



25 & 33 Carlisle Street Hanover, PA 17331 York County, Hanover Borough

Stunning landmark in the Borough of Hanover available for sale. This former bank building was beautifully constructed with great attention to detail and has been well maintained throughout its years. The adjacent (and connecting) office building is also included in the sale.

| | |
|-----------------------|-------------|
| Square Feet Available | 30,112 SF |
| Lot Size | 1.040 AC |
| Date Available | Immediately |
| Price | \$1,500,000 |

Zoning

General Business (BG) which permits commercial recreation uses, medical and dental clinics and laboratories, stores for the retailing of food, drugs, confectionery, hardware, bakery products, clothing, household appliances, flowers, or house plants, personal service shops, including barbers, beauty parlors, tailors, shoe repair and dry cleaning, banks, business and professional offices, restaurants, tea rooms, cafes, and other places serving food or beverages and more.

Building Information

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|------------------------|---|
| SF Available | 30,112 |
| Additional information | 25 Carlisle Street (branch): 7,382+/- SF 33 Carlisle Street (office): 15,348+/- SF |
| Total SF in Building | 7,382 |
| Construction | Masonry |
| Year Constructed | 1904 |
| Elevator | None |
| Number of Floors | Two (both buildings) |
| Sprinklers | None |
| HVAC | Gas forced hot air (heat) in both buildings. Branch has electric central a/c. Office has some thru-the-wall heat and a/c units. |
| Ceiling Type | Branch: painted drywall; Office: 2x4 tiles |
| Ceiling Height | 8' - 40' (in the two-story lobby area) |
| Floor Type | Branch: carpet and tile Office: wood and carpet |
| Business ID Sign | Branch: pole signage Office: none |
| Basement | Branch: yes; Office: yes - partial |
| Restroom | Branch: second floor; Office: two on each floor (first floor restrooms are handicap accessible) |
| Electrical Capacity | 400 Amp; 3-phase |
| Roof | Branch: rubber (installed around 1998+/-) Office: asphalt shingle & rubber |
| Walls | Branch: painted drywall, marble and stone Office: painted drywall and plaster |
| Lighting | Varies throughout both buildings: decorative, can, recessed, etc. |

Demographics

| Radii | Population | Households | Household Income |
|----------------|------------|------------|------------------|
| 1 | 16,900 | 7,221 | \$61,992 |
| 3 | 43,725 | 17,993 | \$71,822 |
| 5 | 58,442 | 23,539 | \$76,369 |
| Traffic Count: | | 13,328 | |

Land Information

| | |
|----------|---------------------------------|
| Acres | 1.040 AC |
| Land SF | 45,302 |
| Fencing | None |
| Frontage | Over 175' along Carlisle Street |

| | |
|-------------------|---|
| Parking | Approximately 60+/- on-site parking spaces Parking is metered through a License Agreement with the Borough (through 12/20 and is not being renewed). |
| Topography | Level |
| Historic District | Yes Properties are located in the Hanover Historic District |
| Tax Parcel Number | 67-000-18-0241, -0242, -0243 and -0244 Total acreage includes four (4) parcels total |

Utilities

| | |
|-------|--------|
| Water | Public |
| Sewer | Public |
| Gas | Yes |

Sales Information

| | |
|------------------------|--|
| For Sale | Yes |
| For Lease | No |
| Price | \$1,500,000 |
| Price Notes | A sale to other financial institutions may include a purchaser's premium of at least 20%. Branch: most furniture and fixtures will stay on the premises including the night deposit box and the under desk teller equipment |
| Real Estate Tax | Approximately \$38,765 annually (2019) |
| Transfer Tax | Two percent (2%) to be paid by Buyer |
| Expenses | Some historical expenses are one file |
| Insurance | Per Buyer's carrier |
| Financing | Cash or conventional |
| Date Available | Immediately |
| Additional Information | Deed restriction(s) may be applied at Seller's discretion for certain users. |



