

For Sale

# Mixed Use Property

\$1,195,000



## 301-311 Bridge Street & 217 3rd Street

301-311 Bridge Street  
New Cumberland, Pennsylvania 17070

### Property Highlights

- Investment opportunity in the heart of downtown New Cumberland
- The 6,700 +/- SF available space was previously occupied by a town-favorite restaurant for 40 years and still has the original bar
- There is a huge opportunity for another restaurant to fill the void and continue the momentum of economic growth in New Cumberland
- Join a fast-growing distillery and micro brew-pub coming soon to the block
- After receiving roughly \$1.6 million for revitalization of the West Shore Theatre, New Cumberland will become a destination when the renovations are complete in late 2021
- Ideal for an owner-occupant to take advantage of the rental income
- Seven apartments (fully-leased), six commercial retail/office units

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,195,000
<b>Lot Size</b>	0.44 Acres
<b>Total Building Size</b>	19,240 SF
<b>Seven Apartments</b>	6,550 SF
<b>Main &amp; Lower Level</b>	12,690 SF

For more information

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## Central PA Retail Sale

RS20002

301-311 Bridge Street, New Cumberland, PA 17070  
217 3rd Street

Cumberland County

Investment opportunity in the heart of downtown New Cumberland consisting of six commercial retail/office units and seven apartments. With the recent growth of Cumberland County, and revitalization of neighboring properties underway in New Cumberland, this property has great potential and is just awaiting an anchor tenant to complete the block. Ideal for an owner-occupant to take advantage of the rental income while building out the vacant space for personal business.



## Availability Information

Sq Ft Available	19,240 SF
Min Contiguous SF	19,240 SF
Max Contiguous SF	19,240 SF
Availability	Immediately
Space Available	Retail and apartments on three parcels
Rooms & Sizes	First floor and lower level - 12,690 SF Seven apartments on second and third floors - 6,550 SF: Four - one bedroom/one bath Two - two bedroom/one bath One - three bedroom/one bath
Additional Info	See attached plans

## Building Information

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Total Bldg Sq Ft	19,240 SF
Renovation Year	2019
Construction	Wood frame
Year Constructed	1920
Basement	Yes
Restrooms	One in each unit 309 and 311 also share a men's and women's bathroom
Ceiling Height	Varies by unit
Sprinklers	Yes; wet through entire building
HVAC	Gas and electric
Roof	Partially replaced
Ceiling Type	Varies by unit
Walls	Varies by unit
Floor Type	Wood
Lighting	LED and fluorescent
Business ID Sign	Yes; on building and windows
Additional Info	Renovations started in 2019 Six apartments have been renovated

## Land Information

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Tax Parcel #	25-24-0813-108A, 109, and 110
Acres	0.440 AC
Acres (notes)	Three parcels
Sq. Ft.	19,166.4 SF
Frontage	150' on Bridge Street
Dimensions	See attached tax map
Parking	On-site and street

## Utilities & Zoning Information

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Water	Public
Sewer	Public
Gas	Available
Zoning	C-1 DOWNTOWN COMMERCIAL DISTRICT; PERMITS RETAIL, RESTAURANT, TAVERN, PERSONAL SERVICES, ETC.

## Retail Information

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Demographics				
Radius	Population	Households	Household Income	
1	7,133	3,385	\$79,249	
3	71,272	29,117	\$66,994	
5	164,747	69,038	\$73,368	
Traffic Count	Average Daily Traffic on Bridge Street - 12,536 (both directions)			

## Sales Information

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Price	\$1,195,000
Real Estate Tax	\$18,675.43
Transfer Tax	Divided equally between buyer and seller
Insurance	\$8,023.00
Financing	Conventional or cash
Additional Info	The Broker/Agent(s) providing this data believes it to be correct, but advises interested parties to confirm any item before relying on it in a purchase decision.

