

For Sale

# Retail Property

\$225,000



## 214 3rd Street

New Cumberland, Pennsylvania 17070

### Property Highlights

- 2,540 +/- SF retail building for sale
- Located in the heart of Downtown New Cumberland
- Building could be divided to allow for multiple tenants
- Features 4 attached garages and a private courtyard
- Commercial Zoning allows for many business opportunities

### Property Description

2,540 +/- SF building with 4 attached garages and a private courtyard in the heart of Downtown New Cumberland. Property has received numerous updates over the years. With revitalization of the town underway, this property is suitable for an owner/user or investor. Potential uses include: retail, café/restaurant, salon/spa, office, gym and much more. Building has the potential to be divided into 2 separate spaces.

### OFFERING SUMMARY

<b>Sale Price</b>	\$225,000
<b>Lot Size</b>	0.11 Acres
<b>Building Size</b>	2,540 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	7,875	\$59,647
<b>3 Miles</b>	69,400	\$51,968
<b>5 Miles</b>	164,417	\$56,072

For more information

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB02432DA

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# Property Details

ADDRESS:	214 3rd Street New Cumberland, PA 17070
COUNTY:	Cumberland
MUNICIPALITY:	New Cumberland Borough
TAX PARCEL #:	25-25-0006-290
PARCEL SIZE:	0.11 Acres
ZONING:	C1 Commercial
PARKING:	Street parking
TOTAL BUILDING SF:	2,540 SF
AVAILABLE SF:	2,540 SF
YEAR BUILT:	1920
YEAR LAST RENOVATED:	2000
CLASS:	B

NUMBER OF FLOORS:	1
ROOF:	Shingles
FLOOR TYPE:	Carpet
UTILITIES:	Water: Public Sewer: Public Gas: Natural Electric: Heating & cooling
RESTROOMS:	1
HVAC:	Central A/C, gas heat
TAXES:	\$2,345
SALE PRICE:	\$225,000



