


RETAIL PROPERTY
FOR SALE

**137 NORTH HANOVER STREET
CARLISLE, PA 17013**



Nik Sgagias
nsgagias@naicir.com | 717 761 5070

Nick Balint
nbalint@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

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137 N HANOVER STREET

PROPERTY DETAILS

FOR SALE

\$995,000

OFFERING SUMMARY

Sale Price	\$995,000
Lot Size	0.17 Acres
Building Size	6,381 SF

PROPERTY SUMMARY

Address	137 N Hanover Street Carlisle, PA 17013
County	Cumberland County
Tax Parcel #	02-21-0320-017
Year Built	1900
Year Last Renovated	2019
Parking	Street parking

LOCATION DESCRIPTION

Located in downtown Carlisle's shopping district. The property is minutes from Dickinson College, The Army War College, Carlisle Barracks Golf Course, and The Carlisle Fairgrounds, which hosts the Carlisle Car Shows, bringing in more than 500,000 guests to the Carlisle area annually. Quick access to Interstate 81 and the Pennsylvania Turnpike.

PROPERTY HIGHLIGHTS

- Former restaurant and bar with distillery production
- Completely renovated in 2019
- Furniture, fixtures & equipment (FF&E) included
- Distillery equipment, recipes, and inventory shall be offered at an additional cost
- Located in the heart of Carlisle borough
- Minutes from Dickinson College, The Army War College, Carlisle Fairgrounds & Carlisle Barracks Golf Course

PROPERTY DESCRIPTION

6,381 SF fully renovated, turnkey distillery, bar, and restaurant opportunity. Formerly home to Hook & Flask Still Works, this beautifully designed space features a stunning bar, multiple dining areas, and a professionally built production area capable of on-site spirit distillation. The sale includes all furniture, fixtures, and equipment (FF&E), creating a true plug-and-play opportunity for an operator or investor looking to step into a fully functional, hospitality-ready venue. Distillery equipment, recipes, and related inventory are excluded from the sale but may be purchased separately.

BUILDING INFORMATION

Construction	Steel and masonry
Lighting	Fluorescent and incandescent
# of Floors	One (1)
Restrooms	Two (2)
Roof	Sealed membrane
Walls	Brick, concrete block and drywall
Floor Type	Polished concrete
Handicap Accessible	Yes

UTILITIES & ZONING

Zoning	Central Business District
Water & Sewer	Public



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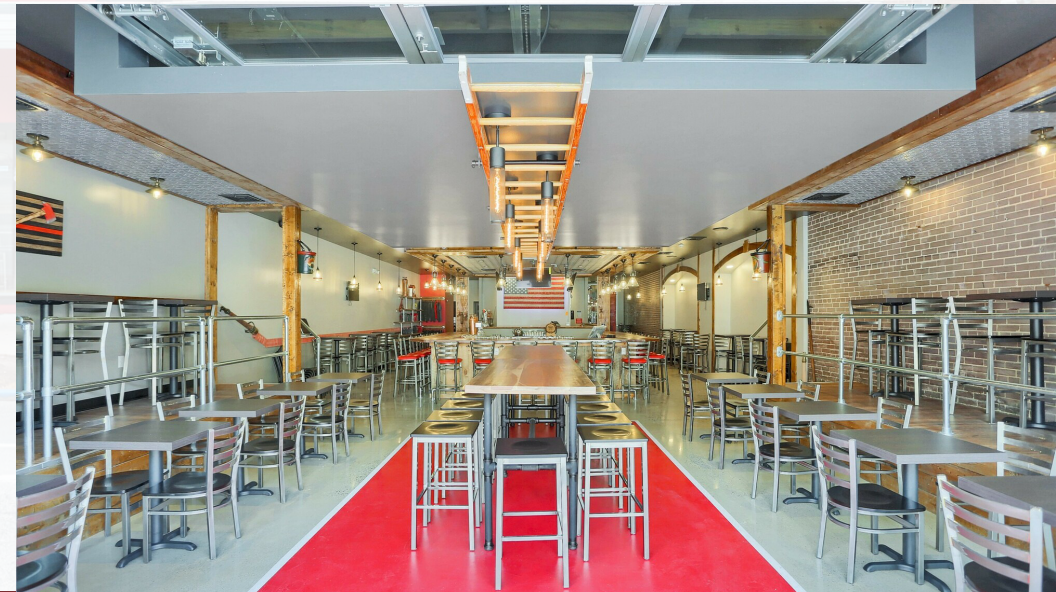
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ADDITIONAL PHOTOS

