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Unique Sales Closed in

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Comparable Sale #1



Classification: Industrial - Manufacturing
Price Per Square Foot \$59.55

Address	225 Hanover Road	Sale Date	4/27/2022
County	York	Sale Price	\$1,812,500
Municipality	West Manchester Township	Deed Reference	2725-6404
Grantor	Andrew Papoutsis Family LP	Parcel Number	51-000-HG-0086.00-0000
Grantee	225 Hanover Partners LLC ET AL		

Site Size	12.00	Parking	55
Site Frontage	1510'	Parking Ratio	1.81
Topography	Rolling	LTB Ratio	17.17
Site Utilities	Public		

Site Comments The site is a 12 acre, irregularly shaped parcel along Hanover Road. It is an interior parcel with 1,170' of frontage along Hanover Road and 340' along Bairs Road. The site has one (1) access point along Hanover Road. The site contains 55 parking spaces, a large laydown yard, and is served by public utilities. It is located approximately 0.2 miles south of the signalized intersection of US Route 30 and Hanover Road.

Building Size	30,436	Condition	Average
Above Grade	30,436	# of Floors	1
Below Grade	0		
Construction	Masonry/Wood/Metal		
Age	1955		

Bldg Comments The site is improved with four (4) buildings containing 30,436 square feet of manufacturing space. The main building was constructed in 1955 and contains a 5-ton crane and two (2) 2-ton bridge cranes. The main building also contains multiple drive-in doors and approximately 1,000 square feet of office space. Two (2) additional buildings on-site contain two (2) large drive-in doors. The site also contains several sheds/outbuildings.

Zoning Code	I-2, Light Industrial Zone
Description	This zone provides for small-scale, light industrial uses.

Other Comments Listing Broker: Rock Commercial Real Estate, LLC. Jason Turnbull, CCIM, SIOR - 717-854-5357, jason@rockrealestate.net

According to the broker, the property was listed on 10/21/21 and placed under contract 14 days later. It was vacant at the time of sale with no income. The buyer indicated that he was performing a 1031 exchange.

Comparable Sale #2



Classification: Retail - Restaurant
Price Per Square Foot \$81.81

Address 711 West Elm Avenue
County Adams
Municipality Conewago Township
Grantor Everett R. and Patricia S. Grove
Grantee Gobrecht Real Estate LLC

Sale Date 4/26/2022
Sale Price \$425,000
Deed Reference 6959-0705
Parcel Number 08L14-0007---000

Site Size 0.64
Site Frontage 150'
Topography Generally Level
Site Utilities Public

Parking 15
Parking Ratio 2.89
LTB Ratio 5.37

Site Comments The site is a 0.64 acre, rectangular shaped parcel along West Elm Avenue. It is an interior parcel with 150' of frontage along West Elm Avenue. The site contains two (2) points of access and 15 parking spaces. It is generally level and served by public utilities.

Building Size 5,195
Above Grade 5,195
Below Grade 0
Construction Metal
Age 1988

Condition Average
of Floors 1

Bldg Comments The site is improved with a 5,195 square foot restaurant. The building contains a commercial kitchen, warehouse space, dining area, and men's and women's bathrooms. The building also contains two (2) drive-in doors. It was constructed in 1988 and sold in average overall condition.

Zoning Code Village Commercial Zone (VC)

Description This zone acknowledges the evolving commercialization that is occurring along West Elm Avenue radiating outward from Hanover Borough. Small-scale businesses have been selected that can take advantage of the daily traffic passing by, and design standards promote the assemblage of adjoining parcels into coordinated developments with shared features.

Other Comments Listing Agent: Randy Hilker, 717-451-7795, randyhilker@earthlink.net

Agent Remarks: The real estate allocated \$425,000 and \$200,000 for the personal property for \$625,000 total. On the market for 103 days prior to the first contract. Several offers were made - original asking price was \$775,000. In the back right side of the building is a high door and the owner was renting this out for \$350/mo to someone who was using it for storage - no other income at the time of sale. Original owner ran a restaurant on site and decided to leave the market. Overall condition at the time of sale was good to very good. Seller was motivated.