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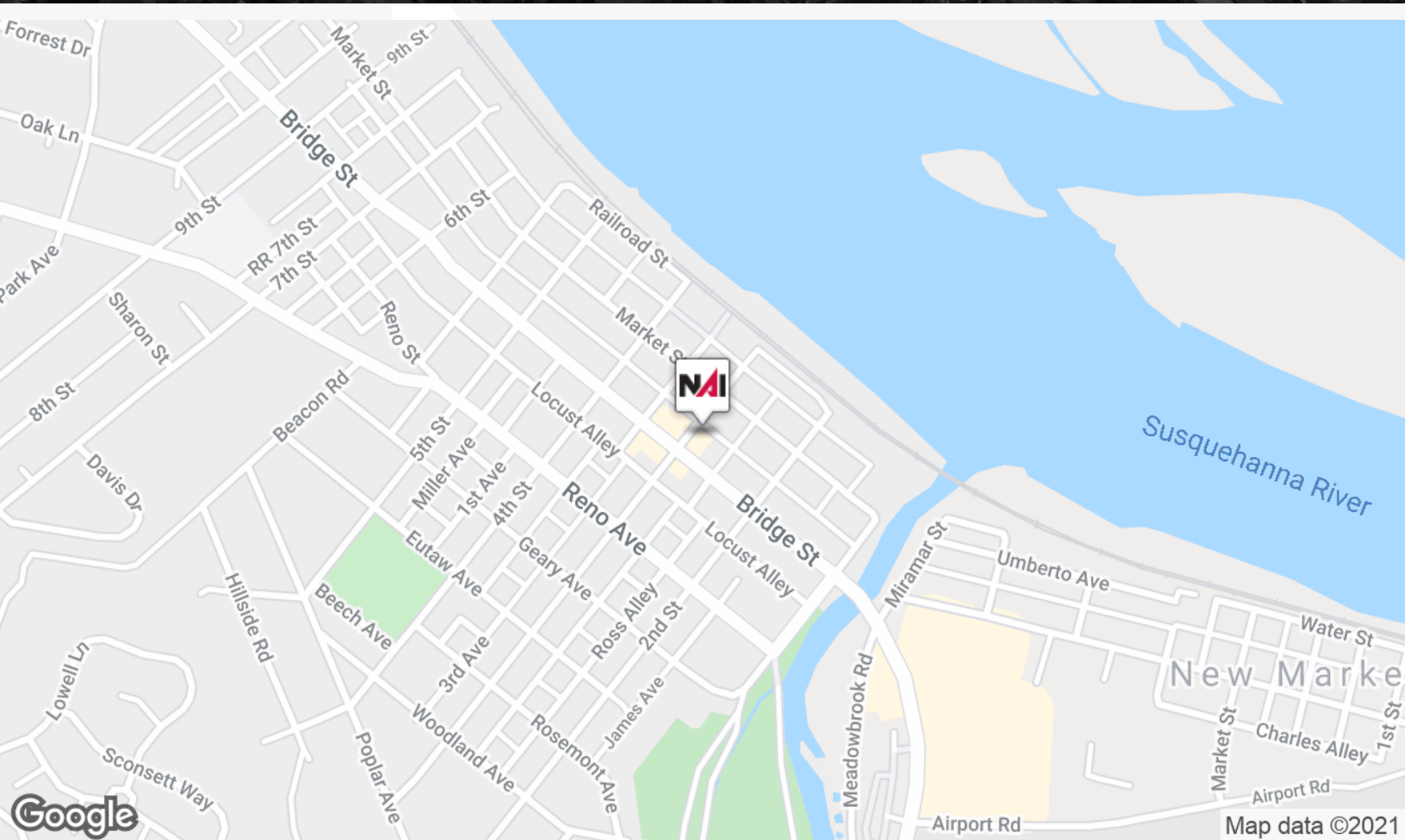
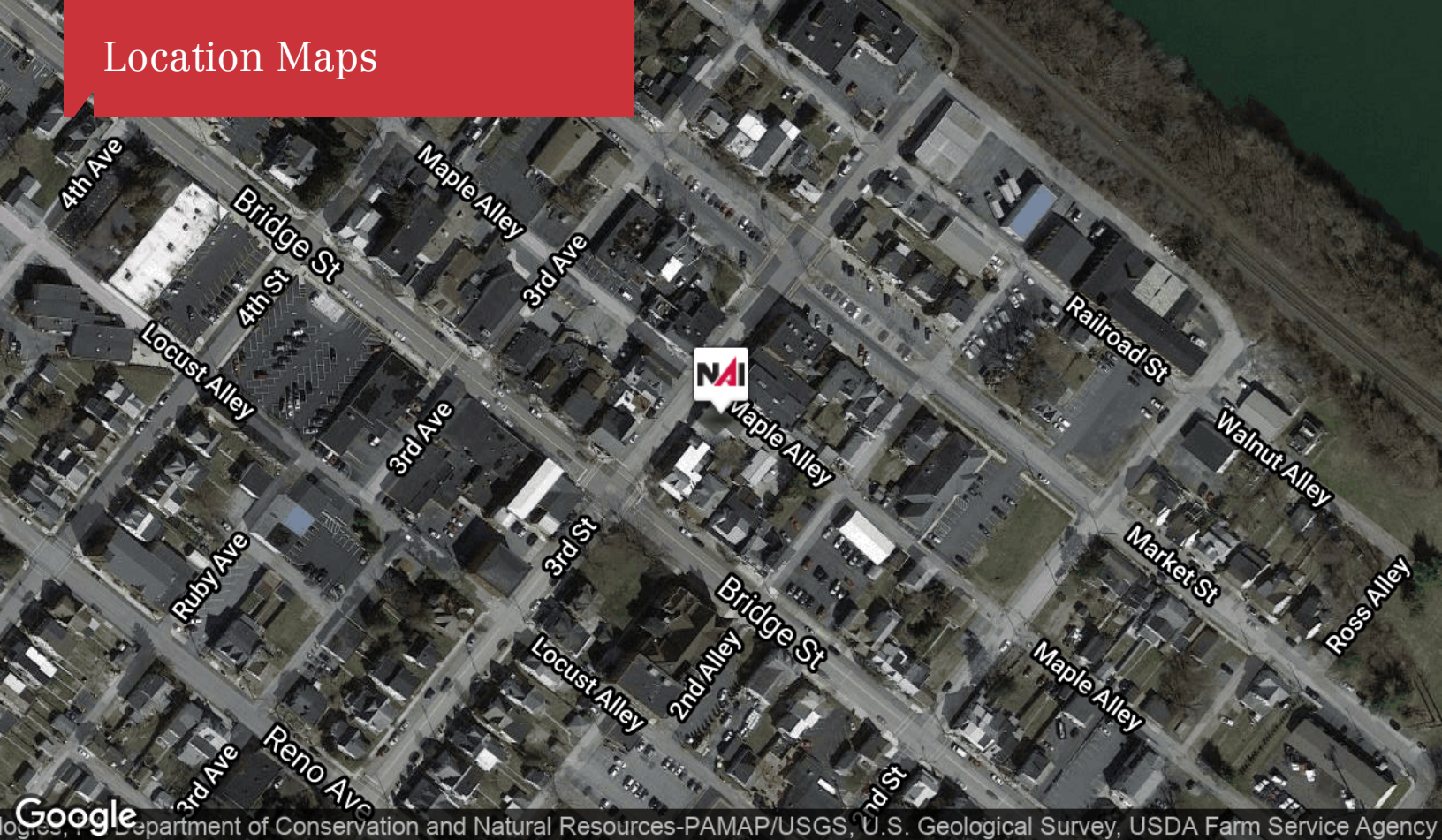
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# Additional Photos



