



CUMMINGS & Co.
REALTORS

410.823.0033

1480 Seven Valleys Rd, York, Pennsylvania

Andrew Spangenberg | Justin Vogl
717.683.0525



High Visibility Mixed-Use Asset

Positioned directly along PA Route 616 with approximately 9,000 vehicles per day of frontage exposure, the property benefits from strong daily visibility and accessibility within western York County. The combination of commercial frontage, ample paved parking, and convenient regional access creates an attractive setup for both automotive business operations and long term residential tenancy. The location provides quick connectivity to Route 30, York, Hanover, and surrounding communities, supporting both commercial traffic and residential demand

Stabilized Mixed-Use Income Stream Potential

The property combines one commercial automotive unit with three residential apartments, creating diversified income across multiple tenant types. The commercial space is occupied under a long term NNN lease through February 2029, while the residential component includes a mix of one and two bedroom renovated apartments. This blended configuration offers a balanced investment profile with both commercial and residential revenue sources within a single asset.

Major 2026 Renovation

Originally constructed in 1939, the property underwent substantial renovations in 2026 that modernized both the residential and commercial components. Improvements included new exterior siding, complete parking lot repaving, updated residential kitchens, new flooring and paint throughout the apartment units, recessed lighting upgrades, and updated water service infrastructure. These improvements significantly enhanced the overall presentation and operational functionality of the property while reducing near term capital expenditure needs.

Modernized mixed use property Originally constructed in 1939, the property underwent substantial renovations in 2026 including new siding, updated residential interiors, recessed lighting, paving improvements, and upgraded water service infrastructure. These improvements significantly enhanced both appearance and functionality throughout the property.

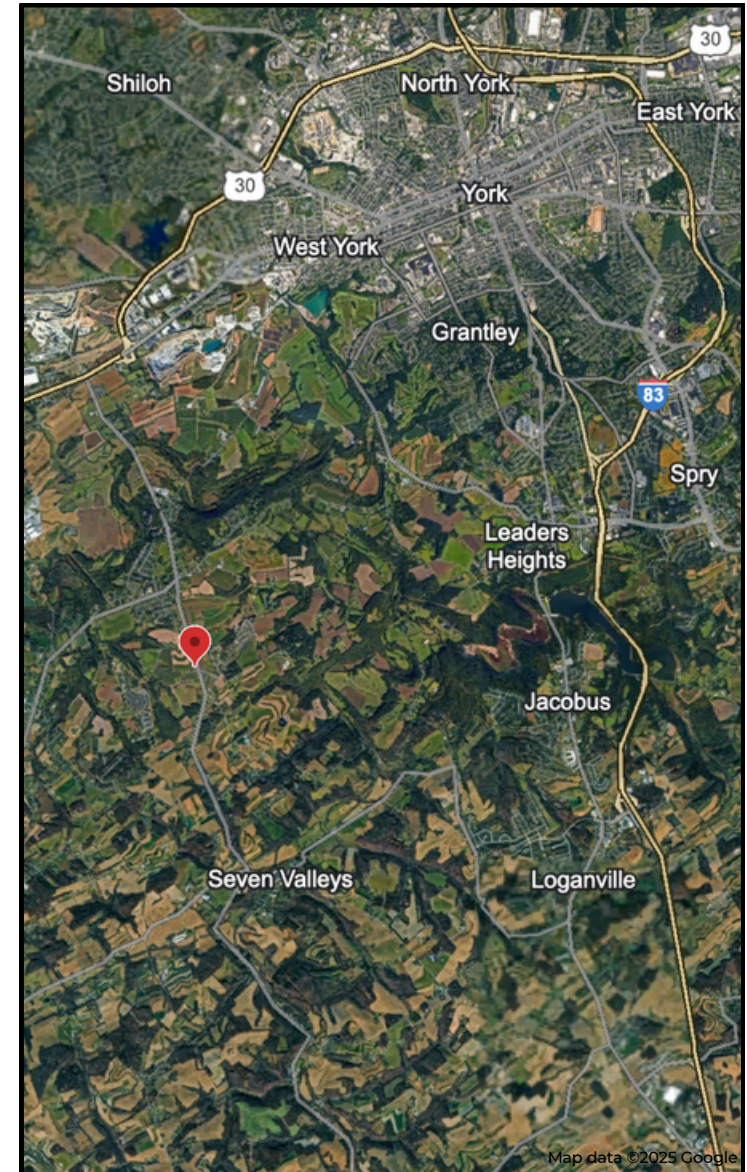
Strong regional accessibility The property is conveniently located approximately 12 minutes from Route 30 with access to York, Hanover, Interstate 83, and the Maryland line. Its central location within western York County supports both commercial traffic and residential convenience.