Comparable Sale #3



Classification: Office - Medical
Price Per Square Foot \$341.49

Address	310 North King Street	Sale Date	4/26/2022
County	Lebanon	Sale Price	\$1,200,000
Municipality	Jonestown Borough	Deed Reference	02314-5929
Grantor	Barry A. and Heidi L. Moss	Parcel Number	13-2322754-397738-000
Grantee	Bles Properties LLC		

Site Size	2.02	Parking	35
Site Frontage	1,160'	Parking Ratio	9.96
Topography	Slightly Sloped	LTB Ratio	25.04

Site Utilities

Site Comments The site is a 2.02 acre, irregularly shaped parcel along North King Street. It is a corner parcel with 580' of frontage along both North Lancaster Street and North King Street. The topography is slightly sloped and the site contains two (2) access points, one (1) along North King Street and one (1) along North Lancaster Street. The site has 35 parking spaces. The site is located 0.2 miles south of the non-signalized intersection of North Lancaster Street and US Route 22.

Building Size	3,514	Condition	Above Average
Above Grade	3,514	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1980	Renovated	2013

Bldg Comments The site is improved with a one-story, 3,514 square foot medical office building. The building was constructed in 1980 and renovated in 2013. It was constructed of masonry block walls. The building sold in above average overall condition.

Zoning Code C, Central Commercial District

Other Comments Listing Broker: Craig Dunkle, 717-554-4881, Craig.Dunkle@marcusmillichap.com

Agent Notes: Sale price confirmed, originally listed as a portfolio of properties but scaled back to individual listings. There was a large amount of market interest - a lot of out-of-state and specific California interest. Purchaser was a 1031 exchange buyer. Property was 100% leased by one tenant - Jonestown Dental - at the time of sale. Jonestown Dental had a 15 year lease (NNN). Cap rate of 5.75%

Comparable Sale #4



Classification: Mixed Use - Retail / Apartments
Price Per Square Foot \$62.37

Address	141-147 West Market Street	Sale Date	4/22/2022
County	York	Sale Price	\$1,800,000
Municipality	City of York	Deed Reference	2724-2929
Grantor	Midor Properties, LLC Dora Markle	Parcel Number	03-044-01-0010.00-00000
Grantee	Codorus Flats LLC		03-044-01-0011.00-00000

Site Size	0.34	Parking	8
Site Frontage	120'	Parking Ratio	0.28
Topography	Level	LTB Ratio	0.51
Site Utilities	Public		

Site Comments The site is a two parcel contiguous assemblage containing 0.34 acres. It is an interior parcel with 60' of frontage on West Market Street and 60' of frontage on West Clarke Avenue. Off of West Clarke Avenue, to the rear of the site, is a curb cut that provides access to the sites 8 parking spaces which rent for \$50/month. The site is generally level and is served by public utilities. It is located 1.5 miles south of the intersection of US Route 30 and Interstate 83.

Building Size	28,858	Condition	Good
Above Grade	28,858	# of Floors	3
Below Grade	0		
Construction	Masonry		
Age	1900	Renovated	2012

Bldg Comments The site is improved with two (2) three-story apartment buildings. The units consist of (2) studio apartments, 11 one-bedroom, one-bathroom apartments, seven (7) two-bedroom, one-bathroom and three (3) ground level commercial units. The buildings were constructed of masonry materials in 1900 and renovated in 2012. The property contains a community laundry room. The buildings sold in good overall condition.

Zoning Code	CBD, Central Business District
Description	At the center of the City, in established retail and business areas and extensions thereof, the Central Business District is established. It shall be the purpose of this District to provide for business and office activities, tourist and convention activities, and high-intensity retail sales activities.

Other Comments Listing Broker: Harbor Stone Advisors, Justin Verner, 410-960-3962, Brooks Healy, 443-523-6865

According to the broker, the sale was arms length, the rents were below market rate and it sold in good overall condition. The project was part of a 10-year LERTA tax credit and had 2 years left at the time of sale.

