

REALTORS Assoc of York & Adams Co

Agent Detail



David L Sites  
 Conta: (717) 338-1479  
 PRUDENTIAL BY-SITES HOMESALE  
[dsites@hotmail.com](mailto:dsites@hotmail.com)

Views

Agent 1 Page Detail

Listings

MLS Price  
 21204778 \$2,500,000



MLS #: 21204778	ACT Retail	List Price: \$2,500,000
75 Cunningham Road	Gettysburg PA 17325	Sch Dist: Gettysburg
Lot/Unit #:	Neigh/Sub:	Mun: Cum berland
Lease Only:	Lease Price: \$	Lease \$/per SqFt:
Lot Dim:	Acreage: 128.1900	Ten. Impro. \$/per SqFt:
Total SqFt: 94000	Available SqFt: 94,000	SqFt Source:
# of Parking: 600	Available Parking:	Seating Capacity:
Trade Name:		# of Assoc. Docs: 12
Directions: Gettysburg Rt. Bus. 15 South to Cunningham Rd. turn right to Boyds Entrance		
<a href="#">Virtual Tour</a>		
Franklin Atlas:	Tax ID: 01	

Total Area					Break Down by Suite		
Floor/Level	Total SQFT	Total Avail SQFT	Contiguous Suites (Y/N)	Ceiling Heights	Suite #	Floor/Level	Finished SQFT

Feature Codes		
<b>SALE</b> Real Estate <b>POSSIBLE USE</b> See Remarks <b>HEAT</b> Gas, Forced <b>COOLING</b> Electric, Central A/C <b>WATER</b> Well <b>CURRENT USE</b> See Remarks <b>SEWER</b> Septic, See Remarks <b>ELECTRIC</b> 500-800 Amps <b>HOT WATER</b> Gas <b>IMPROVEMENT HEIGHTS</b> Over 3 Stories <b>LOT SIZE</b> 100-200 Acres <b>TOPOGRAPHY</b> Sloping	<b>CONSTRUCTION</b> Wood, Steel <b>EXTERIOR</b> Metal, Wood <b>CEILING HEIGHTS</b> 11-14 Feet, 15-18 Feet, 19-22 Feet, 23-27 Feet, 28+ Feet <b>PARKING</b> Private, Paved <b>UTILITIES AVAILABLE</b> Electric, Gas <b>ROOF</b> Metal <b>ADDITIONAL PROP FEATURES</b> Full Basement, Carpet, Exhaust System, Freight Elevator, Passenger Elevator, Public Restrooms, Security System, Sprinkler System <b>RAIL</b> None <b>ROAD ACCESS</b> Township Road <b>SELLER DISCLOSURE</b> No	<b>OCCUPANCY</b> Vacant <b>FORM OF OWNERSHIP</b> Fee Simple <b>LOCATION</b> Rural <b>ZONING</b> See Remarks <b>SHOWING INSTRUCTIONS</b> List Agent Must Accompany, 48hr Notice, Call Showing Desk <b>LISTING TYPE</b> Exclusive Right to Sell

Tax & Expense Data				
Assessed Values: \$ 9668700	School Tax:	County Tax:	Municipal Tax:	Deed Ref: 2214/171*

**Remarks**  
 Prop. consists of (2) deeded parcels - Deed 2340/194. Former Boyds Bear Retail Center. Multipurpose facility, full kitchen w/restaurant area. Clear: sewer sys.; HVAC & Sprinkler sys. inspect. 2011. Clear: reserved buyers. See assoc. docs for zoning uses. Mixed Use & Open Space. Elect. service 277/480-3 phase-2500amp. 565 parking & 47 bus parking.

**Agent Remarks:**  
 Property sold "as is". Call showing desk 717-718-7469. LA w/accompany showings.

<b>Items Reserved:</b>		Showing Desk #: (717) 718-7469	
Seller: Boyds Collection Ltd.	Show: List Agent Must Accompany, 48hr Notice,	List Type: Exclusive Right to Sell	Listed Dt: 5/8/2012
List Office: PRUDENTIAL BY-SITES HOMESALE - Office: (717) 334-7636	E-mail: dsites@hotmail.com		
Listing Agent: David L Sites - Conta: (717) 338-1479	Dual Comm: No	SAC: 0	
LA 2:	LA 3:	Rd Front: 1400	BAC: 2.5
Lease Comm: Up Front:	Over Term:	Yr Blt: 0	TLC: 0
Selling Office:	Selling Agent:	Days On Market: 30	
Contract Date:	Settled Date:	Financing:	Sold Price:
CC PD By Seller:			

This information is deemed reliable, but not guaranteed. 06/07/2012