

# Commercial - CHAMBERSBURG, PA

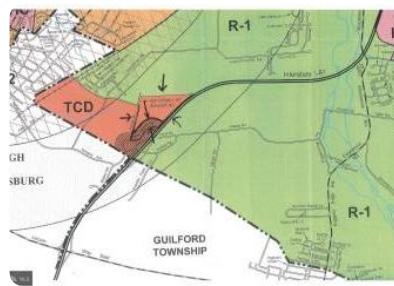


## 750 Kohler Road, Chambersburg, PA, 17202

Offered at \$3,995,000

**WATER AND SEWER SERVICING AGREEMENT IN PLACE!!!** The opportunities are endless with this zoned commercial land off Walker Rd 81 Exit! 70 +/- acres of Transitional Commercial land with 13+/- acres or Interchange Overlay District. This new zoning allows for convenient stores/Retail/Medical/Restaurants/Gas Stations/Etc.! This is an extension of an already prime commercial area. Great exposure!

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
70 acre (lot size)
Built: 1950



### ZONING DISTRICTS

AIR	AGRICULTURAL RESIDENTIAL
CC	COMMUNITY COMMERCIAL
HD	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
LI	LIGHT INDUSTRIAL
TCD	TRADITIONAL COMMERCIAL
EXIT-17 INTERCHANGE OVERLAY DIST	EXIT-17 INTERCHANGE OVERLAY DIST
R-1	LOW-DENSITY RESIDENTIAL
R-2	MEDIUM-DENSITY RESIDENTIAL
R-3	STATE OWNED PARK AND FOREST LA APPALACHIAN TRAIL 300 FOOT OVER



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