

AVAILABLE FOR SALE



2830 Lincoln Highway West
Chambersburg, PA 17202

Hamilton Township
Franklin County

SELLER FINANCING OPTIONS AVAILABLE TO QUALIFIED BUYERS

Thriving restaurant and entertainment complex for sale. Includes restaurant with indoor and large outdoor seating and play area. There is a bow shop and gunsmith operation as well as a building committed for a virtual bow range. The property has a large deer habitat for feeding deer. Also an 18 hole miniature golf course for additional income.

Sale Information

Sale Price: Negotiable

Land and Zoning Information

Acres: 5.4 acres
Zoning: No zoning
Tax ID: 11-0E15A-001C
Parking: 30 spaces
Visibility: Excellent
Frontage: 800' +/-

Additional Information

Building Information

Total Building Size:	3,800 SF - Multiple buildings
Year Constructed:	2001
Construction Type:	Frame
Number of Floors:	1
Restrooms:	2
Basement:	None
Heating Type:	Propane
Cooling Type:	Central
Roof:	Shingle
Sprinklered:	No
Ceiling Height:	10'
Ceiling Type:	Drywall
Walls:	Drywall & paneling
Lighting:	Fluorescent
Floor Type:	Ceramic
Business ID Sign:	Yes

Utilities

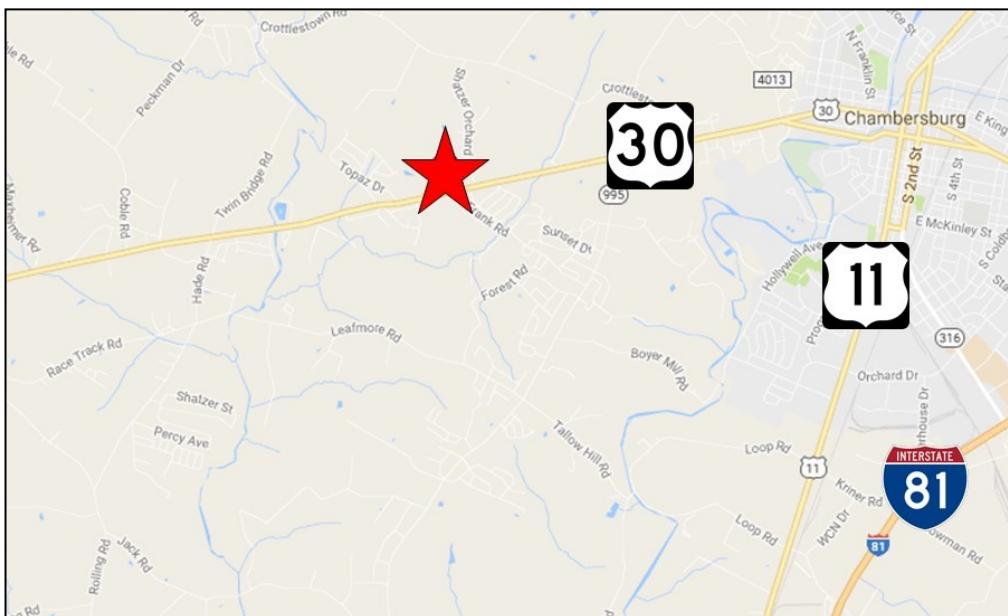
Water & Sewer:	Public
Gas:	Propane

Demographics and Traffic Counts

<u>Miles</u>	<u>Population</u>	<u>Households</u>	<u>HH Income</u>
1	2,173	865	\$71,804
3	15,479	6,191	\$71,125
5	49,797	20,243	\$63,760

Traffic Counts: 10,104 ADT @ Route 30, Lincoln Highway East

Area Map



Property Photos



Property Photos



Interior Photos

