

\$199,000 - 3462 Black Gap Road, Chambersburg

MLS® #PAFL2017800

\$199,000

0 Bedroom, 0.00 Bathroom, 1,536 sqft
Commercial Sale on 0.42 Acres

N/A, Chambersburg, PA

Prime Commercial Real Estate Opportunity Awaits!

Location, Visibility, Potential!

Nestled just off Exit 20 of Interstate 81, this exceptional commercial property presents a golden opportunity for investors looking to capitalize on a high-traffic location. Boasting a strategic positioning zoned for Highway Commercial use, this site has nearby neighbors with an array of national branded businesses, ensuring constant visibility to your venture.

Key Highlights:

Prime Location: Situated near the bustling I-81, with a staggering daily traffic count of 47,000 vehicles, and fronting on PA-997 with an additional 8,600 vehicles passing by daily. The property is perfectly placed for businesses looking to maximize exposure.

Accessibility: Located merely 250 feet from the on and off ramps for the southbound lanes of I-81, and just across the interstate for easy access to the northbound lanes, this property guarantees unparalleled access, making it a magnet for potential customers.

Valuable Real Estate: Featuring a charming 1936 cottage with 3 bedrooms, 1 bath, and a garage, spread over a generous .42-acre lot. The property is currently rented, providing immediate income with the potential for development to maximize its commercial value.

Investment Potential: With its high-traffic counts and proximity to a multitude of



established businesses, the site offers an unbeatable opportunity for development into a variety of commercial ventures. Whether you're looking to expand an existing business or start a new one, this location has the potential to catapult your venture to success.

Why Invest Here?

This property is not just a piece of real estate; it's a launchpad for your next successful business endeavor. Its excellent visibility, high traffic counts, and strategic location near major highways and commercial entities make it an ideal setting for a wide range of business models. From retail outlets, service centers, to restaurants, and more, the potential is only limited by your imagination.

Seize the opportunity to own a piece of prime commercial real estate in a location that promises growth, visibility, and success. Don't let this chance pass you by. Contact us today to explore how this property can be the cornerstone of your commercial ambitions. Turn your business dreams into reality with this unparalleled commercial property offering!

Built in 1936

Essential Information

MLS® #	PAFL2017800
Price	\$199,000
Bathrooms	0.00
Square Footage	1,536
Acres	0.42
Year Built	1936
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active Under Contract

Community Information

Address	3462 Black Gap Road
Area	Greene Twp (14509)

Subdivision	N/A
City	Chambersburg
County	FRANKLIN-PA
State	PA
Municipality	GREENE TWP
Zip Code	17202

Interior

Heating	Hot Water
Cooling	Window Unit(s)

Exterior

Exterior	Vinyl Siding
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School Information

District	CHAMBERSBURG AREA
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Additional Information

Date Listed	February 5th, 2024
Days on Market	79
Zoning	HIGHWAY COMMERCIAL

Listing Details

Listing Office	RE/MAX Realty Agency, Inc.
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