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# Additional Photos



301-303 Bridge Street



301 Bridge Street (side) and 217 3rd Street



305-307 Bridge Street



309-311 Bridge Street



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# Apartment Photos



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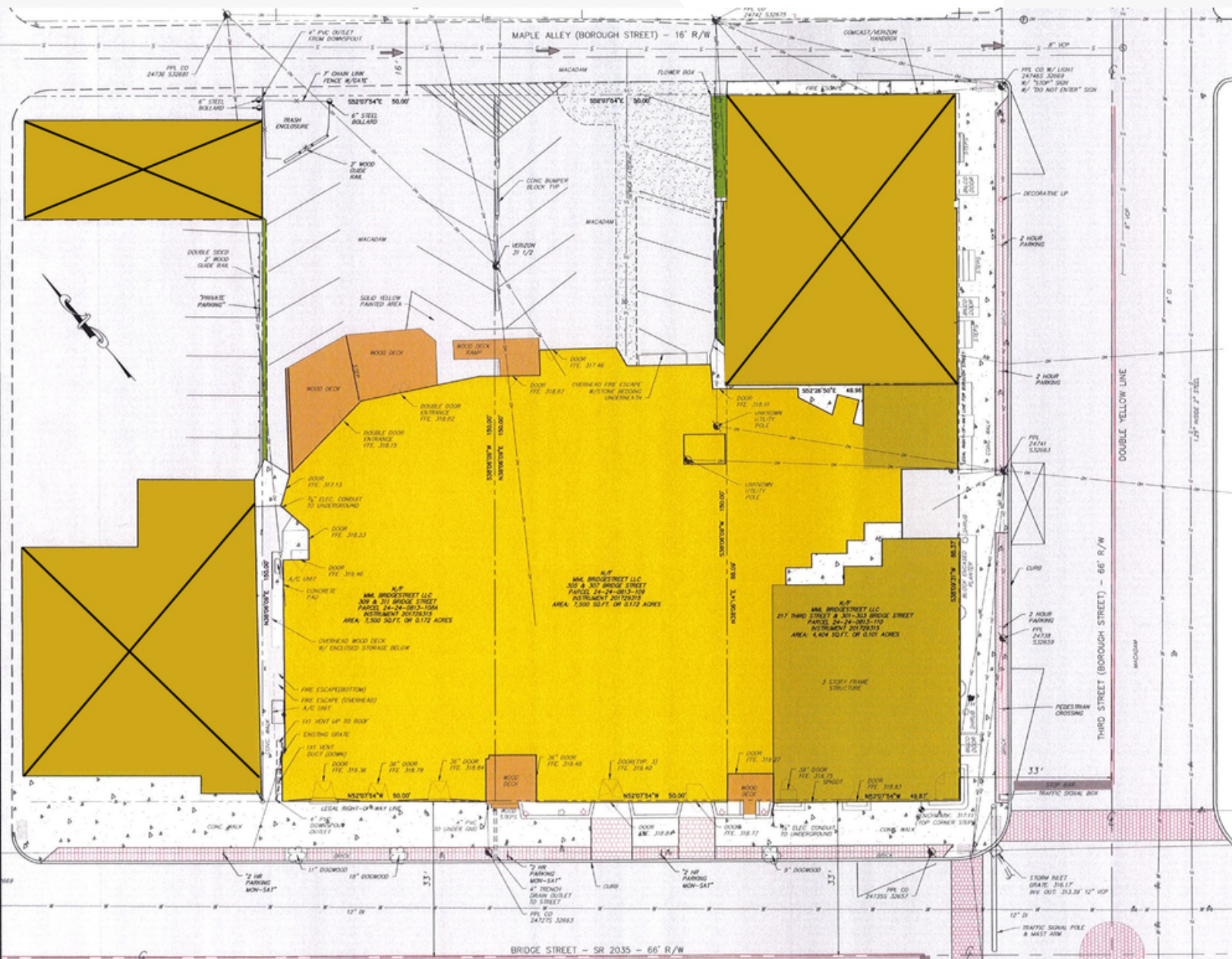
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# Site Plan



