



95 Front Street

95 Front Street, New Cumberland, Pennsylvania 17070

Property Features

- Corner lot exposure
- Excellent visibility
- Former Cumberland County bar and restaurant
- Located on high traffic corridor



For more information:

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For Sale

Retail



Property Summary

Sale Price:	\$199,900
Lot Size:	0.28 Acres
Building Size:	2,200 SF
Ceiling Height:	10 ft
Year Built:	1976
Zoning:	Industrial
Traffic Count:	11,423

Property Overview

Former Cumberland County bar and restaurant fully equipped and priced to sell.

Location Overview

Premier corner location on Front and Bridge street. Strategically situated within one block of the Fairview Plaza.

For Sale

Retail

Site Information

PROPERTY ADDRESS:	95 Front Street, New Cumberland, PA 17070
APN:	25-0006-0361-0000000-25
TOWNSHIP:	New Cumberland Borough
ZONING DESCRIPTION:	Industrial
LOT DIMENSIONS:	100' x 120'
NO. PARKING SPACES:	20 surface
EXTERIOR DESCRIPTION:	Business ID Sign: Yes
SITE DESCRIPTION:	Property in flood zone 12,197 SF

Building Information

CONSTRUCTION DESCRIPTION:	Wood and block
ROOF:	Architectural shingle
CEILING:	10'
WALLS:	Drywall
FLOOR COVERINGS:	Tile
LIGHTING:	Fluorescent
RESTROOMS:	2
ELECTRIC:	200 Amps
HVAC:	Oil baseboard hot water heat and central air
UTILITIES DESCRIPTION:	Public - water Public - sewer
GAS/PROPANE:	Public
INTERIOR DESCRIPTION:	Rooms & Sizes: See attached plan *See attached equipment and furniture list

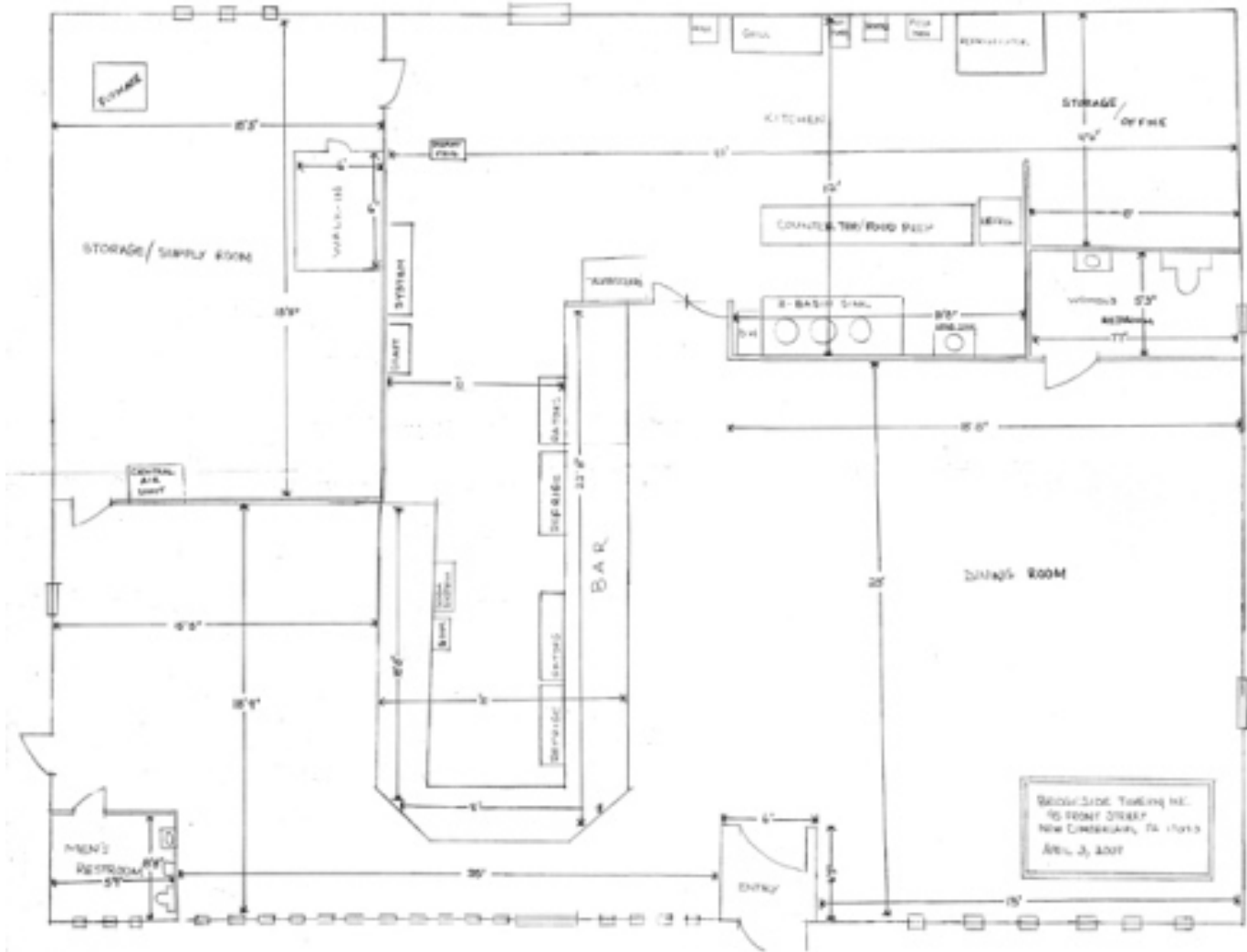
Sale Information:

SALE PRICE:	\$199,900
SALE TERMS:	Approx. 2016 \$1,200.00 per year flood insurance Real Estate Tax Approx.: \$2,998.25 Cash or conventional financing



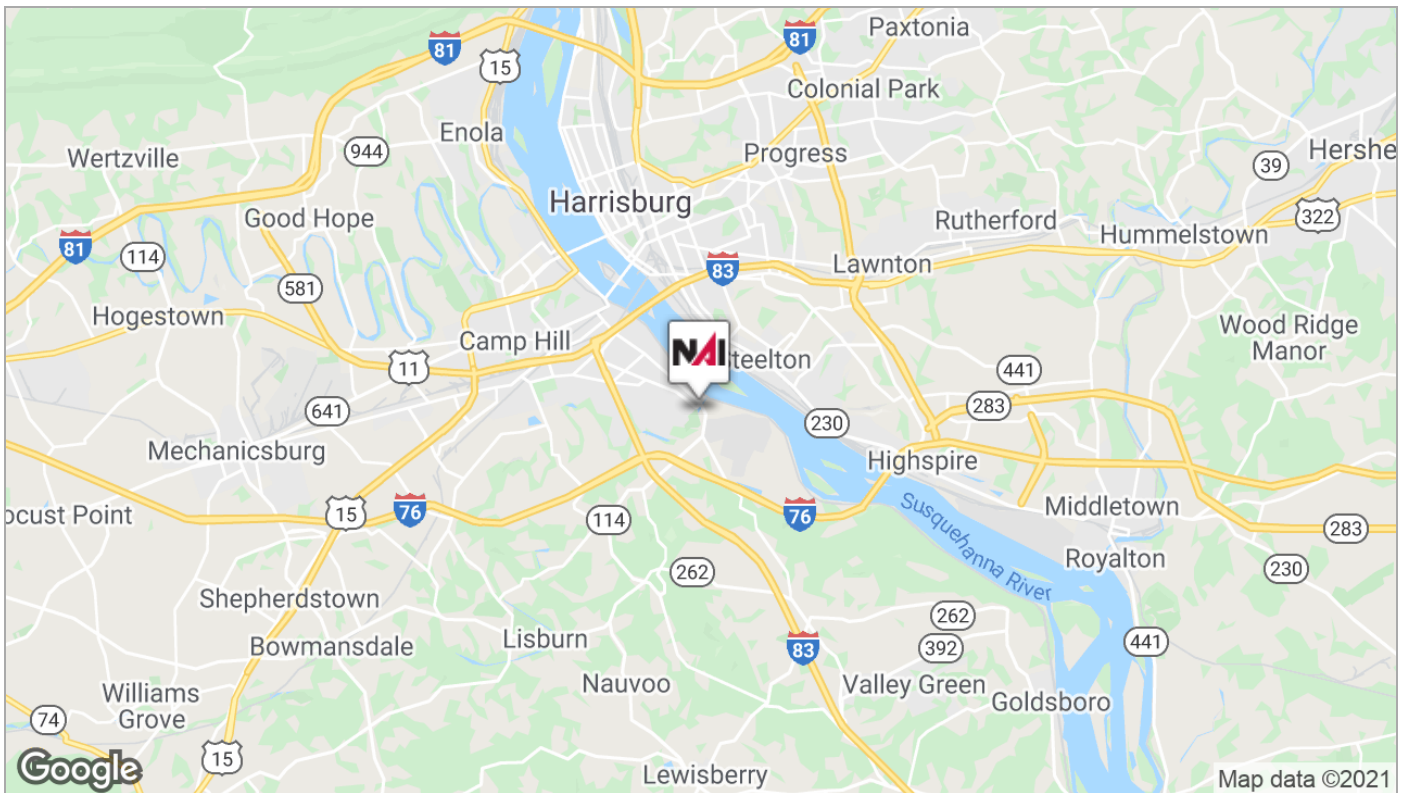
For Sale

Floor Plan



For Sale

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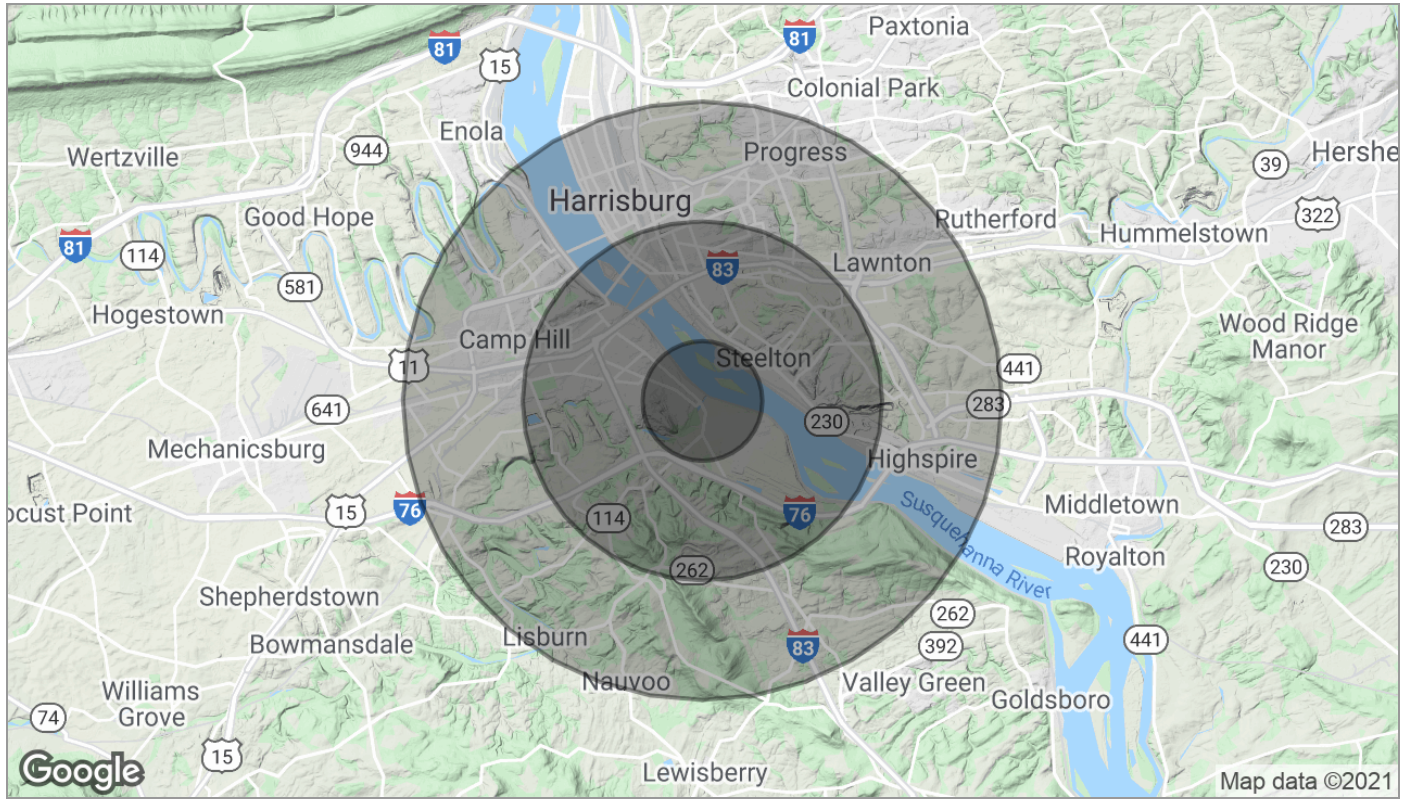
NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | +1 717 761 5070 x154

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PA License #RB024320A

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,606	65,029	160,300
MEDIAN AGE	39.2	36.0	37.4
MEDIAN AGE (MALE)	39.0	33.6	35.2
MEDIAN AGE (FEMALE)	38.8	37.6	38.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,857	26,644	66,070
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$60,029	\$52,593	\$55,802
AVERAGE HOUSE VALUE	\$195,823	\$145,948	\$156,166
Race	1 Mile	3 Miles	5 Miles
% WHITE	86.5%	59.9%	63.2%
% BLACK	8.9%	28.8%	27.9%
% ASIAN	1.5%	2.7%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.7%	3.8%	2.7%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	4.9%	12.8%	9.5%

* Demographic data derived from 2010 US Census