Comparable Sale #5



Classification: Shopping Center - Neighborhood Center
Price Per Square Foot \$115.46

Address	2060 Bennet Avenue	Sale Date	4/21/2022
County	Lancaster	Sale Price	\$2,800,000
Municipality	East Hempfield Township	Deed Reference	6676726
Grantor	Wolf Plaza LP	Parcel Number	290-43719-0-0000
Grantee	Wolf Plaza of Lancaster LLC	Multi Parcel Sale	See Other Parcel #'s Below

Site Size	2.50	Parking	85
Site Frontage	310'	Parking Ratio	3.51
Topography	Level	LTB Ratio	4.49
Site Utilities	Public		
Site Comments	The site is a 2.50 acre, irregular shaped parcel along Bennet Avenue. It is an interior parcel with 310' of frontage along Bennet Avenue. The site contains four (4) points of access and approximately 85 parking spaces. The site is 0.10 miles southeast of the Millersville Rohrerstown/741 Exit of US Route 30. The site is generally level and served by public utilities.		

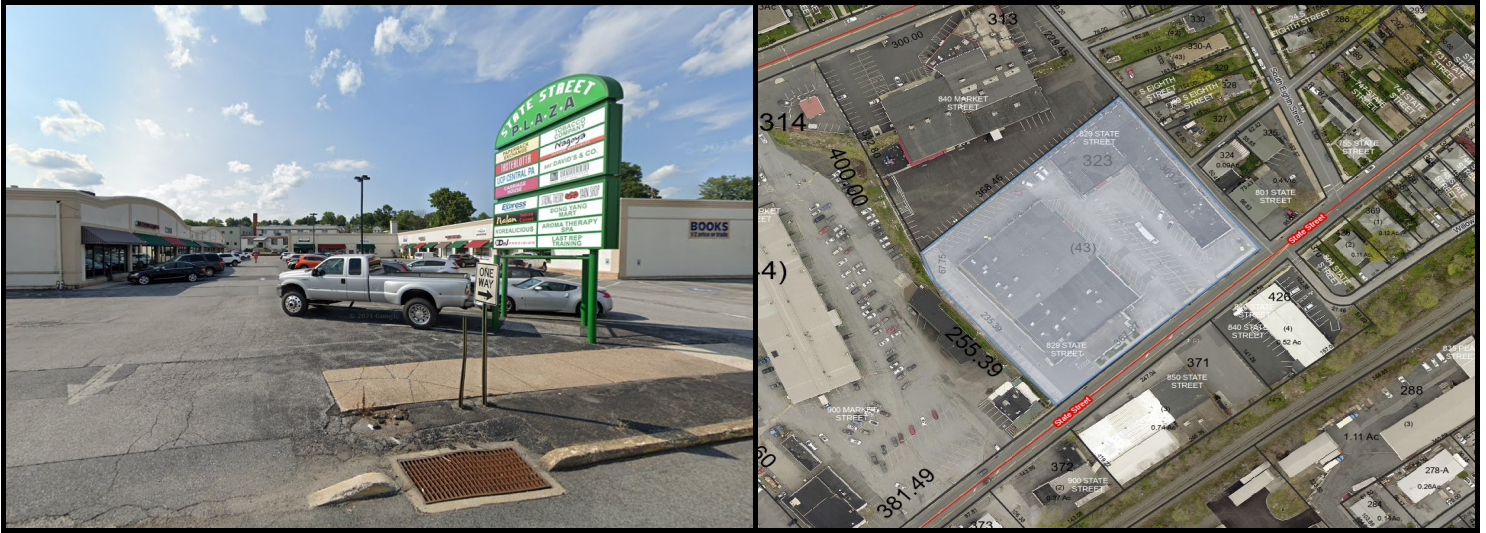
Building Size	24,250	Condition	Average
Above Grade	24,250	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1985		
Bldg Comments	The site is improved with a one-story, 24,250 square foot neighborhood shopping center along Bennet Avenue. The tenants at the time of sale included a grocery market, hair salon, physical therapy office, and a restaurant. The building was constructed of masonry materials in 1985 and sold in average overall condition.		

Zoning Code	CBC, Community Business Center Zone
Description	Provides East Hempfield Township residents with major goods and services at a size and scale that is appropriate with surrounding neighborhoods.