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# Main Level Floor Plan

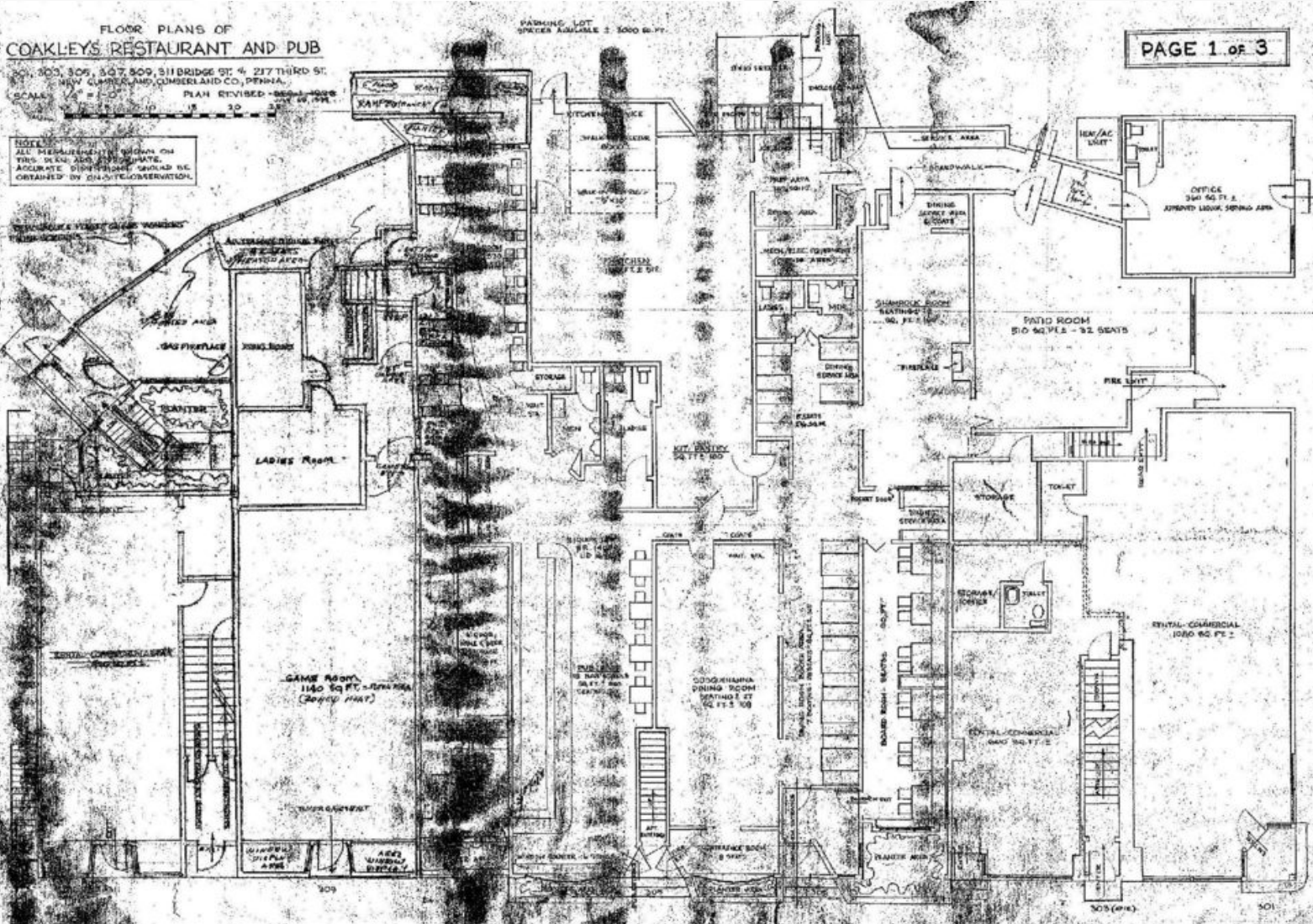
## FLOOR PLANS OF COAKLEYS RESTAURANT AND PUB

301, 303, 305, 307, 309, 311 BRIDGE ST. & 217 THIRD ST.  
NEW GUMBERLAND, GUMBERLAND CO, PENNA.

SCALE: 1/8" = 1'-0"  
PLAN REVISED - 08/01/2008  
DATE: 08/01/2008

NOTES:  
ALL MEASUREMENTS SHOWN ON THIS DRAWING SHOULD BE OBTAINED BY ON-SITE CONSTRUCTION.

