

# CAMPBELL

Commercial Partners LLC

99 NOVEMBER DRIVE, CAMP HILL

OFFICE BUILDING

**FOR SALE**



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**ART CAMPBELL**  
717.737.6161  
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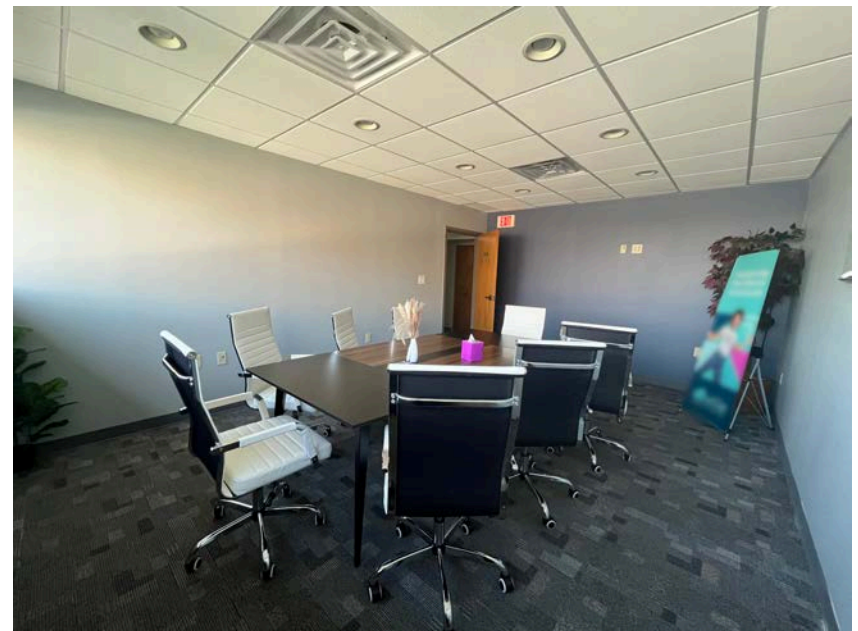
**JESSICA GASPER**  
717.979.5189  
jessica@acampbell.net

## OFFERING SUMMARY

**Sale Price:** Contact Agent  
**Building Size:** 11,250+/- SF  
**Available SF:** 9,420+/- SF  
**Acreage:** 0.63+/- Acres  
**Street Address:** 99 November Drive  
**City, State, Zip:** Camp Hill, PA 17011  
**Municipality:** Camp Hill Borough  
**County:** Cumberland  
**Zoning:** Regional Shopping Center

An adaptable 11,250-square-foot commercial property situated in the busy Camp Hill market. Positioned among well-known national retailers, this highly visible location offers outstanding potential for a wide range of uses. Previously occupied by OIP and a dental practice, the space is well-suited for both medical and general office purposes. Ellie Mental Health, an outpatient clinic, currently occupies part of the second floor. The property enjoys excellent exposure, steady foot traffic, and convenient access to major highways.