Other Comments Seller: Chris Seitz with Bennett Williams Commercial 717-843-5555, cseitz@bennettwilliams.com

Other Parcels

Comparable Sale #6



Classification: Retail - Neighborhood Shopping Center
Price Per Square Foot \$72.47

Address	829 State Street	Sale Date	4/20/2022
County	Cumberland	Sale Price	\$4,080,000
Municipality	Lemoyne Borough	Deed Reference	202211758
Grantor	State Street Plaza Assoc LP	Parcel Number	12-21-0267-323
Grantee	S & S Singh Partners		

Site Size	2.60	Parking	115
Site Frontage	685'	Parking Ratio	2.04
Topography	Level	LTB Ratio	2.01
Site Utilities	Public		

Site Comments The site is a 2.60 acre, rectangular shaped parcel along State Street. It is a corner parcel with 375' of frontage along State Street and 310' of frontage along Elm Street. The site contains approximately 115 parking spaces and three points of access along State Street. The site is generally level and served by public utilities.

Building Size	56,299	Condition	Average
Above Grade	56,299	# of Floors	1-2
Below Grade	0		
Construction			
Age	1970		

Bldg Comments The site is improved with two (2) strip shopping centers containing 56,299 square feet. At the time of sale, the buildings contained 20 tenants including Carriage House Boutique, Championship Billiards, DNJ Precision Custom Firearms, Dong Yang Mart, Sweet Velvet Macarons, and more. The buildings were constructed in 1970 and sold in average overall condition.

Zoning Code	CG, Commercial General District
Description	To provide a suitable environment for a variety of general and automobile-oriented business and light industrial uses and those uses which are compatible with and can be located within an established, traditional mixed use community.

Other Comments Listing Broker: Dan Alderman 717-761-5070

Comparable Sale #7



Classification: Office - Medical
Price Per Square Foot \$220.46

Address	1921 Spring Road	Sale Date	4/20/2022
County	Cumberland	Sale Price	\$1,575,000
Municipality	North Middleton Township	Deed Reference	202211292
Grantor	Spring RD Medical CTR LLC	Parcel Number	29-16-1094-230
Grantee	1921 Spring Road LLC		

Site Size	1.11	Parking	45
Site Frontage	245'	Parking Ratio	6.30
Topography	Level	LTB Ratio	6.77
Site Utilities	Public		
Site Comments	The site is a 1.11 acre, irregular shaped parcel along Spring Road. It is an interior parcel with approximately 245' of frontage along Spring Road. The site contains one (1) point of access along Spring Road and 45 parking spaces. The site is generally level and served by public utilities.		

Building Size	7,144	Condition	Good
Above Grade	7,144	# of Floors	One
Below Grade	0		
Construction	Masonry		
Age	1997		
Bldg Comments	The site is improved with a one-story, 7,144 square foot medical office building. The building consists of private offices, perimeter exam rooms, and a reception area. The building was brick masonry constructed in 1997 and sold in good overall condition.		

Zoning Code	VMU, Village Mixed Use Zone
Description	The purpose of this zone is to provide for a mix of different types of residential and neighborhood commercial uses in a traditional village-type setting. This zone includes those areas where there is currently a mix of residential and business-type uses. The locations of the village/mixed-use areas are convenient for the residents in the surrounding neighborhoods, and as such, are intended to encourage them to support the businesses in the village areas.

Other Comments Listing Broker: Drew Bobincheck & Michael Curran

Broker Notes: The property was on the market for 120 days. It was fully leased at the time of sale with 3 years, 11 months left on each lease. The cap rate was 7.5%.

Comparable Sale #8



Classification: Land Sale - Commercial
Price Per Square Foot \$.00

Address	3523 Union Deposit Road	Sale Date	4/15/2022
County	Dauphin	Sale Price	\$1,770,000
Municipality	Susquehanna Township	Deed Reference	20220012852
Grantor	Hatter Family LP	Parcel Number	62-040-050
Grantee	Wash Partners LP		

Site Size	2.00	Parking	60
Site Frontage	850'	Parking Ratio	8.92
Topography	Slightly Sloped	LTB Ratio	12.95
Site Utilities	Public		
Site Comments	The site is a 2.00 acre, rectangular shaped parcel along Union Deposit Road. It is a corner parcel with 345' of frontage along Union Deposit Road, 245' of frontage along Able Drive, and 260' of frontage along Fitness Lane. The site contains one (1) point of access and 60 parking spaces. The site is sloped and served by public utilities.		

