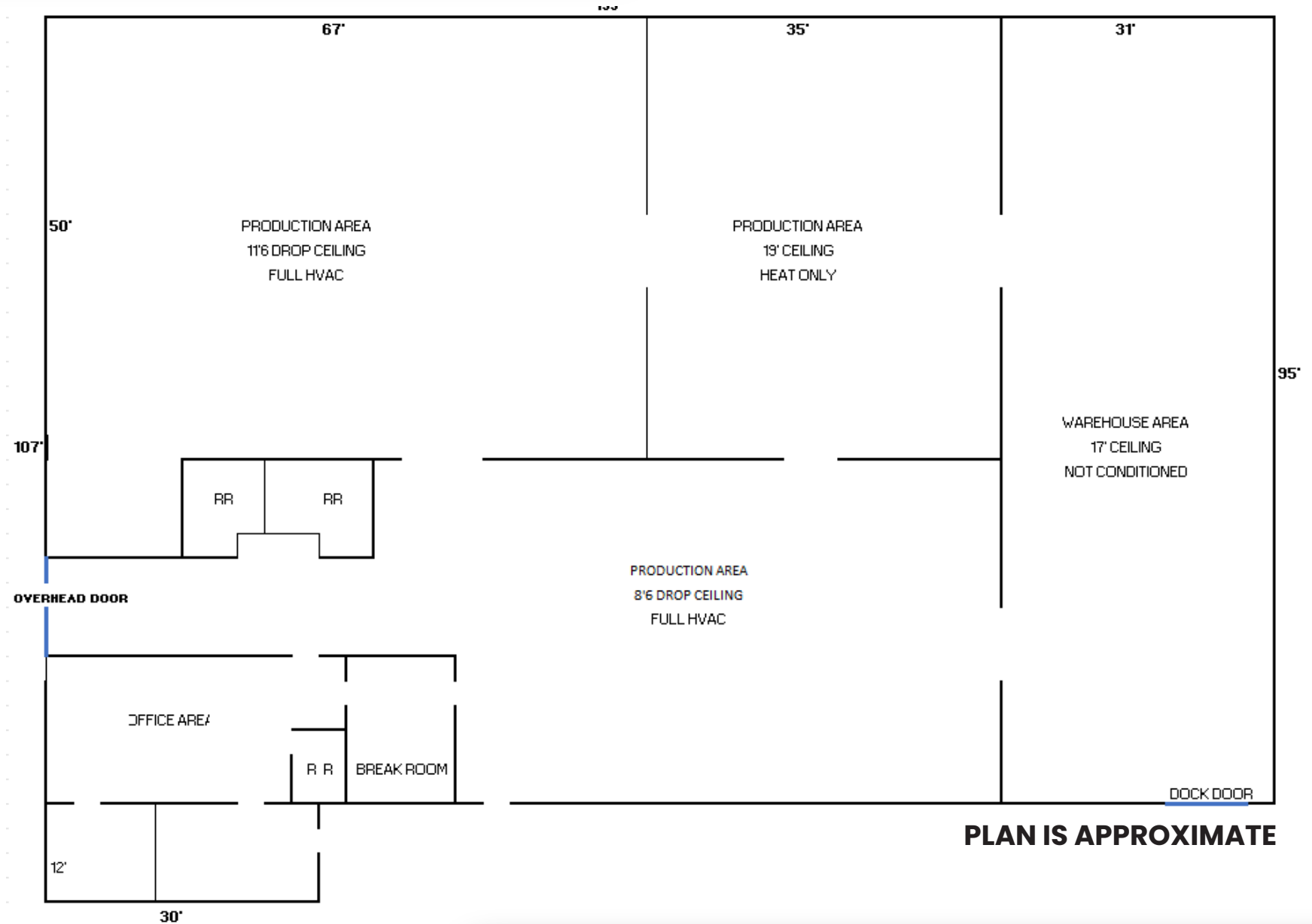
Built	1960
Municipality	MCSHERRYSTOWN BOROUGH
County	ADAMS
Number of Floors	ONE
Roof	FLAT RUBBER
Flooring	CONCRETE & TILE
HVAC	FULL HVAC IN OFFICE & PRODUCTION HEAT IN STORAGE ARE
Ceiling Height	8'6 - 19'
Restrooms	3 SINGLE-USE
Dock	ONE
Drive-in	ONE
Water	PUBLIC
Sewer	PUBLIC