**1,830-3,750+/- SF available for lease**

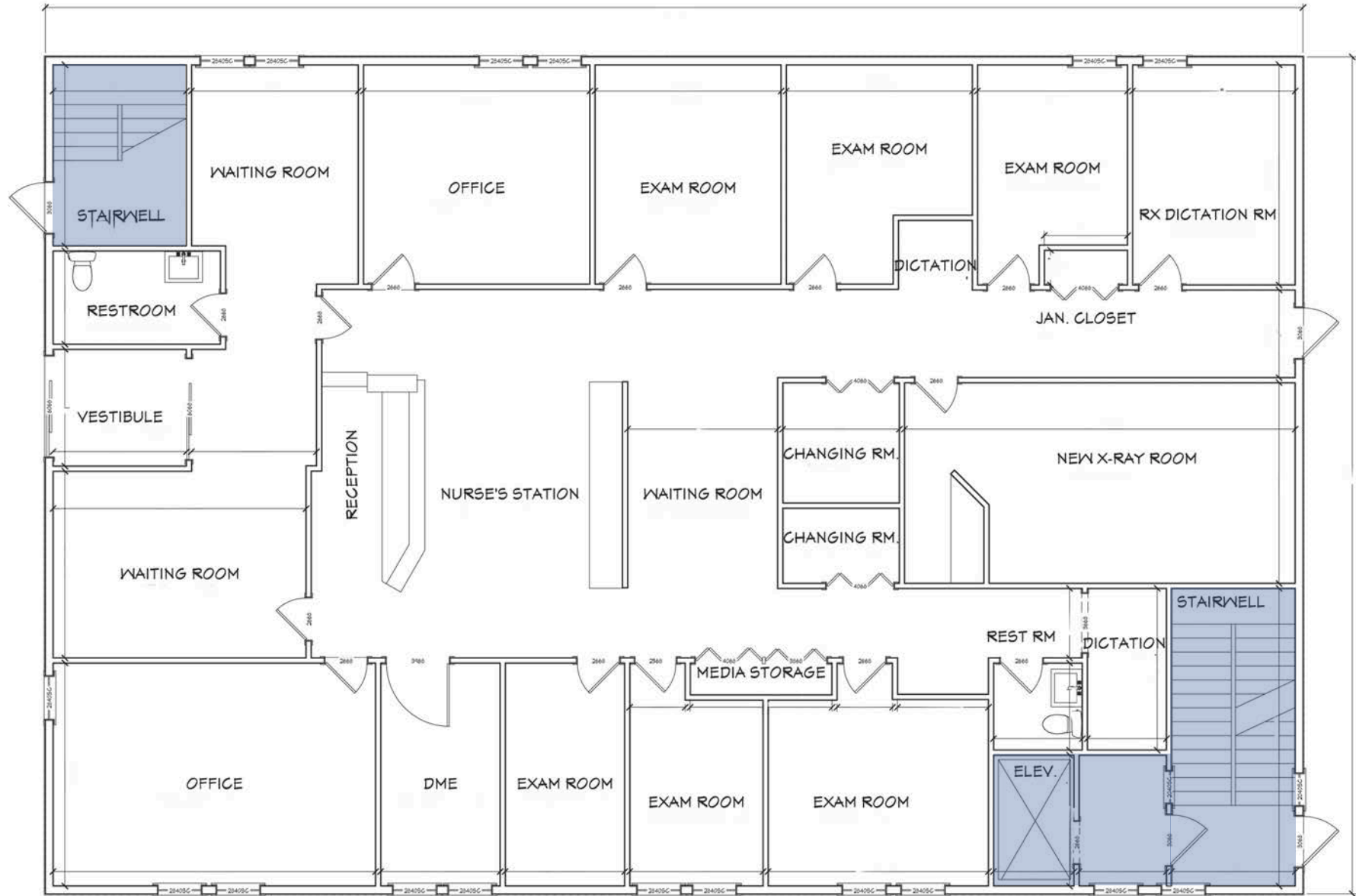


## PROPERTY DETAILS

<b>Building SF:</b>	11,250+/-
<b>Space Type:</b>	Office
<b>Construction:</b>	Masonry
<b># Of Floors:</b>	Three
<b>Elevators:</b>	One
<b>Flooring:</b>	Carpet, Laminate, Tile
<b>Lighting:</b>	Flourescent
<b>Sprinklers:</b>	No
<b>HVAC:</b>	Electric
<b>Ceiling Type:</b>	2x4 accoustic tile
<b>Restrooms:</b>	6 (2 per floor)
<b>Signage:</b>	Monument signage available
<b>Parking:</b>	40+/- spaces
<b>Internet:</b>	Verizon