PAGE 1 OF 3



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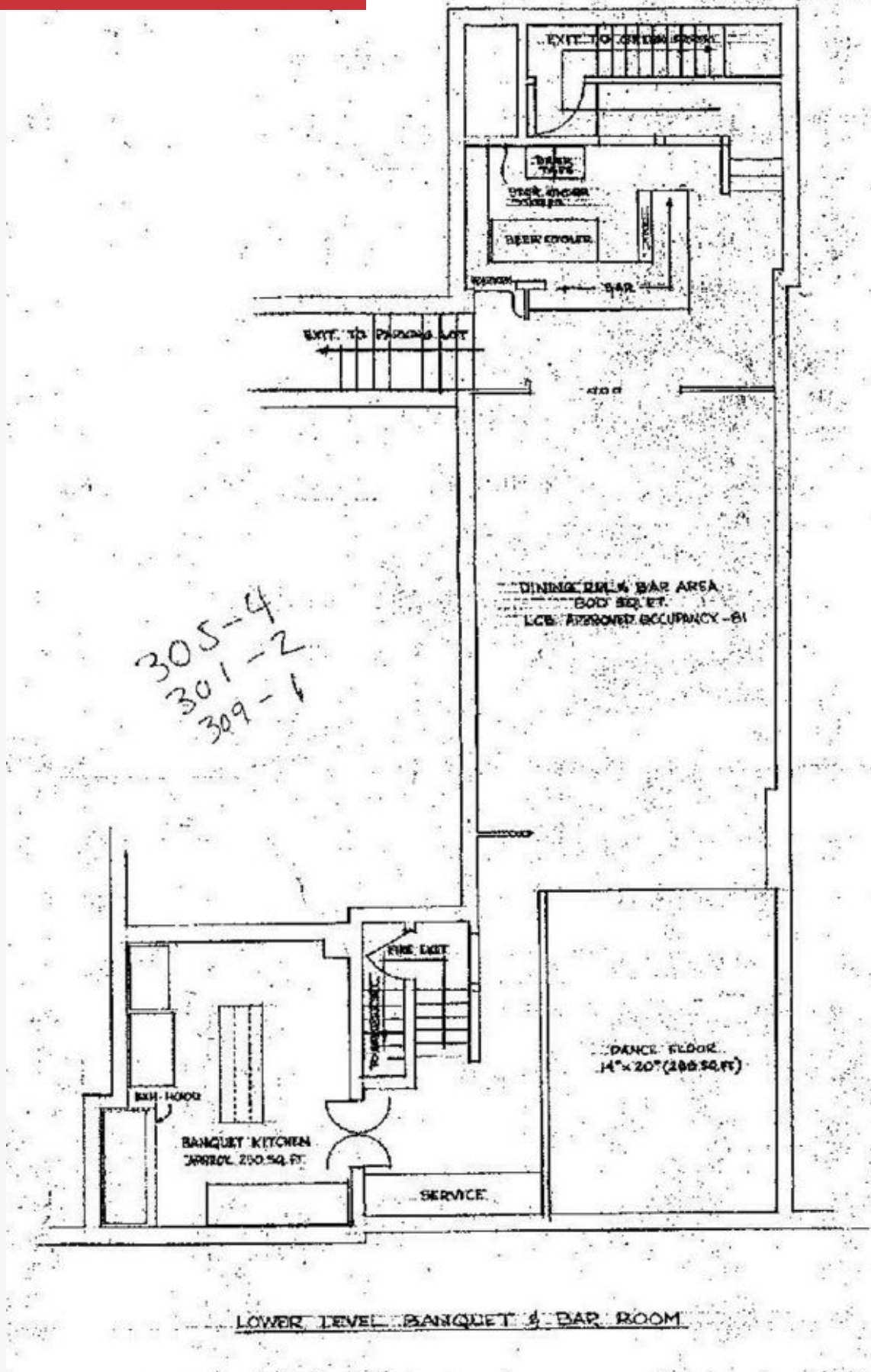
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# Lower Level Floor Plan