# Location Maps

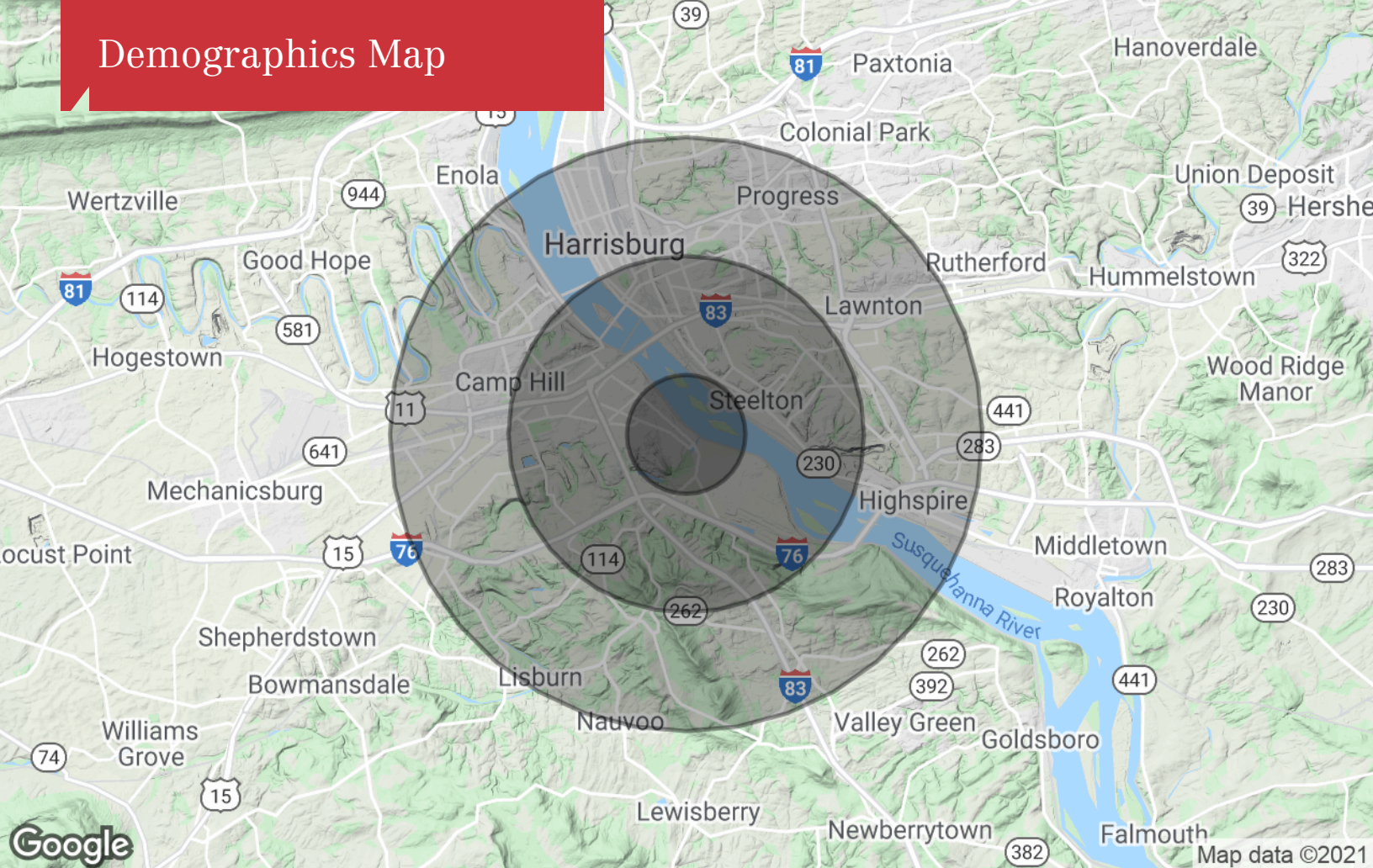


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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,875	69,400	164,417
MEDIAN AGE	38.9	35.7	37.5
MEDIAN AGE (MALE)	38.4	33.4	35.3
MEDIAN AGE (FEMALE)	38.6	37.3	38.4

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,417	28,730	67,945
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$59,647	\$51,968	\$56,072
AVERAGE HOUSE VALUE	\$178,091	\$146,836	\$155,982

\* Demographic data derived from 2010 US Census



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