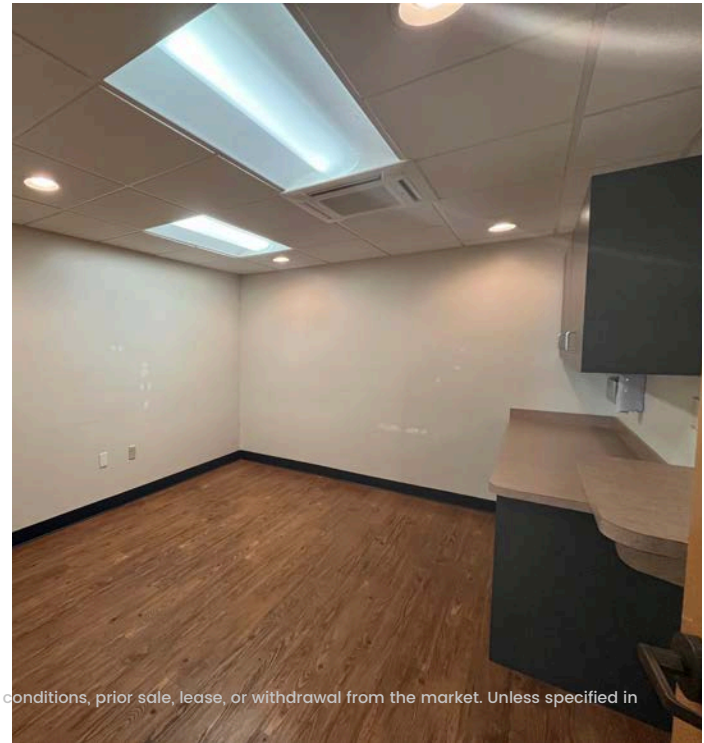
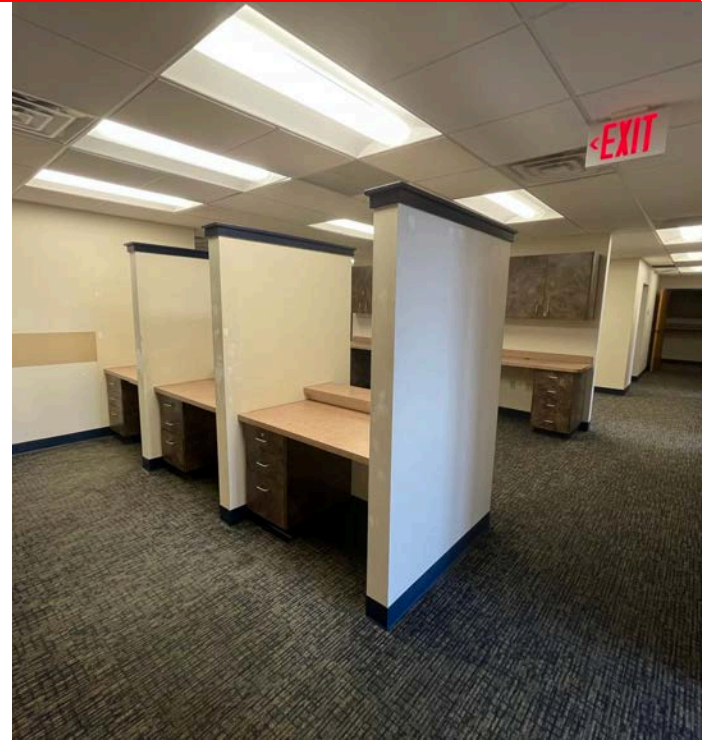


# FIRST FLOOR



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99 NOVEMBER DRIVE, CAMP HILL



