

For Sale

Investment Sale

\$695,000



22 Veterans Way

Ellitsburg, Pennsylvania 17024

Property Highlights

- Investment sale offering two commercial buildings
- Building 1: Fully-leased USPS Office with approximately five years remaining on existing lease
- Building 2: Former bank branch location with drive-through
- Well-constructed and maintained buildings
- 3.32 acre property across from West Perry School Campus
- Priced to sell

Property Description

Investment Sale includes two well-maintained commercial buildings: 2,892 SF fully-leased United State Post Office and 2,452 SF former bank branch. Property is located at the corner of Route 74 (Veterans Way) and Route 274 (Shermans Valley Road), 17 miles north of Carlisle.

OFFERING SUMMARY

Sale Price	\$695,000
Lot Size	3.32 Acres
Building Size	2,451 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	238	\$62,756
5 Miles	5,467	\$61,126
10 Miles	25,854	\$61,177

For more information

Nik Sgagias

O: 717 761 5070 x154
nsgagias@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com



Information concerning this offering comes 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 License #RB02432DA

Property Details

PROPERTY ADDRESS:	22 Veterans Way Elliottsburg, PA 17024
PROPERTY TYPE:	Investment Sale
APN:	240-111.00-013.000
LOT SIZE:	3.32 Acres
BUILDING SIZE:	2,451 SF
BUILDING CLASS:	B
ZONING:	No zoning
RAIL ACCESS:	N/A
NUMBER OF STORIES:	1
WALLS:	Dry wall
ROOF:	Architectural shingles
HVAC:	Electric heat pump & central air



Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

Information concerning this offering comes 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 License #RB02432DA

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Additional Photos



NAICIR Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Information concerning this offering comes 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 License #RB02432DA

Additional Photos



Bank Floor Plan



Location Maps



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



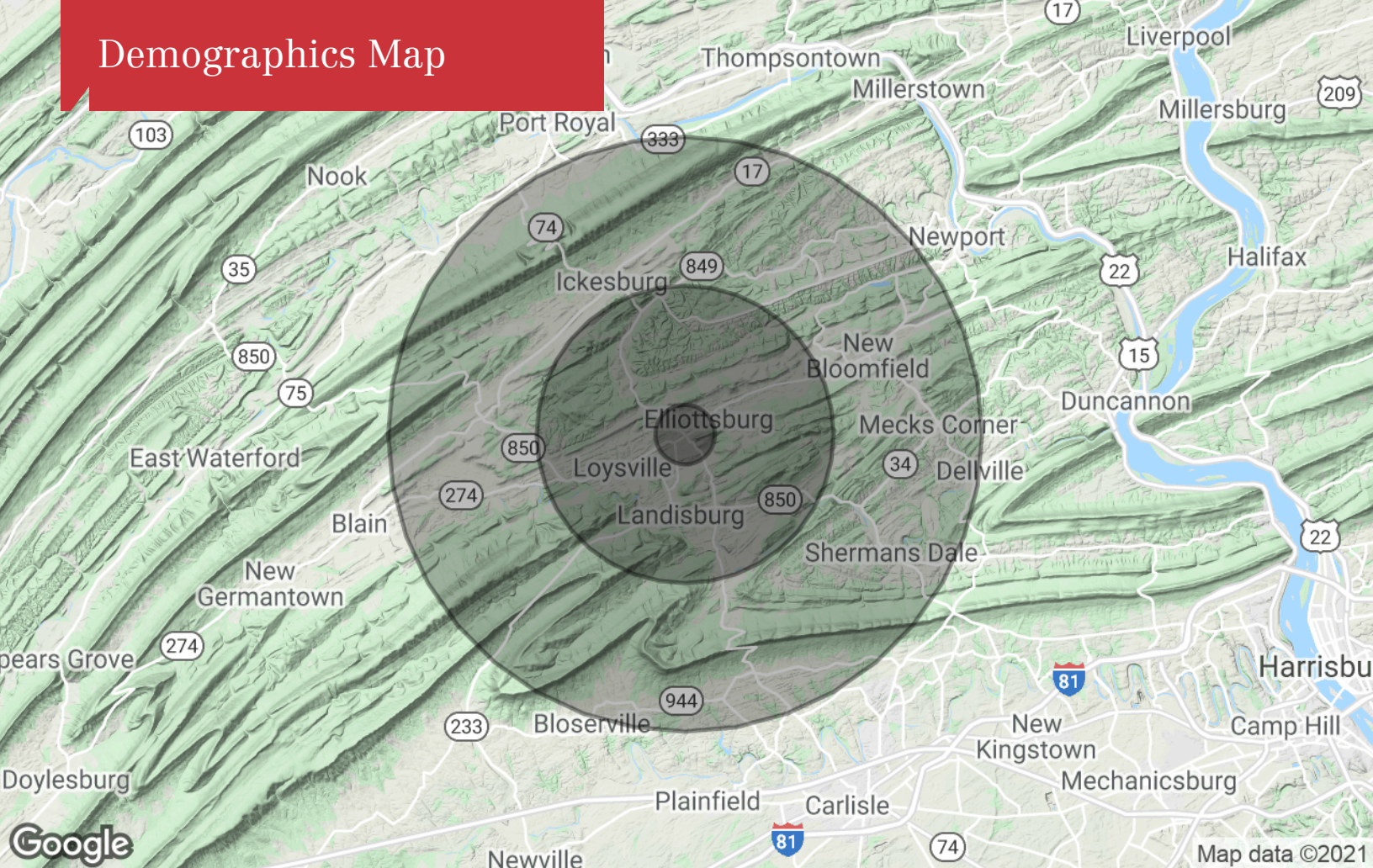
Map data ©2021

NAICIR Nik Sgagias
O: 717.761.5070 x154
nsgagias@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com

Information concerning this offering comes 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 License #RB02432DA

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	238	5,467	25,854
MEDIAN AGE	39.1	38.5	39.0
MEDIAN AGE (MALE)	37.6	36.9	38.1
MEDIAN AGE (FEMALE)	41.1	40.4	40.3

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	84	1,941	9,658
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$62,756	\$61,126	\$61,177
AVERAGE HOUSE VALUE	\$202,689	\$201,385	\$193,604

* Demographic data derived from 2010 US Census



Nik Sgagias
 O: 717.761.5070 x154
 nsgagias@naicir.com

1015 Mumma Road
 Lemoyne, PA 17043
 717 761 5070 tel
naicir.com

Information concerning this offering comes 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 License #RB02432DA