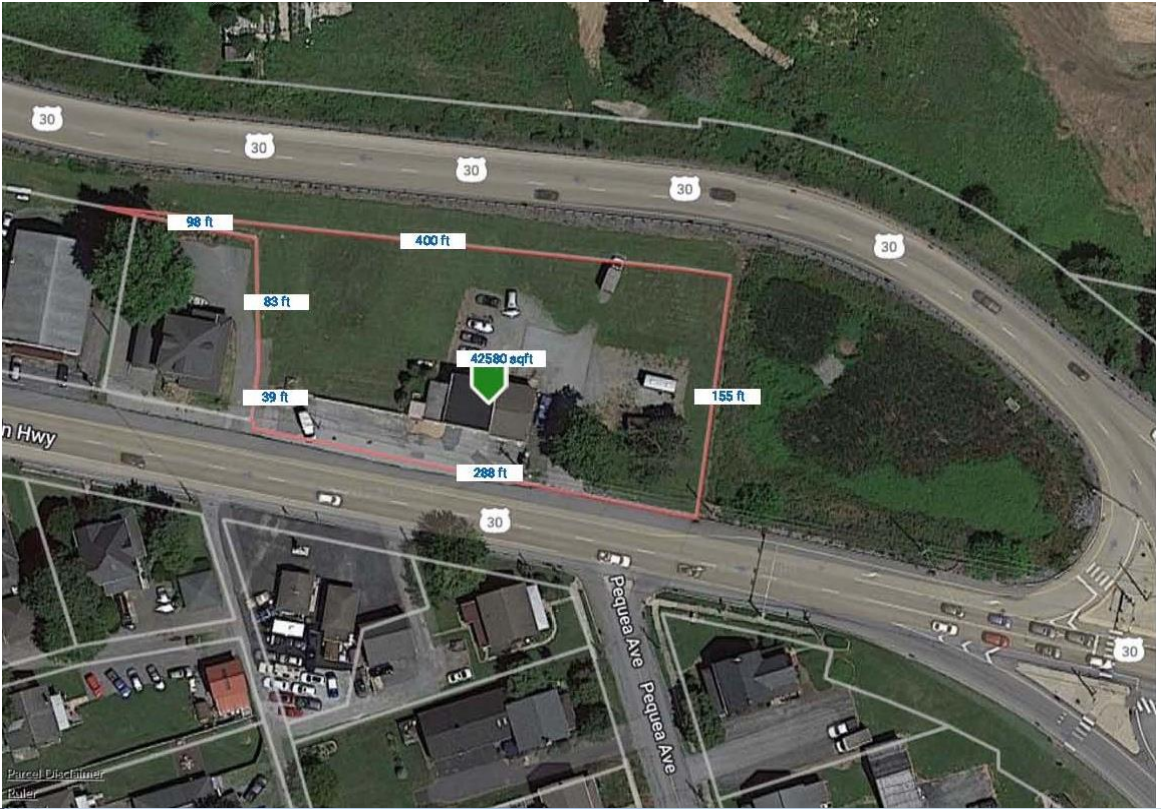


Tax Map



★COMMERCIAL PROPERTY★

5303 Lincoln Highway, Gap, PA
2,120 Sq. Ft. +/- Building Plus Lower Level
on a 1.171^{+/-} Acre Lot Zoned Comm./Mixed
Use w/ Many Uses Possible

Salisbury Twp – Pequea Valley School District



\$599,900.00



Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433

Listing Agent: Stephen J. Barr
steve@barr1.com
www.barr1.com

ADDRESS: 5303 Lincoln Highway, Gap, PA 17527

PRICE: \$599,900.00

OWNER: Todd E. Hurst

LOT DESCRIPTION: 1.171 Acre +/- (Plot Plan on Back)

TAX PARCEL: 560-22430-0-0000

DEED REFERENCE: 6373504

ZONING: Mixed Use

WATER: Well

SEWER: Public

TAXES: **YEAR: 2023/2024**

\$3,539 **School:** Pequea Valley

\$632 **County:** Lancaster

Municipal: Salisbury Twp.

\$4,172 **TOTAL**

Real Estate Only Being Offered

★DIRECTIONS★

From Route 30 eastbound property in on left past Route 772 before
Route 41

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

★FEATURES★

Well-built one-story building contains 2,120 sq ft +/- on the main level. Plus, an additional ground level basement with overhead garage door access. Situated on a 1.171 acre +/- lot with frontage on Lincoln Highway East and West bound lanes. Zoned mixed use with many commercial/residential uses possible. Great exposure with average daily traffic count of 15,000 vehicles per day. Don't miss this opportunity to purchase a premier location in the heart of Gap.

Note: Property currently leased on a month-to-month basis. Electronic sign in front of building is reserved and not included in the sale price.



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