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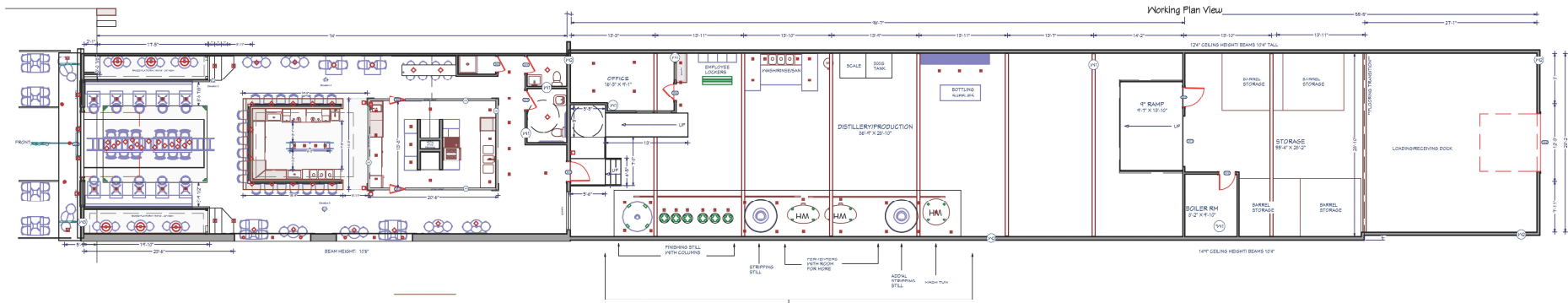
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FLOOR PLAN

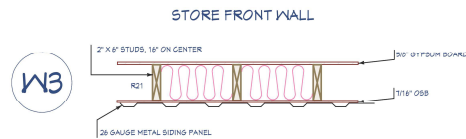
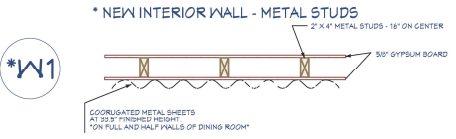
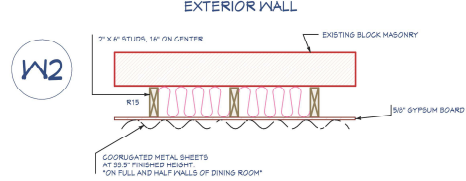
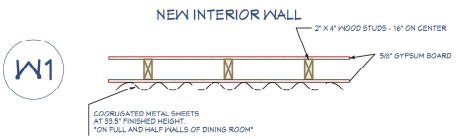
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Working Plan View



NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COPE
D01	10024	1	1	10054	120"	105"	122"X105"	GARAGE-GLASS W/ MAN DOOR	2X12X12@ (2)	1 3/4"
D02	9090	1	1	9090	105"	105"	110"X111"	GARAGE-GARAGE DOOR CHD21	2X12X12@ (2)	1 3/4"
D03	2465	1	1	2465 L IN	25"	80"	30"X52 1/2"	HINGED-DOOR P11	2X6X35@ (2)	1 3/8"
D04	26310	1	1	26310 L IN	30"	46"	32"X45 1/2"	HINGED-DBL ACTING DOOR	2X6X35@ (2)	1 3/8"
D05	26310	1	1	26310 R IN	30"	46"	32"X45 1/2"	HINGED-DBL ACTING DOOR	2X6X35@ (2)	1 3/8"
D06	2662	1	1	2662 L IN	30"	80"	32"X52 1/2"	HINGED-DOOR P01	2X6X35@ (2)	1 3/8"
D07	2662	1	1	2662 L IN	30"	80"	32"X52 1/2"	HINGED-DOOR P11	2X6X35@ (2)	1 3/8"
D08	3065	1	1	3065 L IN	36"	80"	33"X52 1/2"	HINGED-LINEA S1 LB5 6/8"	2X6X41@ (2)	1 3/8"
D09	3065	1	1	3065 L IN	36"	80"	33"X52 1/2"	HINGED-DOOR P11	2X6X41@ (2)	1 3/8"
D10	3076	1	1	3076 R IN	36"	80"	33"X52 1/2"	HINGED-LINEA S1 LB5 6/8"	2X6X41@ (2)	1 3/8"
D11	0020	1	1	0020	46"	46"	48"X98"	GARAGE-GARAGE DOOR CHD20	2X12X104@ (2)	4"
D12	2465	1	1	2465 R IN	30"	80"	32"X52 1/2"	HINGED-DOOR P11	2X6X35@ (2)	1 3/8"