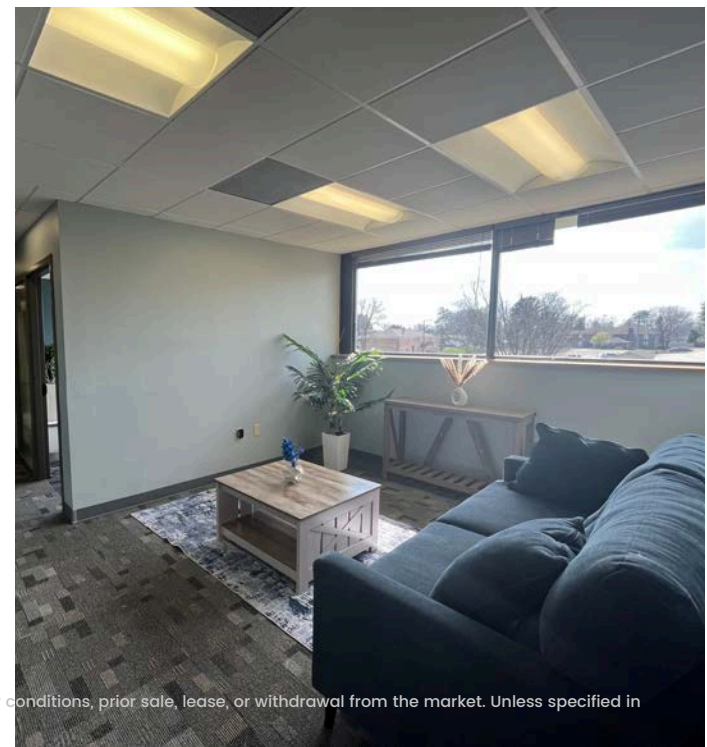
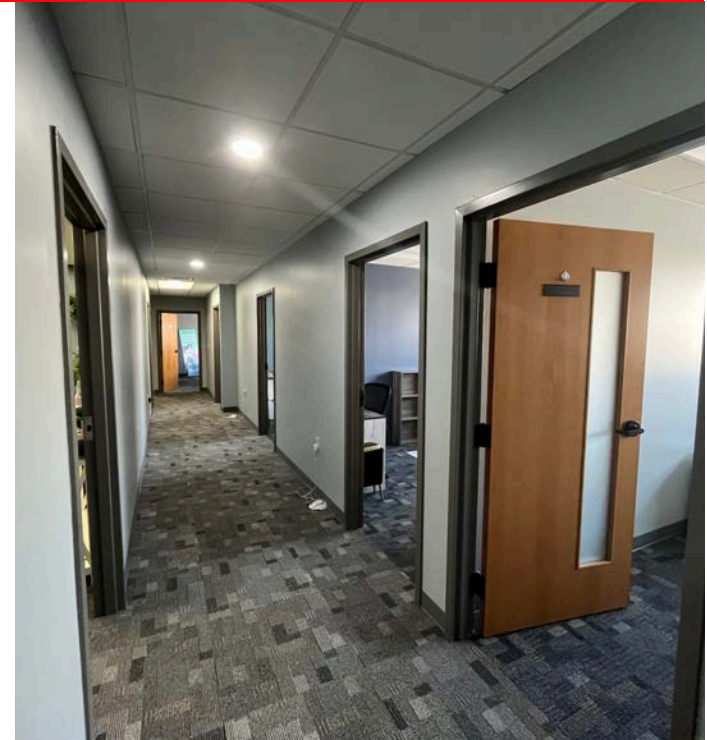
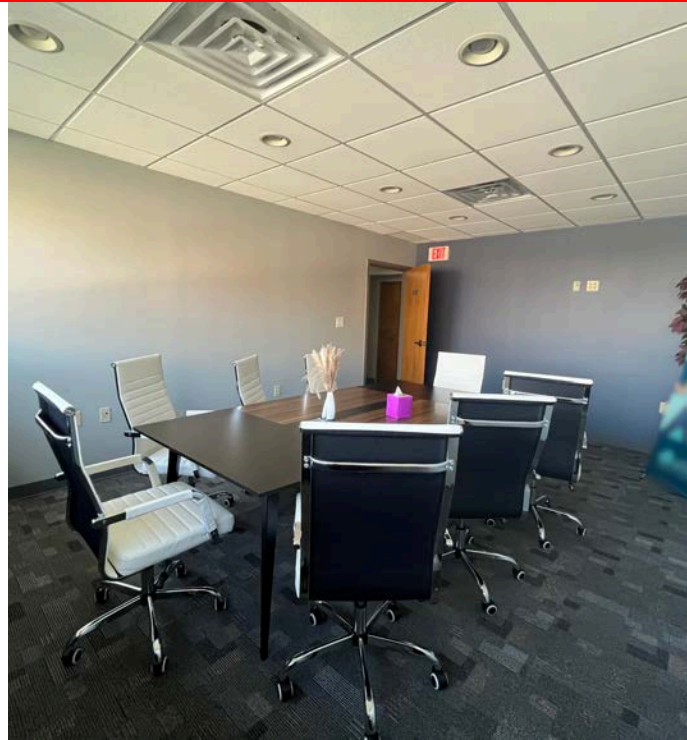
# SECOND FLOOR



