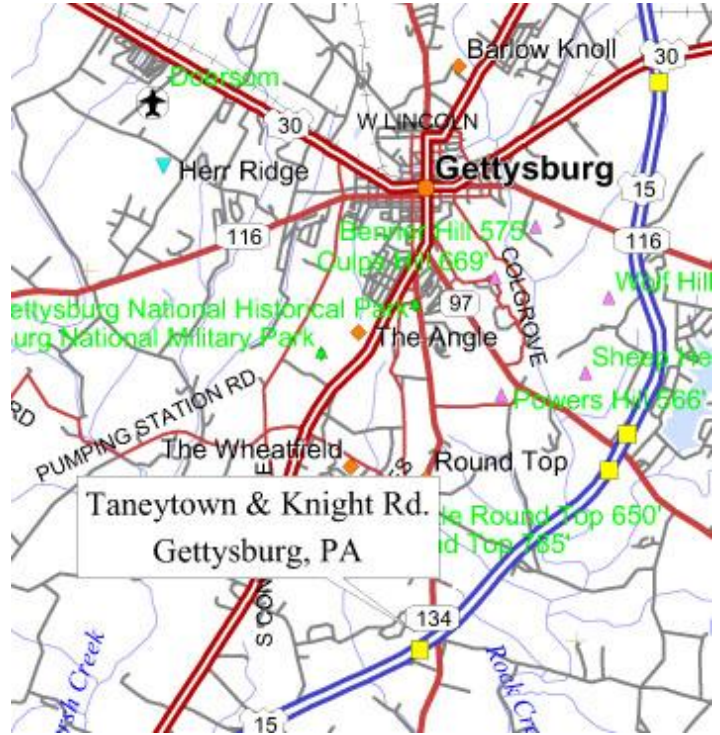


Commercial Land For Sale

Loopnet #: 14628176 File #: TP 1913



Location Description

Address: SWQ Taneytown Road (Rt. 134) & Knight Road
Gettysburg, PA 17325

Cross Street: Route 134

County: Adams

Municipality: Cumberland Twp.

Tax Parcel #:

Directions: South on Route 15 to site at the Northwest corner of the Taneytown Road Exit.

Access: Route 15

Site Description

Lot Size: 11.00 Acre(s)

Perimeter: See Plan

Frontage: Taneytown Road (Rt. 134) & Knight Road

Zoning: VMX

Topography: Flat - Slope

R.E. Taxes: To Be Determined

Traffic Count: 13,000 Per Day - Route 15 and Taneytown Road

Public Transportation: No

Comments

Special Features: This 11 acre site presently has a RV Business (\$2,000/month) and house (\$500/month) generating \$2,500/month. Five acres remain ideal for user. There is no public sewer available, however a capacity of 10,000 gallons/day can be purchased from the adjoining property owner. (Round Top Camp Grounds Treatment Center)

Showing Instructions: See Lister: Tom Posavec, SIOR

Listing Comments: Excellent opportunity for Route 15 visibility.

Sale Information

Price: \$875,000.00

Cap Rate:

Possession: At settlement per existing leases.

Financing: Cash/Conventional

Utility	Provider	Location	Size/Capacity
Electricity:	GPU	At Site	
Gas:	N/A	N/A	
Sewer:	None	N/A	
Water:	Well	Private	At Site
Rail:	N/A	N/A	N/A
Fiber:	N/A	N/A	N/A



20 Erford Road, Lemoyne, PA 17043
P.O.Box 3004, Harrisburg, PA 17105-3004
www.LandmarkCommercialRealty.com
(717) 731-1990 1-800-722-1990

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