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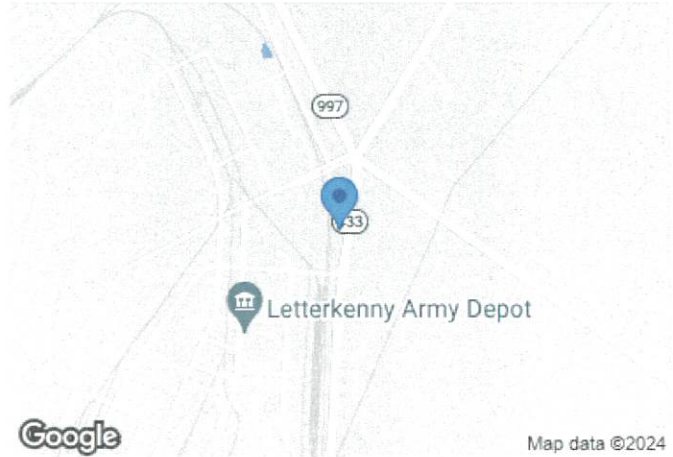
Client Full

5785 Sunset Pike, Chambersburg, PA 17202

Active

Commercial Sale

\$2,950,000



Google

Map data ©2024

MLS #: PAFL2016866
 Tax ID #: 09-0C03S-001A-000000
 Ownership Interest: Fee Simple
 Sub Type: Industrial
 Waterfront: No

Available SqFt: 15,000.00
 Price / Sq Ft: 196.67
 Business Use: Big Box Retail, Cold Storage, Flex, Garden Center, Manufacturing, Storage, Supermarket/Grocery Store, Warehouse
 Year Built: 2008
 Property Condition: Excellent

Location

County: Franklin, PA
 MLS Area: Greene Twp -Franklin County (14509)

School District: [Chambersburg Area](#)
 Election District: 9

Association / Community Info

Property Manager: No
 Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$11,954 / 2022
 County Tax: \$2,275 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Municipal Trash: No
 Refuse Fee:
 Zoning: INDUSTRIAL

Tax Assessed Value: \$78,180 / 2022
 Imprv. Assessed Value: \$66,030
 Land Assessed Value: \$12,150
 Special Assmt:
 Historic: No
 Land Use Code: C1

Commercial Sale Information

Business Type: Big Box Retail, Cold Storage, Flex, Garden Center, Manufacturing, Storage, Supermarket/Grocery Store, Warehouse
 Potential Tenancy: Single
 Building Area Total: 15,000 / Estimated
 Property Use: Owner User

Building Info

Yr Major: 2017
 Reno/Remodel:
 Building Units Total: 1
 Building Total SQFT: 15,000 / Estimated
 Construction Materials: Block, Metal Siding, Steel Siding
 Flooring Type: Concrete, Tile/Brick
 Roof: Metal, Pitched
 Total Loading Docks: 4
 Total Levelers: 4
 Total Drive In Doors: 1

Lot

Lot Acres / SQFT: 4.05a / 176418sf / Assessor
 Lot Features: Level
 Fencing Y/N: No
 Location Type: Industrial Park

Ground Rent

Ground Rent Exists: No
Ground Rent Amount: Annually

Parking

Truck/Trailer Parking Spaces 40
Car Parking Spaces 24
Features: Parking Lot, Lighted Parking, Paved Parking
Total Parking Spaces 64

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Cable TV Available, Electric Available, Multiple Phone Lines, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available; Heat Pump(s); Cooling Fuel: Electric; Electric Service: 3 Phases; Heating: 90% Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Come check out this 15000 SqFt building with 1000 SqFt office space and room for more. Set up as a Refrigeration/Cold Storage warehouse, everything is still here and ready to go. Generac Generator still in-place as well. Situated on just over 4 acres, Minutes from I-81 Corridor. Plenty of parking for Trucks as well as employees. Built in 2008, but totally rehabbed in 2017, thats when the Refigeration system was added.Don't miss this opportunity!!

Directions

Route 11 North of Chambersburg, Towards Green Village, Left on Sunset Pike, Property on the Left. Look for the RE/MAX sign.

Listing Details

Original Price: \$2,950,000
Sale Type: Standard
Listing Term Begins: 11/03/2023
Possession: Settlement
Acceptable Financing: Cash, Conventional
DOM: 113
Listing Terms: All Negotiation Thru Lister
Lease Considered: No

Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).

Buyer Agency Comp: 3% Of Gross
Transaction Broker: 3% Of Gross
Sub Agency Comp: 0% Of Gross
Dual/Var Comm: No

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Property For Sale

5785 Sunset Pike Chambersburg, PA 17202

Built in 2008
15,000 sq. ft. building
1,000 sq. ft. of office space



4.0474 acres total
• 3.32 acres zoned Heavy Industrial
• 0.7274 acres adjoining



Features:

127' x 94' x 18' Crown Tonka Cooler Box installed in 2017

Includes:

- (2) 30HP condensing units
- (4) Evaporators
- (2) Electric roll up doors
- (4) Electric air curtains
- RefriLogic control package
- 275 KW Generac Generator
- 4 Loading docks
- 1 at grade drive-in door