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# Tax Map



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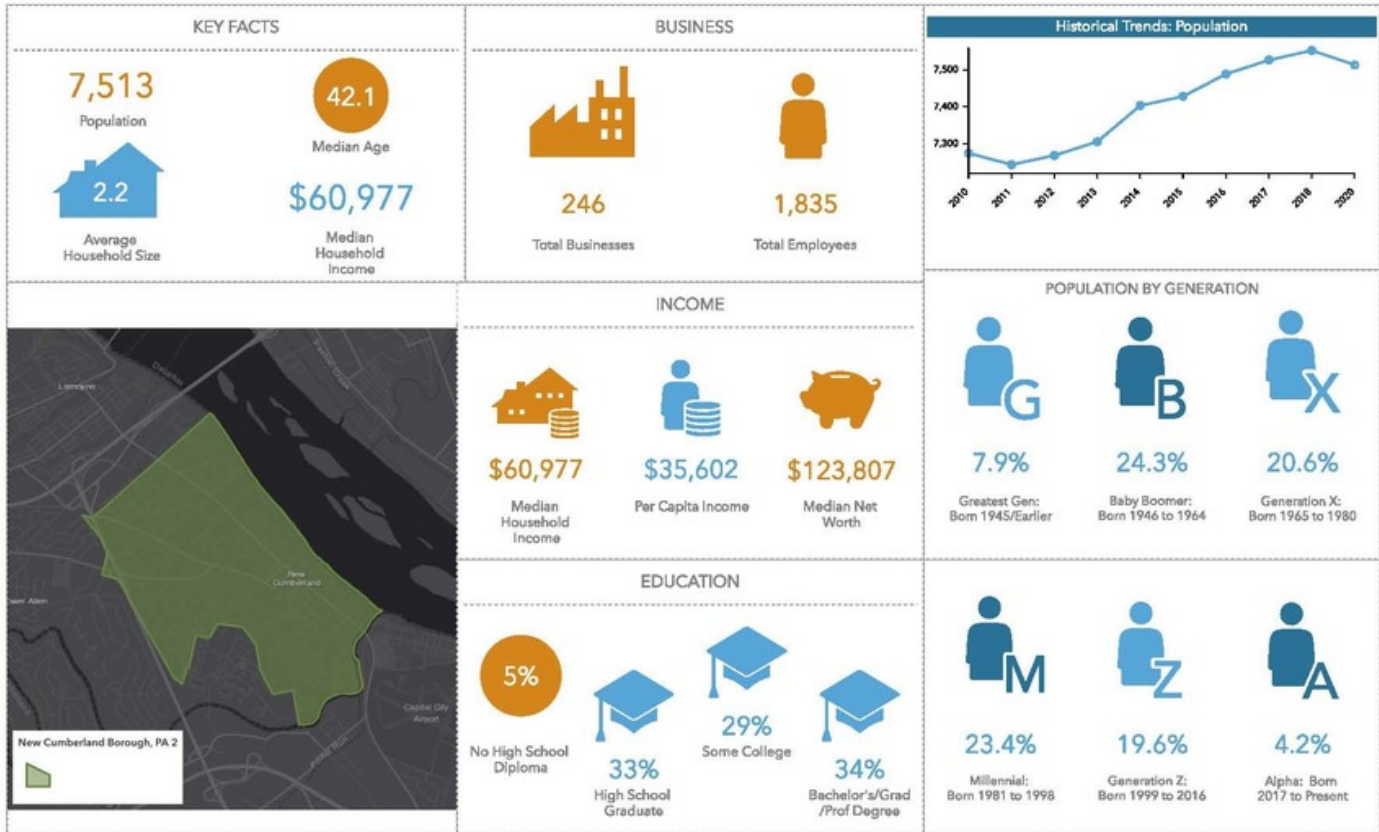
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# New Cumberland Key Facts



