



Marty Miller, Associate Broker  
 Office: 717-337-9950  
 Cell: 717-752-0225  
 Email: [marty.miller@eramountainrealty.com](mailto:marty.miller@eramountainrealty.com)



**MOUNTAIN REALTY**



914 Fairfield Road  
 Gettysburg, PA 17325

## 1400 Proline Place, Gettysburg, PA 17325

### SITE PLAN



**Professional office condominium complex** (5 units included in sale) located just off Route 30 in the Adams Commerce Center, Gettysburg, PA, with convenient access to Route 15. Offers an **8% CAP rate at 100% occupancy**. Three of the five units are currently leased, with **two units vacant and ready for owner occupancy or lease-up**—your choice. The **Condominium Association will be managed by the new owner**. Tenant-paid CAM fees cover taxes, insurance, lawn care, snow removal, roof maintenance, exterior lighting, servicing of all complex A/C units, and more. **Ideal for an owner-occupant or investor**, this property offers flexibility, strong income potential, and a prime location. If interested in either leasing or purchasing let me know.