Individually metered electric All units are separately metered for electric service, allowing for efficient utility management across both the residential and commercial components. The property is serviced by public water and sewer and operates entirely on electric utilities.

Long term commercial tenancy The commercial automotive space is leased under a long term NNN lease through February 2029, providing established occupancy within the mixed use asset. Configured for automotive and service oriented use, the space includes oversized drive in bays, office space, and existing shop equipment already in place.

Expansive paved parking and site functionality Situated on approximately 0.69 acres, the property features a large newly paved parking area with 28 total spaces, including truck and trailer parking capacity. The site layout supports efficient circulation for customer vehicles, fleet operations, residential parking, and commercial access.

Turnkey automotive commercial setup The commercial space is fully configured for automotive and flex service use with two oversized service bays featuring over 14 foot ceilings, large overhead garage doors, office space, and included automotive equipment. Combined with the renovated residential units, the property offers a functional turnkey mixed use setup with minimal immediate capital needs.



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Automotive Shop

Leased at \$16.5/SF - CAM \$3.5/SF

Size 1,800SF

The commercial space consists of approximately 1,800 square feet of combined shop and office space. The shop includes two oversized drive in service bays with over 14 foot ceiling height and large garage doors designed to accommodate a wide range of vehicles and equipment. A two post overhead automotive lift and air compressor are included as an owner asset.

The space also features two dedicated office areas and a half bathroom, allowing for efficient separation between shop operations and administrative or customer facing functions. The layout supports general auto repair, specialty automotive services, towing operations, small fleet service, contractor use, and automotive sales related operations where permitted. The space is currently leased.



Two-Bedroom Unit

Market Rate \$1450/Mo.

Size 850 SF

Unit 3 is the largest residential unit within the property, offering approximately 850 square feet with two bedrooms and one bathroom. The unit features a spacious and functional floor plan with an updated kitchen, open living area, recessed lighting, upgraded countertops, and modernized finishes completed during the 2026 renovation program.

Additional features include stainless steel kitchen appliances, in unit washer and dryer, electric baseboard heat, patio access, and dedicated off street parking. The unit provides an efficient layout with strong natural flow between living spaces, making it well suited for long term residential occupancy.



Two-Bedroom Unit

Market Rate \$1350/Mo.

Size 750 SF

Unit 2 is a renovated two bedroom, one bathroom apartment consisting of approximately 750 square feet. The layout includes an open concept living and dining area with a functional kitchen design, creating a comfortable and efficient residential setup. Renovations completed in 2026 introduced updated finishes, recessed lighting, upgraded countertops, and refreshed flooring throughout the unit.

The kitchen includes a full stainless steel appliance package with built in microwave, dishwasher, and electric oven and range. The unit also includes an in unit washer and dryer, electric baseboard heat, patio access, and dedicated off street parking spaces.



One-Bedroom Unit

Leased at \$1325/Mo.

Size 642 SF

Unit 1 is a renovated one bedroom, one bathroom apartment totaling approximately 642 square feet. Located on the ground level, the unit features an open floor plan with defined living, dining, and kitchen areas designed for efficient everyday living. Renovations completed in 2026 included updated flooring, recessed lighting, upgraded countertops, and a fully renovated bathroom.

The kitchen includes a stainless steel appliance package featuring a built in microwave, dishwasher, and electric oven and range. Additional features include in unit washer and dryer, electric baseboard heat, patio access, and dedicated off street parking. The unit is currently occupied.

