



29 Radam Street Enola, PA 17025 Cumberland County, East Pennsboro Township

Two-story functional warehouse/shop with quick access to Route 15. The property features a well-designed office area, shop/storage area on the lower level with two 8'x9' drive-in doors, large shop area on the first floor with full bathroom. Lot features plenty of on-site parking.

Square Feet Available	5,474 SF
Lot Size	0.450 AC
Date Available	Immediately
Price	\$433,500

Zoning

Commercial General which permits automobile repair garage, automobile service station*, health club, offices, personal services, retail establishment and more.

* indicates that additional regulations found in Article 19 apply.

Building Information

SF Available	5,474
Min Contiguous SF	5,474
Total SF in Building	5,474
Construction	Block
Renovation Year	1996
Elevator	None
Number of Floors	Two (exposed lower level)
Sprinklers	None
HVAC	Electric central A/C and propane heat
Ceiling Type	Varies throughout
Ceiling Height	Office: 7'9", Upper Warehouse: 8', Lower Warehouse: 8'5"
Floor Type	Drywall and block
Electrical Capacity	200 Amp
Roof	Shingle
Walls	Drywall and block
Lighting	Drywall and block

Demographics

Radii	Population	Households	Household Income
1	4,873	2,281	\$62,062
3	42,892	20,198	\$74,752
5	126,199	59,755	\$74,524
Traffic Count:			

Land Information

Acres	0.450 AC
Land SF	19,602
Frontage	120' along Radam Street
Parking	16+/- lines spaces. Potential additional parking in rear of building.
Topography	Gently sloping in towards rear of property
Tax Parcel Number	09-12-2995-094

Industrial Information

Drive-in Doors	Two Sizes: 8x9
Additional Information	The doors are non-motorized.

Utilities

Water	Well
Sewer	Public
Gas	Propane

Sales Information

For Sale	Yes
For Lease	No
Price	\$433,500
Real Estate Tax	Approximately \$5,895 annually (2022)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	Some historical expenses on file
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately



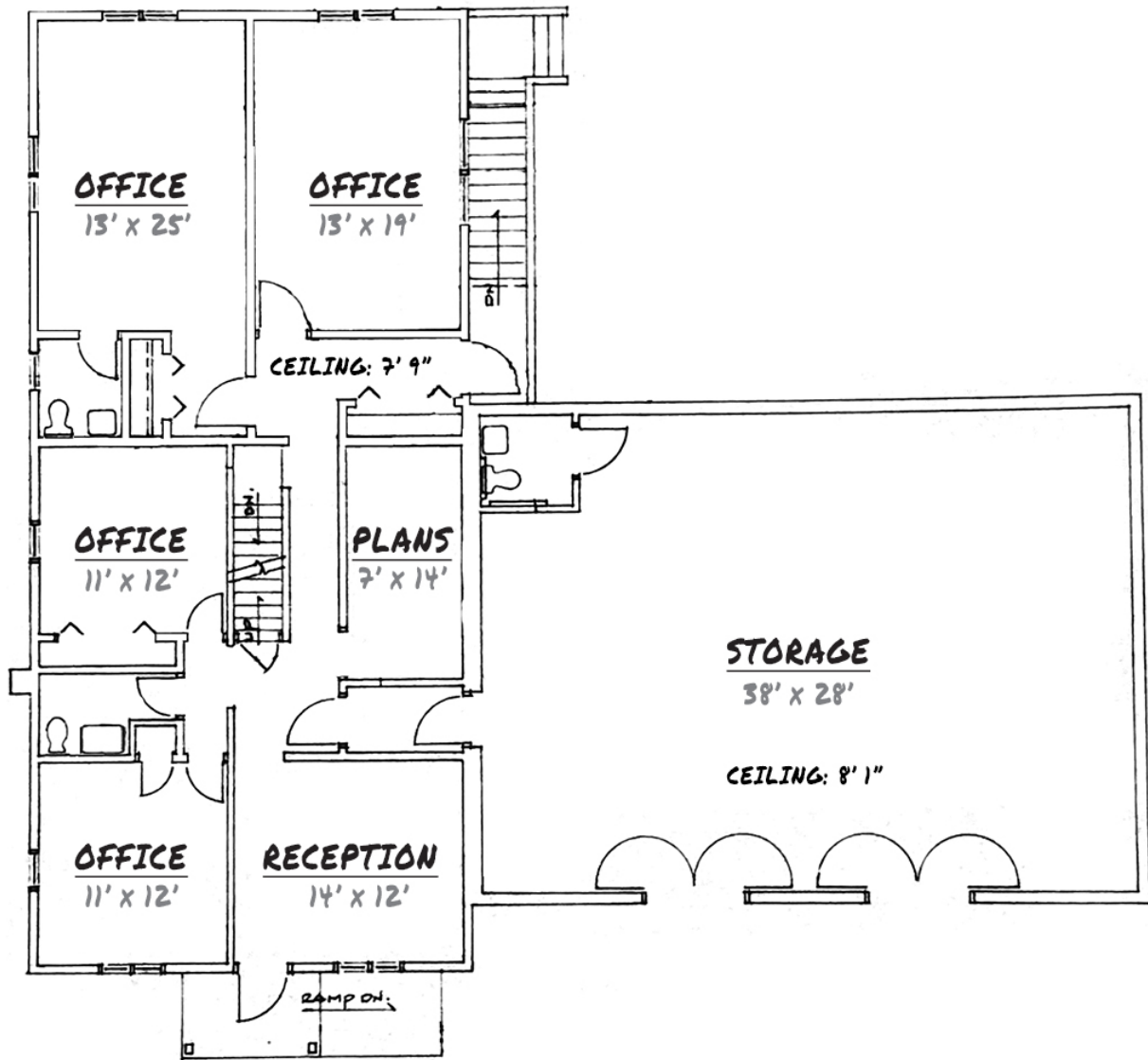




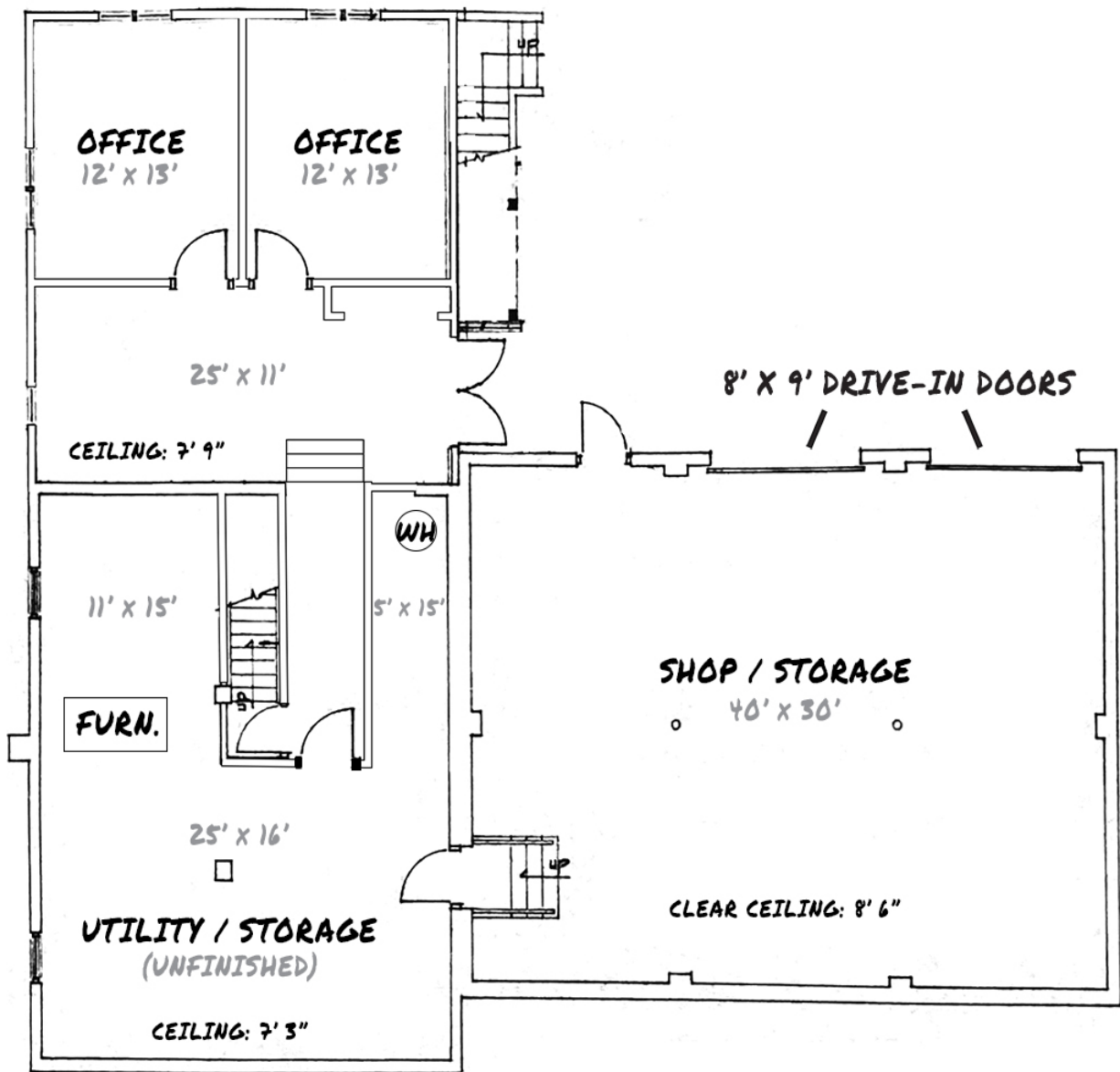




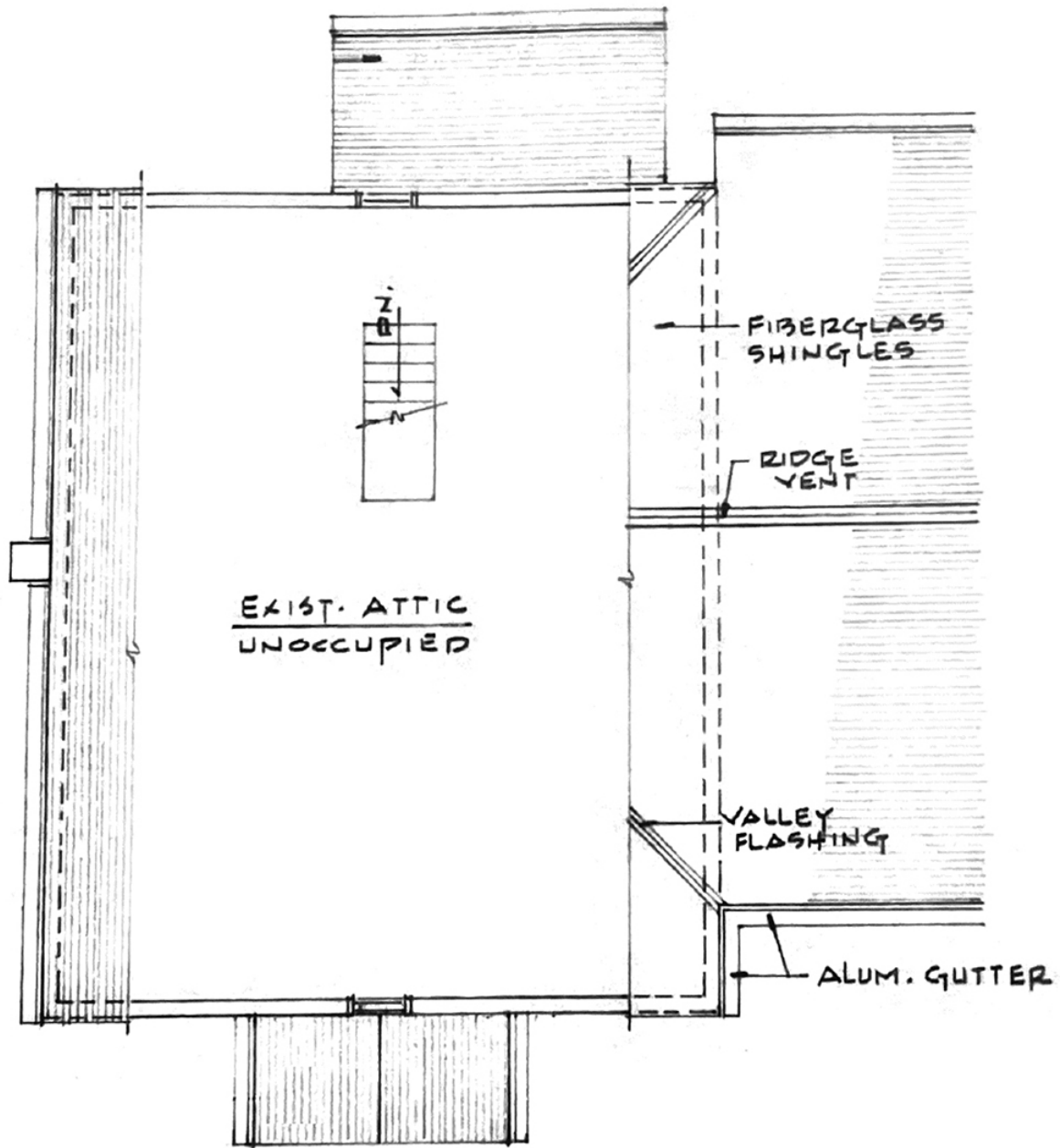




FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN



ATTIC FLOOR PLAN

Information concerning this offering is 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.

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