

SALE PRICE: \$2,400,000
REDUCED \$600,000



AVAILABLE FOR SALE OR LEASE

1017
MUMMA ROAD

WORMLEYSBURG, PA 17043

1017 MUMMA ROAD



PROPERTY HIGHLIGHTS

Suite 100 - 2,770 SF

Suite 103 - 1,354 SF

Suite 205 - 1,416 SF

- Great user/owner or investor opportunity
- Building offers a dramatic three-story open lobby with exposed glass elevator, and state-of-the-art restroom with high tile and first class fixtures
- Attractive signage available along Routes 11/15, and building offers 5 parking spaces/1,000 SF
- Recent improvements to the Erford Road Bridge makes access a breeze

PROPERTY DETAILS

| | |
|-------------------|--|
| ADDRESS | 1017 Mumma Road Wormleysburg, PA 17043 |
| COUNTY | Cumberland County |
| MUNICIPALITY | Wormleysburg Borough |
| TAX PARCEL NO. | 47-19-1590-120 |
| PARCEL SIZE | 1.33 AC |
| ZONING | Professional Office Permitted |
| ROAD FRONTAGE | 160' on Routes 11/15 |
| TOTAL BUILDING SF | 21,600 SF |
| AVAILABLE SF | Suite 100 - 2,770 SF Suite 103 - 1,354 SF Suite 205 - 1,416 SF |
| CLASS | Class A Office |
| CONSTRUCTION | Masonry, Glass and Marble |
| NO. OF FLOORS | Three |
| ELEVATORS | One - Exposed glass elevator |

| | |
|-----------------------|--|
| CEILING HEIGHT / TYPE | 9' up to 34' 2'x2' acoustical tile |
| FLOOR TYPE | Marble / Carpet |
| SPRINKLERS | None |
| LIGHTING | LED |
| HVAC | Gas forced hot air / Central air conditioning |
| SECURITY | Key fob access to building/ suites |
| PARKING | 5.00/1,000 SF |
| RESTROOMS | Men's and Women's on each floor |
| SIGNAGE | Monument / Directory / Suite |
| ASKING PRICE | \$2,400,000 |
| RENTAL RATE | \$18.95/SF/YR Gross |
| RENTAL EXCLUDES | In-suite janitorial |