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## SPENDING ON EATING OUT



\$314

Breakfast



\$996

Lunch



\$1,571

Dinner

## ANNUAL SPENDING PER HOUSEHOLD



\$3,151

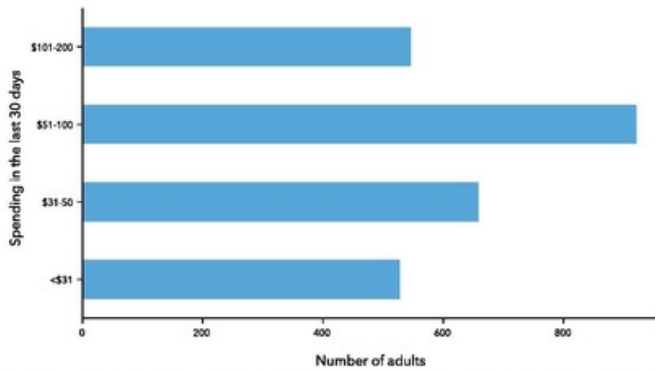
Meals at Restaurants



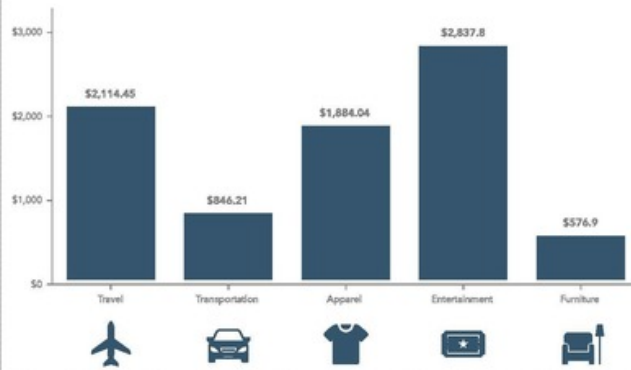
\$504

Food & Drink on Trips

## FAMILY RESTAURANT MARKET POTENTIAL



## KEY SPENDING FACTS



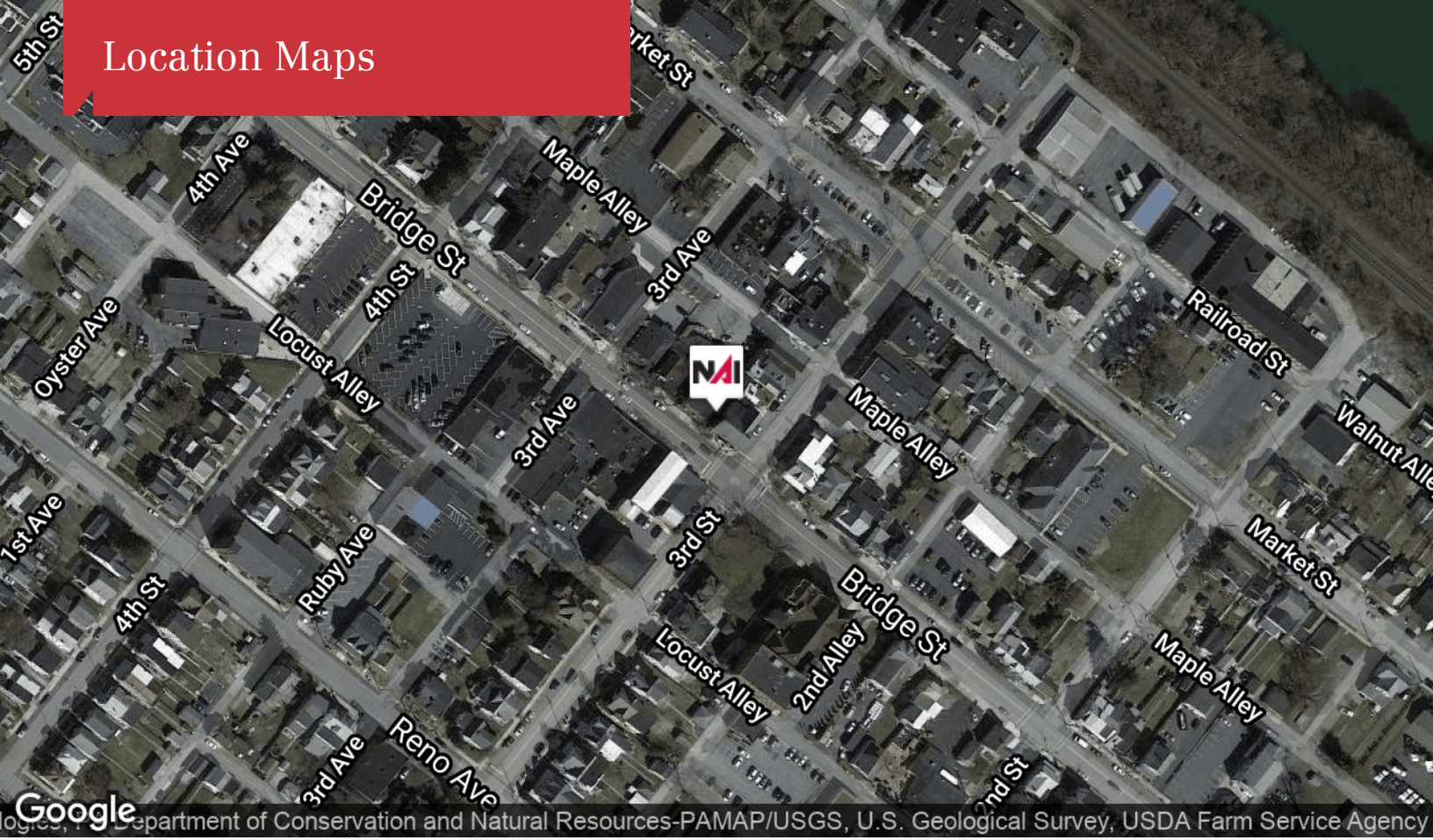
