

PROPERTY OFFERING

440 Walton Avenue Hummelstown PA 17036



For Sale 1,900,000.00	MLS 1000091734	COMMERCIAL Retail / Invstmnt
High Profile Land 96,703	Acreage 2.22	Year Built 1960, 1969, 1988
Hummelstown	Developmental land Medical, Retail	Existing Income Rent 7

- 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

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.



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RE/MAX DELTA GROUP INC.



7839 Allentown Blvd
Harrisburg, PA 17112

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440 Walton Ave



Excellent 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 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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