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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FLOOR PLAN



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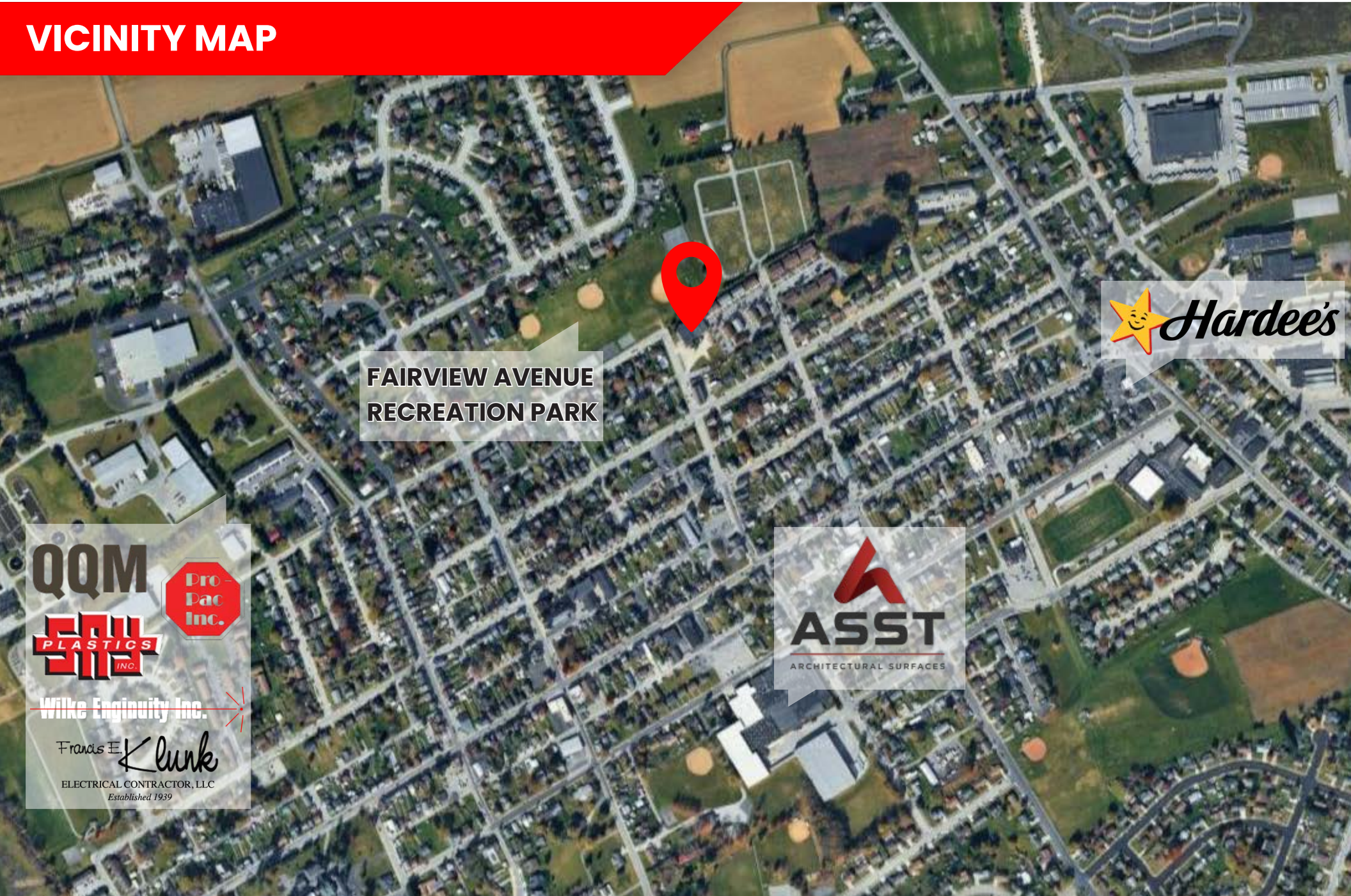
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SALE

VICINITY MAP



FAIRVIEW AVENUE
RECREATION PARK



QQM

PLASTICS
INC.

Pro-Pac
Inc.

Wilke Engineering Inc.

Francis E. Klunk
ELECTRICAL CONTRACTOR, LLC
Established 1939

ASST
ARCHITECTURAL SURFACES

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