

**7520-7524 CARLISLE RD**

Wellsville, PA | 17365

**±6,040 SF AVAILABLE | FOR SALE**



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**RYAN MYERS | BLAKE GROSS**  
717-843-5555  
www.bennettwilliams.com

**Bennett WILLIAMS**  
RETAIL

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## POPULATION

97,592



## EMPLOYEES

19,780



## HH INCOME

\$91,395



## HOUSEHOLDS

38,647



## TRAFFIC COUNTS

RTE. 74 - 2,634 VPD  
RTE. 177 - 3,476 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

## PROPERTY OVERVIEW

Located near Pinchot Park and Ski Roundtop, 7520-7524 Carlisle Road is a mixed commercial and residential use property that consists of two parcels, totaling 1.28+/- acres. There are three buildings on-site.

The property is located just outside of Wellsville near the intersection of Route 74 and 177. Route 74 is a main road that carries traffic north and south through York County. Wellsville is a small community in Northern York County less than 10 minutes from Dillsburg and 20 minutes from York and Mechanicsburg. Public sewer is shared by both properties and served by well water. Annual real estate taxes are approximately \$7,700. Sale price for both properties combined is \$297,000. It's a good location for auto repair and sales or a local business looking for a commercial property to expand or move to. It's also an investment property opportunity with existing rental income.



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## 7520 CARLISLE RD REAR STORAGE BUILDING

This building is currently storing 10+ vehicles. The building has concrete in the basement, wood and concrete floors on the ground level/main storage area, and wood floors on the mezzanine storage area floors. There is new siding and windows. This building does not have heat.



## 7520 CARLISLE RD AUTO REPAIR/DANCE/OFFICE

- Troup Auto is on a short-term lease. This section of the building has four bays and two lifts. There is a mix of waste-oil heat and gas heat. There is an area in the rear for 15+ vehicle parking.
- The front of this building is leased by a dance studio. The space is a large open area with restrooms. This business is open 9 months of the year. This section has gas heat. There is a parking area in the front that can accommodate 10+/- vehicles. This area would be shared with the vacant office space.
- The vacant office area, located in the front of the building, was previously leased by the Post Office. This area is < 1,000 SF of space. A new floor was recently installed.

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## 7524 CARLISLE RD HOUSE

The property is a 4BR, 1BA freestanding house, residence that is currently leased on a month to month basis. The tenant is paying \$920.00 per month plus utilities. This section of the property also has a small garage, along with a large gravel parking lot. The house has gas heat.



## 7524 CARLISLE RD POOL

The property has an inground pool that the owners that is exclusively used and maintained by the owners. The pool area has a pavilion and small pool house.

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