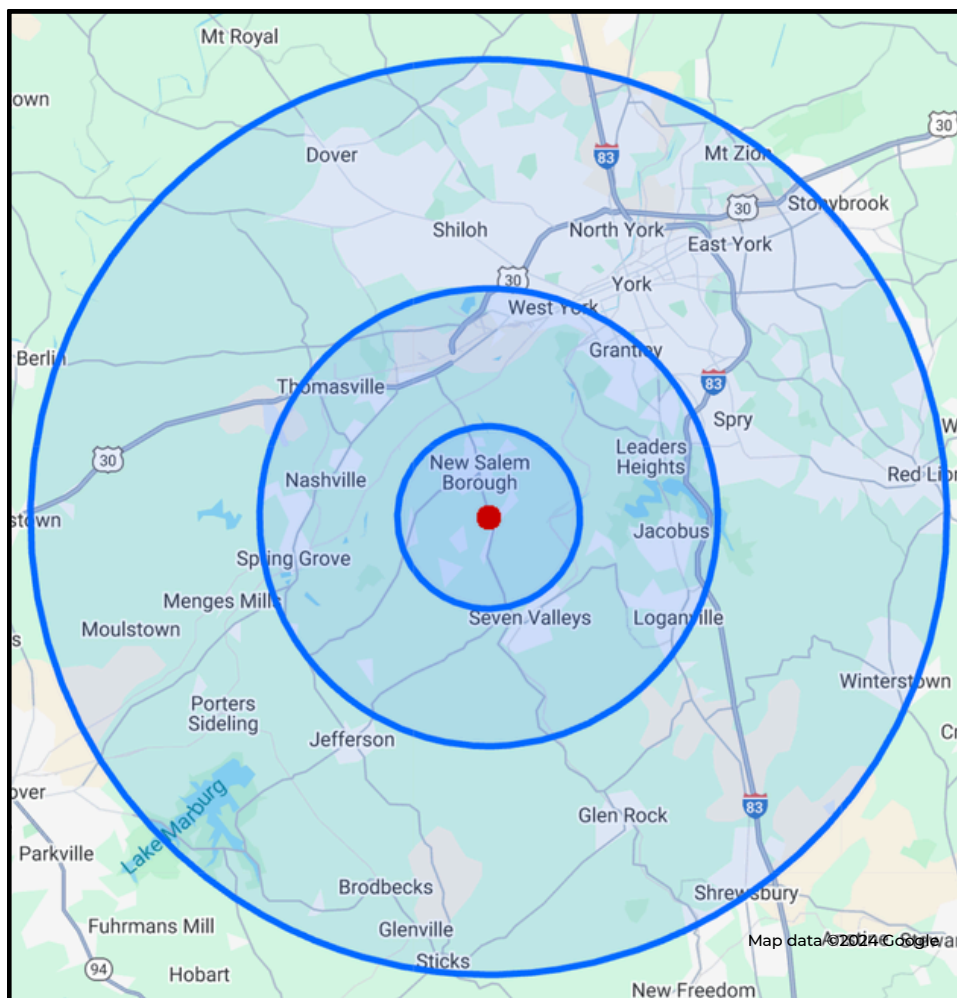


Demographics Overview in Relation to Use Case

The site is supported by a strong and expanding trade area, with approximately 27,000 residents within five miles and nearly 94,000 residents within ten miles, providing a deep customer base for automotive and service uses. Household incomes remain solid throughout the market, and vehicle ownership is high, averaging more than two vehicles per household, which supports consistent demand for auto-related services. Daytime population levels benefit from commuter activity and nearby employment centers, reinforcing steady weekday traffic. These demographics, combined with strong visibility and regional access, make the property well positioned for automotive, contractor, and service-oriented businesses.

Statistic	2-Mile Radius	5-Mile Radius	10-Mile Radius
Metric	2 Mile Radius	5 Mile Radius	10 Mile Radius
Radius Area (sq. miles)	12.6	78.5	314.2
Avg Population Density (per sq. mile)	~420	~350	~300
Estimated Total Population	~5,300	~27,500	~94,000
Estimated Households	~2,000	~10,600	~36,000
Avg Household Size	2.55	2.50	2.45
Estimated Daytime Population	~5,900	~30,800	~103,000
Daytime Pop Density (per sq. mile)	~470	~392	~328
Median Household Income (proxy)	~\$88,000	~\$83,000	~\$78,000
Vehicles per Household	2.0	2.15	2.25
Estimated Total Vehicles	~4,000	~22,800	~81,000

Demographic estimates are derived from publicly available U.S. Census Bureau data and standard commercial real estate radius modeling assumptions. Figures are approximate and intended for general market overview purposes.



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PROJECTED UNIT RENT SCHEDULE	<i>Annual</i>	<i>Monthly</i>	Dwelling/Units	<i>Proj. Monthly Rent</i>
Gross Rents	\$ 85,500.00	\$ 7,125.00	Unit 1 - Residential	\$ 1,325.00
			Unit 2 - Residential	\$ 1,350.00
OPERATING EXPENSES	<i>Annual</i>	<i>Monthly</i>	Unit 3 - Residential	\$ 1,450.00
Real Estate Taxes	\$ 3,530.00	\$ 294.17	Unit 4 - Commercial	\$ 3,000.00
Insurance	\$ 4,100.00	\$ 341.67	Total Monthly Rent	\$ 7,125.00
Electric	\$ -	\$ -		
Water	\$ 3,600.00	\$ 300.00	Notes	
Sewer	\$ 4,000.00	\$ 333.33	Maintenance is projected	
Repairs & Maintenance	\$ 2,575.00	\$ 214.58	Renters Insurance Required for All Tenants	
Trash	\$ -	\$ -	12 Month Lease Minimum	
Total Operating Expenses	\$ 17,805.00	\$ 1,483.75		
NET OPERATING INCOME	<i>Annual</i>	<i>Monthly</i>	Utility Responsibility	
Net Operating Income	\$ 67,695.00	\$ 5,641.25	Electric	Tenant
			Water	Owner
			Sewer	Owner
			Trash	Tenant