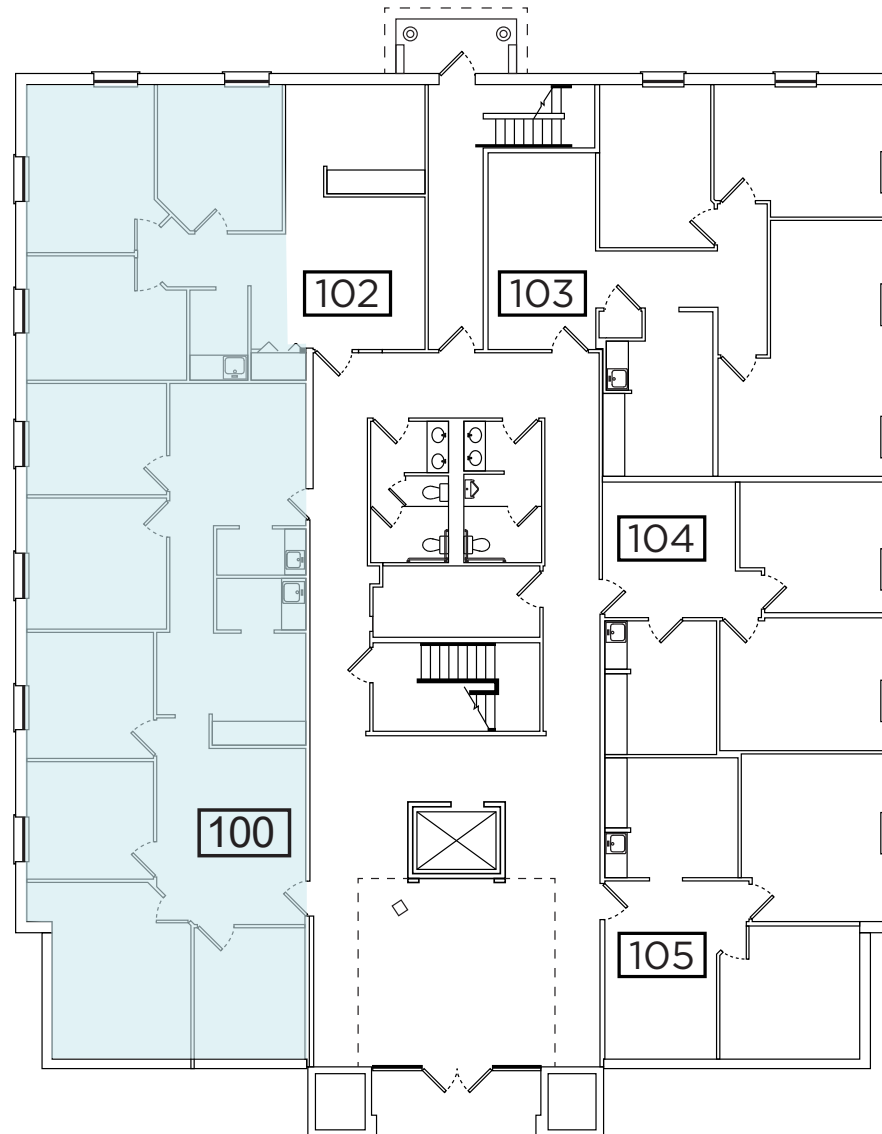
1017 MUMMA ROAD



FLOOR PLANS

Suite 100 - 2,770 SF

1st Floor Gross Building Area
7,270 SF

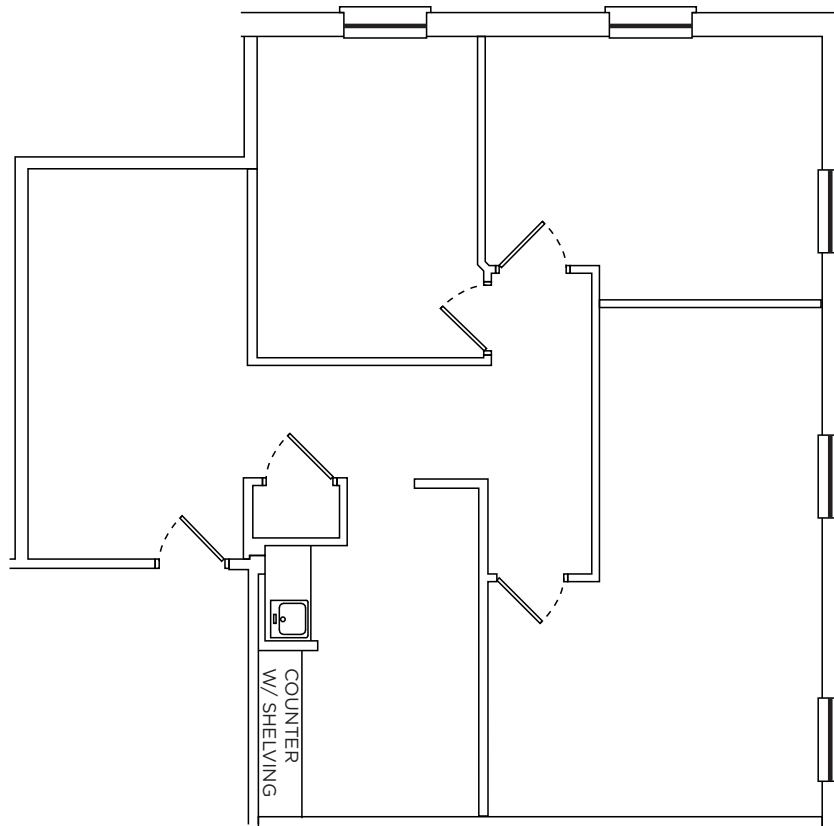


1017 MUMMA ROAD



FLOOR PLANS

Suite 103 - 1,354 SF

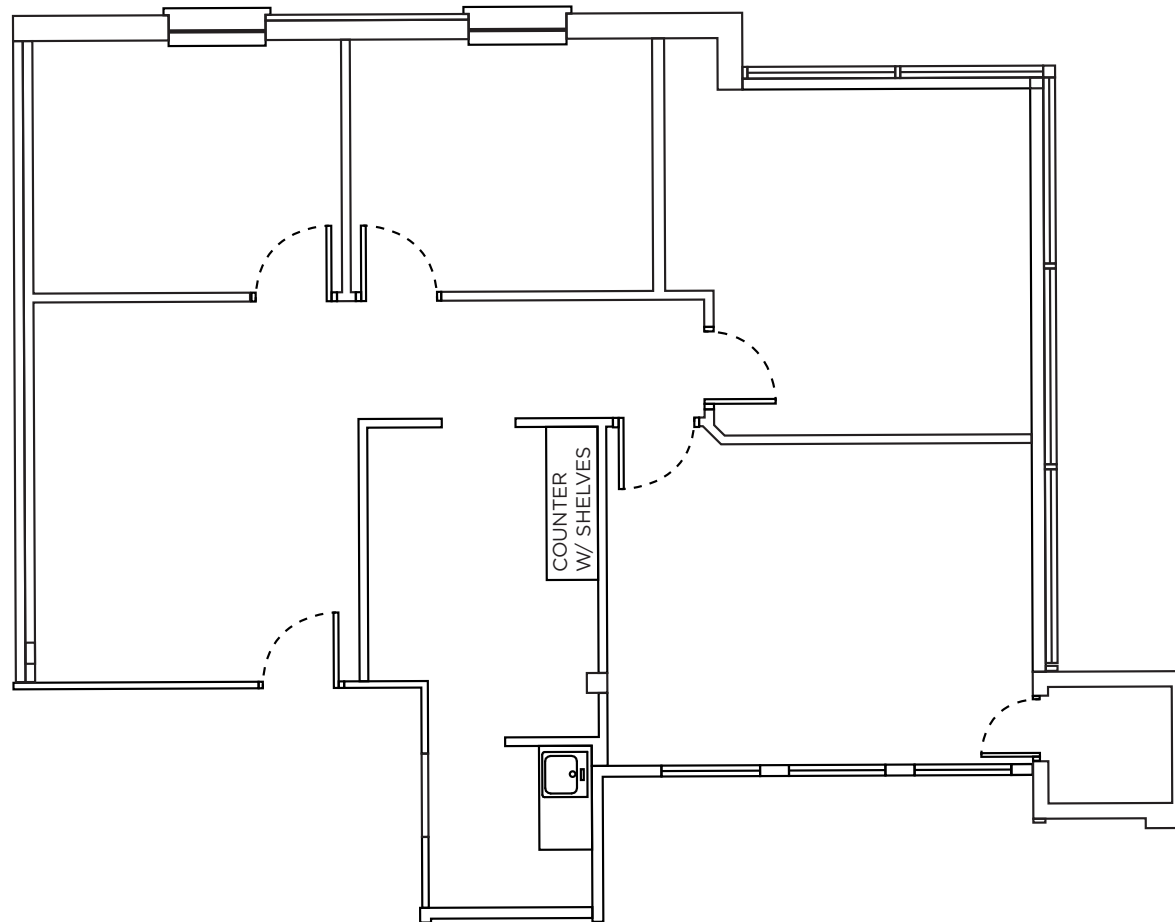


1017 MUMMA ROAD



FLOOR PLANS

Suite 205 - 1,416 SF





1017 MUMMA ROAD



For more information, please contact:

JASON C. SOURBEER

Director

+1 717 231 7451

jason.sourbeer@cushwake.com

4423 North Front Street

Harrisburg, PA 17110 | USA

+1 717 231 7290

cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-10084_V6