**LEASED**

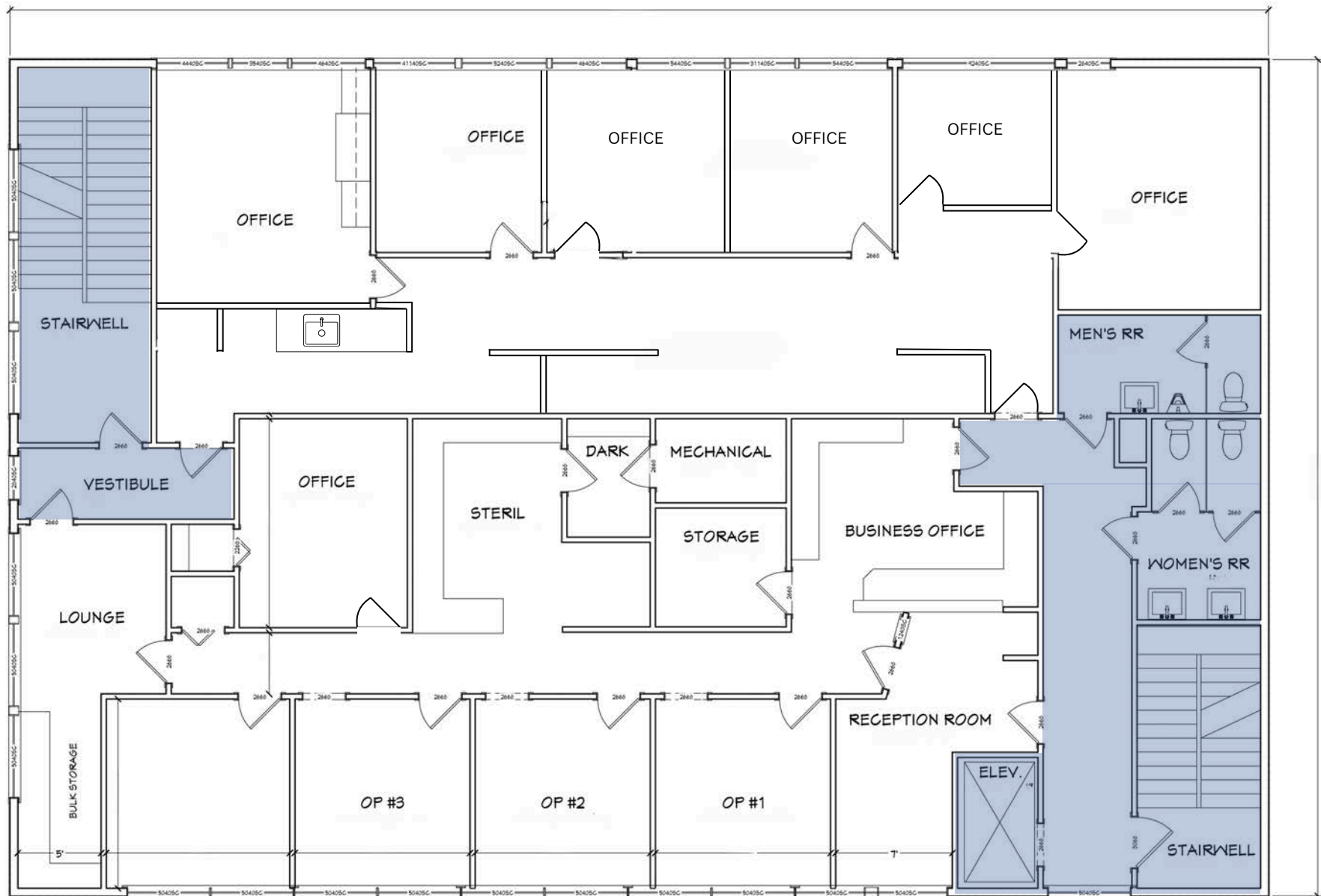
# SECOND FLOOR

# 99 NOVEMBER DRIVE, CAMP HILL



Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC's acting as agent of the Seller/Lessor.

# THIRD FLOOR



# THIRD FLOOR

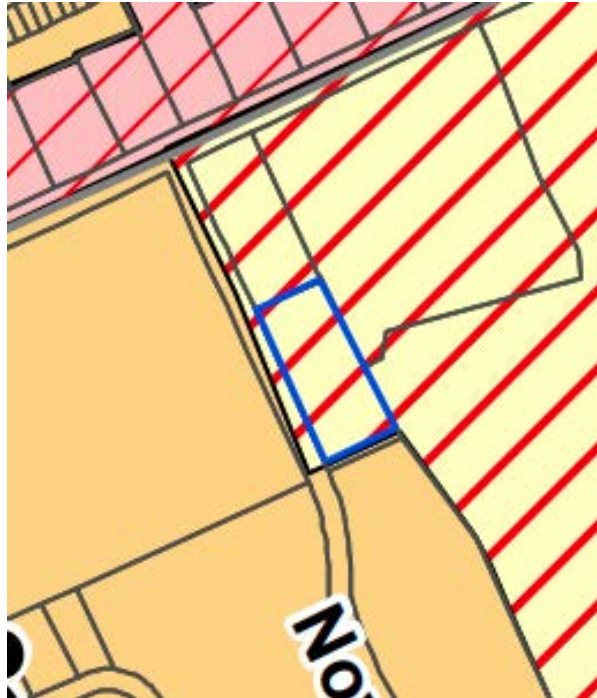
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## TAXES & ZONING

**CS: Regional Shopping Center**

**Total Estimated Taxes: \$25,346.19**



<b>LDR</b> Low Density Residential	<b>DT</b> Downtown
<b>MDR</b> Medium Density Residential	<b>CS</b> Regional Shopping Center
<b>MDRO</b> Medium Density Residential Office	<b>CC</b> General Commercial
<b>MDRO1</b> Medium Density Residential Office 1	<b>LN</b> Light Industrial
<b>CN</b> Commercial Neighborhood	<b>Park</b> Park

TAXES			
<b>COUNTY:</b>	\$950,000	x	0.00287500 = <u>\$ 2,731.25</u>
<b>MUNICIPAL:</b>	\$950,000	x	0.00335000 = <u>\$ 3,182.50</u>
<b>SCHOOL:</b>	\$950,000	x	0.02045520 = <u>\$19,432.44</u>
<b>TOTAL:</b>			<b>\$25,346.19</b>
<b>INDICATED MARKET VALUE:</b>	\$950,000	x	1.47 = \$1,396,500.00



Rte 11/Hwy 581

N. 32nd Street