Building Size	0	Condition	Good
Above Grade	0	# of Floors	One
Below Grade	0		
Construction			
Age	1990		
Bldg Comments	At the time of sale, the site was improved with a one-story, 6,726 square foot restaurant. The building has since been demolished and plans have been submitted to construct a 4,551 square foot car wash.		

Zoning Code	CH, Commercial Highway District
Description	Are designed to accommodate the needs of the highway traveler and to serve as the retail marketing centers for the entire Township. These districts are expected to offer a wide range of shopping and service functions.

Other Comments Listing Agent: Abe Khan, 717-843-5555 ext. 231, akhan@bennettwilliams.com

Agent Notes: Sale price confirmed. Listed for 8 months with some other offers. Property was vacant at time of sale. Plans are to redevelop the site - former owner sold it to bring back in capital.

Comparable Sale #9



**Classification: Land Sale -
Price Per Square Foot \$.00**

Address	Wenrich Street at Linglestown Road	Sale Date	4/14/2022
County	Dauphin	Sale Price	\$2,407,239
Municipality	Lower Paxton Township	Deed Reference	20220012331
Grantor	Lower Paxton Township	Parcel Number	35-019-007
Grantee	Wenrich Street LLC	Multi Parcel Sale	See Other Parcel #'s Below

Site Size	94.75	Parking	
Site Frontage	1,770'	Parking Ratio	0.00
Topography	Rolling	LTB Ratio	0.00

Site Utilities

Site Comments The site is a two parcel, contiguous assemblage consisting of 94.75 acres. It is an interior parcel with 1,770' of frontage along Wenrich Street. The site is less than one (1) mile from Interstate 81's Exit 72. 35-019-007 provides two (2) points of access along Wenrich Street. Both access points are private drives. 35-019-010 is accessed only via private drives and through 35-019-007. The topography of the site is rolling.

Building Size	0	Condition	
Above Grade	0	# of Floors	
Below Grade	0		
Construction			
Age			
Bldg Comments			

Zoning Code	IN, Institutional District
Description	To provide for a variety of institutional uses and related uses, such as medical offices.

Other Comments Listing Broker: Lane Ryan Auctions, Ryan Goff, 717-489-3030, laneryanauctions@gmail.com

Other Parcels

35-019-010

Comparable Sale #10



Classification: Apartment/Multi-Family - Garden Style
Price Per Square Foot \$57.34

Address	1700 Yorktowne Drive	Sale Date	4/1/2022
County	York	Sale Price	\$9,280,656
Municipality	West Manchester Township	Deed Reference	2720-6000
Grantor	AP Stonewood Village LLC	Parcel Number	51-000-29-0131.A0-00000
Grantee	Yorktowne Pointe Apts LLC		

Site Size	14.08	Parking	300
Site Frontage	2,030'	Parking Ratio	1.85
Topography	Slightly Sloped	LTB Ratio	3.79
Site Utilities	Public		
Site Comments	The site is a 14.08 acre, irregular shaped parcel along Trolley Road. It is an interior parcel bisected by Yorktowne Drive. The site has 870' of frontage along Trolley Road, 170' of frontage along Kenneth Road, and 990' of frontage along Yorktowne Drive. The site is slightly sloped to the south and served by public utilities.		

Building Size	161,865	Condition	Average
Above Grade	161,865	# of Floors	2
Below Grade	0		
Construction	Wood		
Age	1982		
Bldg Comments	The site is improved with 18 apartment buildings containing 144 apartment units and one (1) clubhouse with a pool. There are approximately eight (8) units per building. The units contain two-bedrooms and one full bathroom. The apartment buildings were constructed of wood in 1982 and sold in average overall condition.		

Zoning Code	R-4, Residential Zone
Description	This zone seeks to accommodate the higher-density housing needs of the Township.

Other Comments Listing Agent: Robert Holland, 732-750-3000 ext. 285, rholland@kislakrealty.com