



905 E. Chocolate Avenue Hershey, PA 17033 Dauphin County, Derry Township

This 15 unit Travel Inn is ideally located off E. Chocolate Ave - moments from the Hershey attractions. This facility is made up of (2) buildings consisting of 10 exterior guest rooms, 5 apartments and a spacious on-site manager's suite with three bedrooms, living area and kitchen. There is excellent roadside visibility. The Hershey Travel Inn has been renovated over the years and also has solid revenue history for many years. Here is the breakdown of total square feet: 3,084± SF (hotel) 1,392± SF (front house) 960± SF (rear house)

Square Feet Available	5,436 SF
Lot Size	0.320 AC
Date Available	Immediately
Price	\$699,000

Zoning

Palmdale Mixed Use which permits: business and professional offices, financial institutions, healthcare practitioners offices, personal services establishments, retail, group child care facilities, place of worship and much more.

Building Information

SF Available	5,436
Additional information	15 units total: <ul style="list-style-type: none">• 10 guest rooms (2 with a single queen, 2 with a single king and 6 with two queens)• 5 apartment units with kitchens• Manager suite (3 bedrooms)
	Rear house has a long-term first floor tenant (\$950/month gross).
Total SF in Building	5,436
Construction	Stick-built with vinyl siding
Year Constructed	1950
Elevator	None
Number of Floors	One at the hotel; two at the houses
Sprinklers	None
HVAC	Gas baseboard hot water heat; central A/C
Ceiling Type	Varies throughout the buildings: plaster, painted drywall and tile
Ceiling Height	7'+
Floor Type	Varies throughout the buildings: carpet and tile
Business ID Sign	Yes; along E. Chocolate Ave
Basement	Yes; part of manager's suite and partially under the hotel
Restroom	At minimum one per unit
Electrical Capacity	Five boxes total
Roof	Shingle
Walls	Varies throughout the buildings: plaster and painted drywall
Lighting	Fluorescent and decorative

Demographics

Radii	Population	Households	Household Income
1	2,567	896	\$84,698
3	31,014	12,519	\$85,306
5	56,453	22,610	\$94,459
Traffic Count:		TBD	

Land Information

Acres	0.320 AC
Land SF	13,939
Fencing	None
Frontage	80' along E. Chocolate Ave
Parking	13+ lined spaces

Topography	Generally level
Tax Parcel Number	24-027-013 and 24-027-014

Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

For Sale	Yes
For Lease	No
Price	\$699,000
Real Estate Tax	Approximately \$8,500 (2019)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	See listing agent for historical expenses
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately











Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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