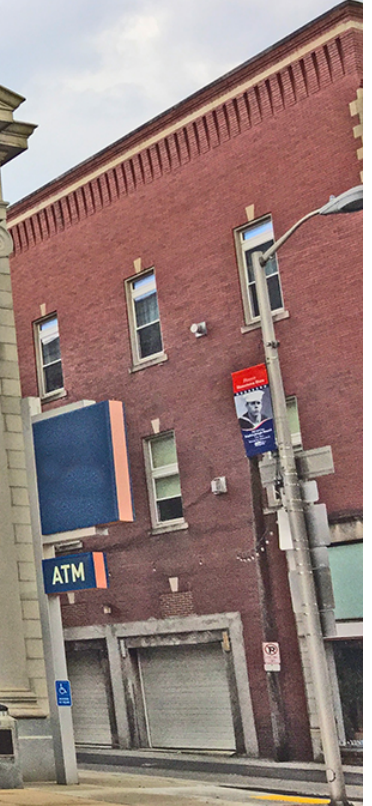




HANOVER SAVING FUND SOCIETY

ESTABLISHED 1885
ERECTED 1906

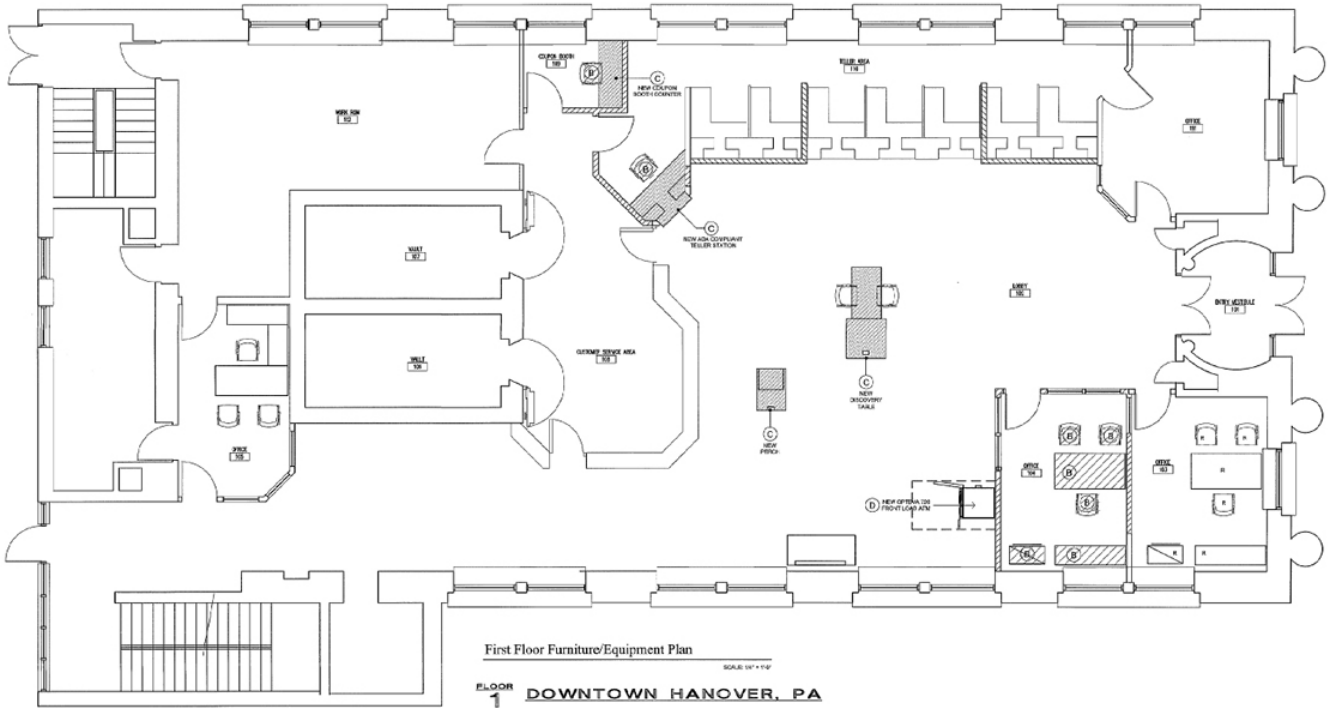