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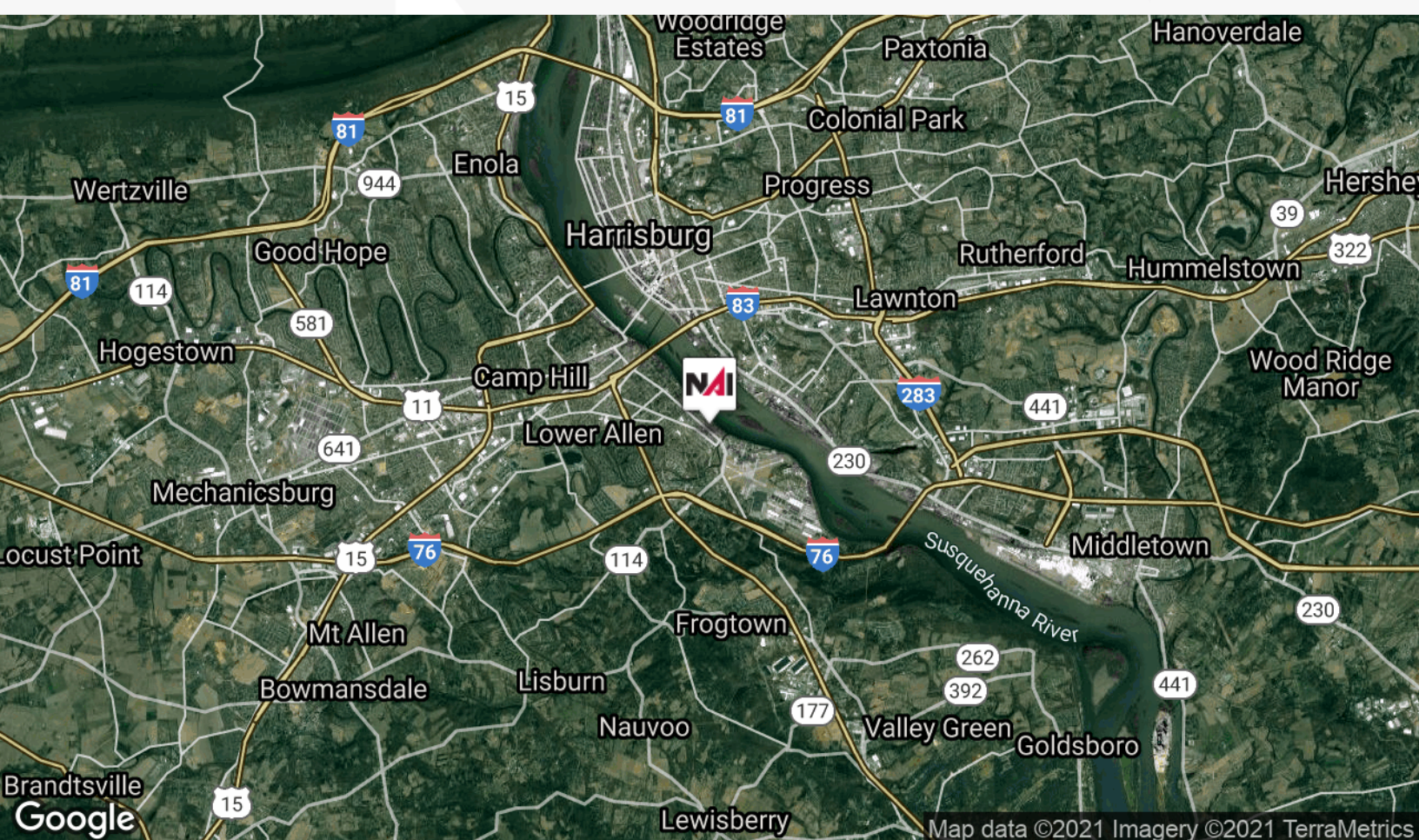
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# Location Maps



Google, Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Google, Map data ©2021 Imagery ©2021 TerraMetrics



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