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DRAWINGS PROVIDED BY:
CREATIVE BUILDING CONCEPTS
2018.12.13 Hook & Irons - Rev6

DATE:
12/18/18

SCALE:
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SHEET:

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LOCATION MAP

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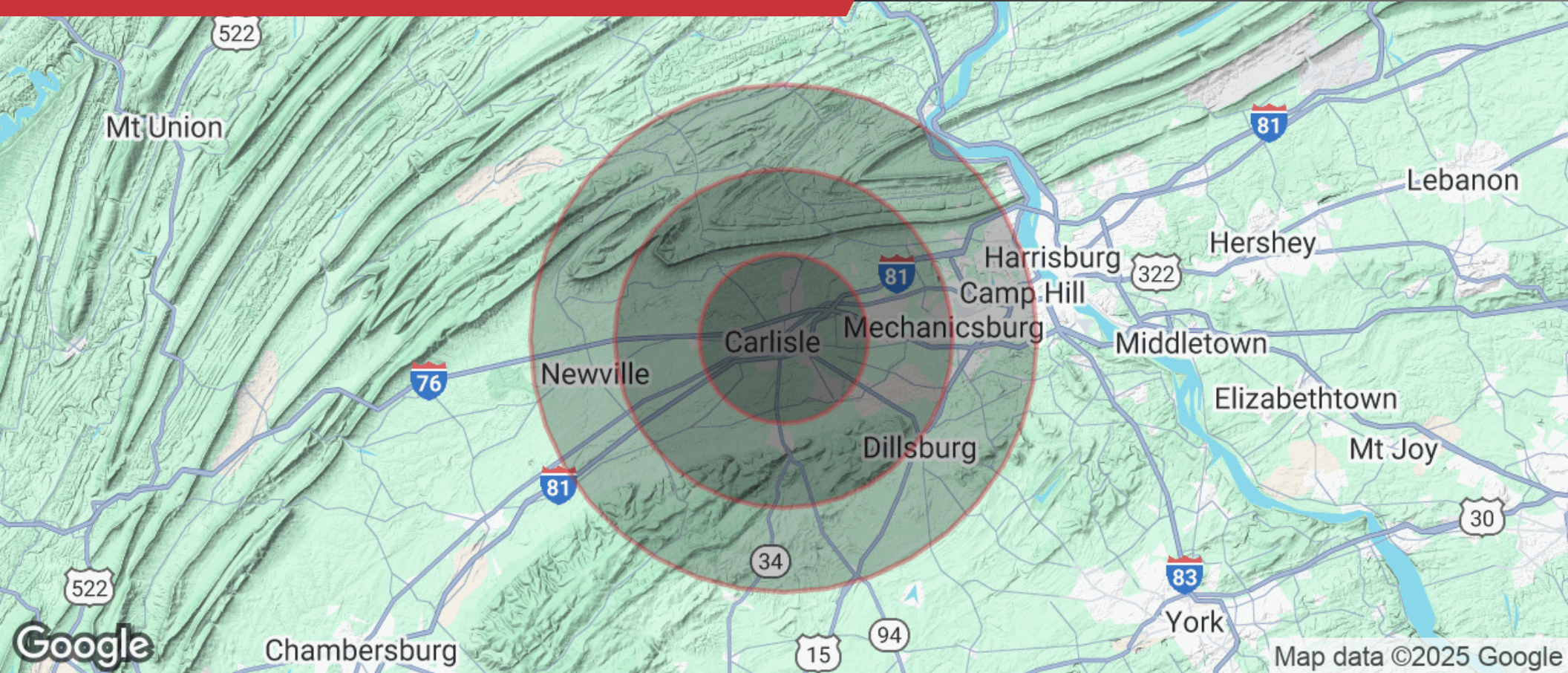
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
53,377	137,131	260,982



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
21,348	54,661	102,059



INCOME

5 MILES	10 MILES	15 MILES
\$100,583	\$111,491	\$117,365

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