

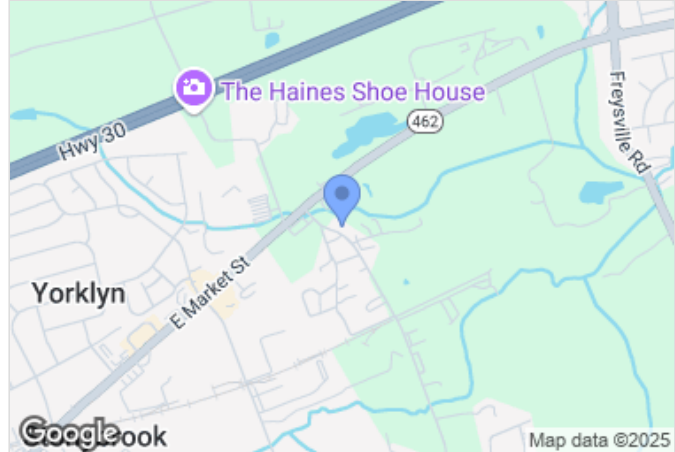
Agent Full

65 Campbell Rd, York, PA 17402

Active

Commercial Sale

\$749,999



MLS #: PAYK2077382
Tax ID #: 31-000-KJ-0112-00-00000
Ownership Interest: Fee Simple
Sub Type: Mixed Use
Waterfront: No

Available SqFt: 6,200.00
Price / Sq Ft: 250.00
Business Use: Other, Professional
Year Built: 1975

Location

County: York, PA
MLS Area: Hellam Twp - York County (15231)
Subdiv / Neigh: NONE AVAILABLE

School District: [Eastern York](#)

Taxes and Assessment

Tax Annual Amt / Year: \$5,934 / 2024
School Tax: \$4,365
County Tax: \$1,139 / Annually
City/Town Tax: \$429 / Annually
Clean Green Assess: No

Tax Assessed Value: \$165,160 / 2024
Historic: No
Land Use Code: Commercial / Industrial
Block/Lot: 0112

Zoning: COMMERCIAL/INDUSTRIAL TWP
Zoning Description: Commercial/Industrial per Twp zoning Officer!! Call to confirm Buyers use preference.

Commercial Sale Information

Business Type: Other, Professional
Property Use: Owner User

Potential Tenancy: Multiple
Building Total SQFT: 3,000 / Estimated

Building Info

Building Total SQFT: 3,000 / Estimated
Foundation Details: Permanent

Construction Materials: Aluminum Siding, Vinyl Siding
Roof: Composite
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 1

Lot

Lot Acres / SQFT: 2.63a / 114563sf / Estimated
Location Type: Rural

Lot Size Dimensions: 125 x 134 x 72 x 575 x 222 x 392 M
Lot Features: Cleared, Irregular, Level

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces: 2
Car Parking Spaces: 6

Features: Driveway

Total Parking Spaces: 8

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits; Exterior Cameras, Monitored, Security System; Door Features: Insulated

Utilities

Utilities: Electric Available, Natural Gas Available; Central A/C; Cooling Fuel: Electric; Heating: Baseboard - Electric, Heat Pump(s), Radiant, Wall Unit, Wood Burn Stove, Zoned; Heating Fuel: Electric; Hot Water: Electric, Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: 2nd kitchen assets TBD

Agent: A list of garage assets will be available upon request. The Owners use the 2nd kitchen for their family catering business. Buyers / Buyers Agent to verify zoning uses with Hellam Township. Please give at least 24 hour notice to show and Listing Agent must accompany all showings. Call Kim Sutter Eckels to set up showing, for questions, and / or offers. Property sold "AS IS"! Seller reserves the right to accept an offer at any time. Sale is contingent on Sellers finding "suitable" housing.

Public: COMMERCIAL/INDUSTRIAL ZONING!! Location for sure! Just off of Rt 462/Lincoln Hwy,.....With this large plot totaling 2.63 acres, you are off the main highway, but close to all amenities of anything you need or destinations you want to visit. This raised ranch home offers space to grow,...with 3 bedrooms / 1.5 bath on the main level and 1 bedroom and a new full bath w/ radiant heat on the LL. The main level has a large LR, DR, and eat in kitchen.The LL also offers the Family room, a 2nd room that is now an office or could be another bedroom, and the laundry / mudroom. Much of the LL space was the house garage that turned into more living space. The Large covered deck on the back needs replaced and there is a walk out patio underneath, accessed from the LL FR. In 2021 the Owners had a 50' x 40', 2 story garage/facility built, where the family prepares for their catering business. It has a foundation and stick built wood construction. 2" x 6" insulated walls. The upstairs interior walls are 6" with soundproofing and solid core doors. The roof has the elephant wrap instead of tar paper. Then on the interior of the roof, there is a 1-1/2" air gap followed by sealed foam board and then insulation over that. That way, if the roof would ever leak, it would hit the foam board and run out the eaves. The air gap also keeps moving air to help insulate and dry things out to avoid any mold. The HVAC is in the attic space that is a conditioned space so no loss of heat or air from the outside. The garage has heat and C/A and storage galore. There is a 2nd kitchen on one side and the parking side includes a climbing wall, basketball hoop, overhead garage door and more. The 2nd level has a separate side entrance and offers a huge open area/room for meetings, offices, 2 additional rooms, full bath, game room and storage room. New flooring, lighting, paint, doors, and the improvements continue! The humongous garage has its own commercial electric service, W/S, HVAC. The Owners have updated the home and garage in many ways/areas and hooked up to the public gas also. So many possibilities that you can use this large garage/ building for business opportunities!

Listing Office

Listing Agent: [Kim Sutter Eckels](#) (3234990) (Lic# RS211332L) (717) 575-8289
Listing Agent Email: kimsuttereckels@gmail.com
Broker of Record: Stephen Brillhart (3234463) [Click for License](#)
Listing Office: [Keller Williams Elite](#) (108029) (Lic# RB068465)
5139 Main St, East Petersburg, PA 17520-1605
Office Phone: (717) 553-2500 Office Fax:(717) 459-7609
Office Email: klrw1040@kw.com

Showing

Appointment Phone: (717) 575-8289
Showing Contact: Agent
Contact Name: Kim Sutter Eckels Showing Provider:
Showing Requirements: 24 Hours Notice Lock Box Type: ShowingTime
Showing Method: In-Person Only See Remarks
Directions: Rt 462 in Hellam, L on Campbell Rd., Property on L

Listing Details

Original Price: \$749,999 DOM / CDOM: 105 / 105
Listing Agrmnt Type: Exclusive Right Original MLS Name: BRIGHT
Prospects Excluded: No Expiration Date: 07/31/25
Listing Service Type: Full Service Documents Available: Seller's Property Disclosure, Lead
Dual Agency: Yes Paint Disclosure
Sale Type: Standard Seller Concessions:
Listing Term Begins: 02/08/2025
Listing Entry Date: 03/04/2025
Possession: Settlement
Acceptable Financing: Cash, Conventional, FHA
Disclosures: Lead Based Paint - State, Prop Disclosure