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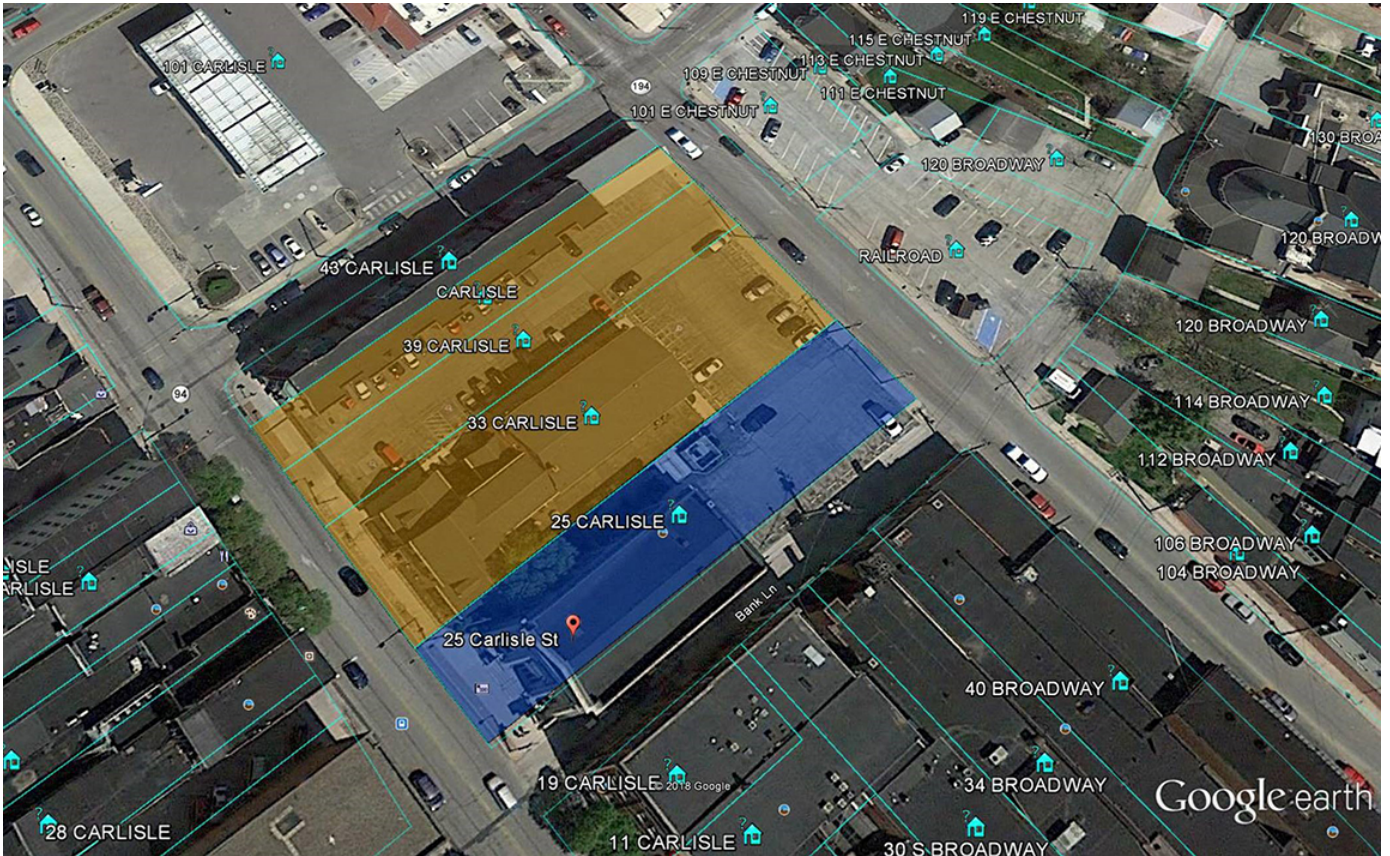












Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | PA Licence #RB024320A