PROPERTY OFFERING

440 Walton Avenue Hummelstown PA 17036







• 9,000 ADT Rare to find developmental commercial land

- DEVELOPMENTAL Medical, hotel, retail, restaurants, auto. +/-1.3 acres
- Hershey Area Home to medical center, tourism, arena games and concerts
- POSSIBLE
 Possibly sold separate with seller's approval



7839 Allentown Blvd Harrisburg, PA 17112

For Sale 1,900,000.00 MLS 1000091734

High Profile Land 96,703

Hummelstown

Acreage

2.22

Developmental land Medical, Retail **Year Built** 1960, 1969, 1988

COMMERCIAL

Retail / Invstmnt

Existing Income Rent 7

Rare opportunity to purchase 6 parcels in popular Hummelstown Borough, being sold as one, with road frontage on busy Walton Avenue. Site consists of 2.22 acres with a traffic count of over 9,000 cars daily. Public water and sewer are available with access to 3 roads. Front lot is vacant .45 acres, zoned Commercial General with 178 feet of road frontage on Walton Avenue. Adjoining rear lot is a vacant .85 acre tract zoned R-TF, which allows for some commercial and multi-family uses. (zoning changes could be entertained by Hummelstown Borough)

Parcels could be sold separately with terms to be negotiated by sellers.

Remainder of parcels consist of well kept multi-family units. Building 1 contains 5 units which are compromised of (1) three bedroom unit, (2) two bedroom units, (2) one bedroom units. Building 2 contains (1) two bedroom unit and (1) garage. Building 3 is a single family dwelling w/ 2 bedrooms. Parcels are; 31-031-025,31-031-018,31-031-012,31-031-019,31-031-013,31-031-022.



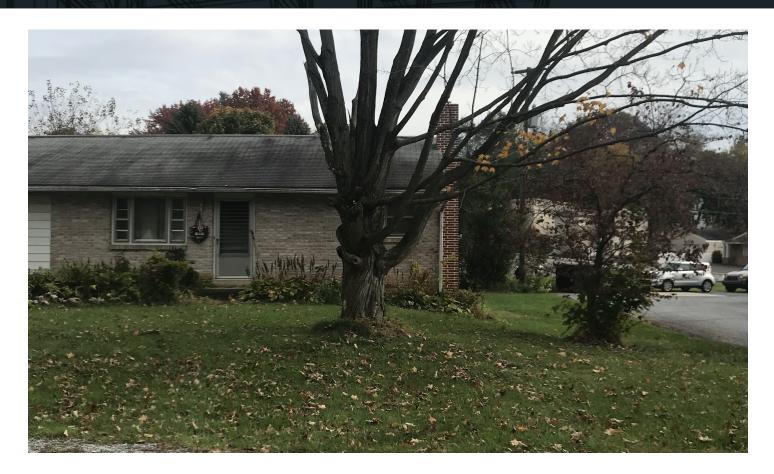
JOHN KALLIMANIS Realtor

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PROPERTY OFFERING 440 Walton Ave



Exellent schools and neighborhood

- •Highly sought after area to live. High demand for rentals due to area and proximity to Hershey Medical Center and all amenities.
- Current rentals gross about \$40,000 per year, but multiple units are owner occupied. Income can be easily increased.
- •Contact agent for further details
- •

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PROPERTY OFFERING



Property Description

This vacant, high traffic commercial parcel is rare to find in this area. Medical, retail, hotel or restaurant uses are possible. Rental properties have excellent rental potential.

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