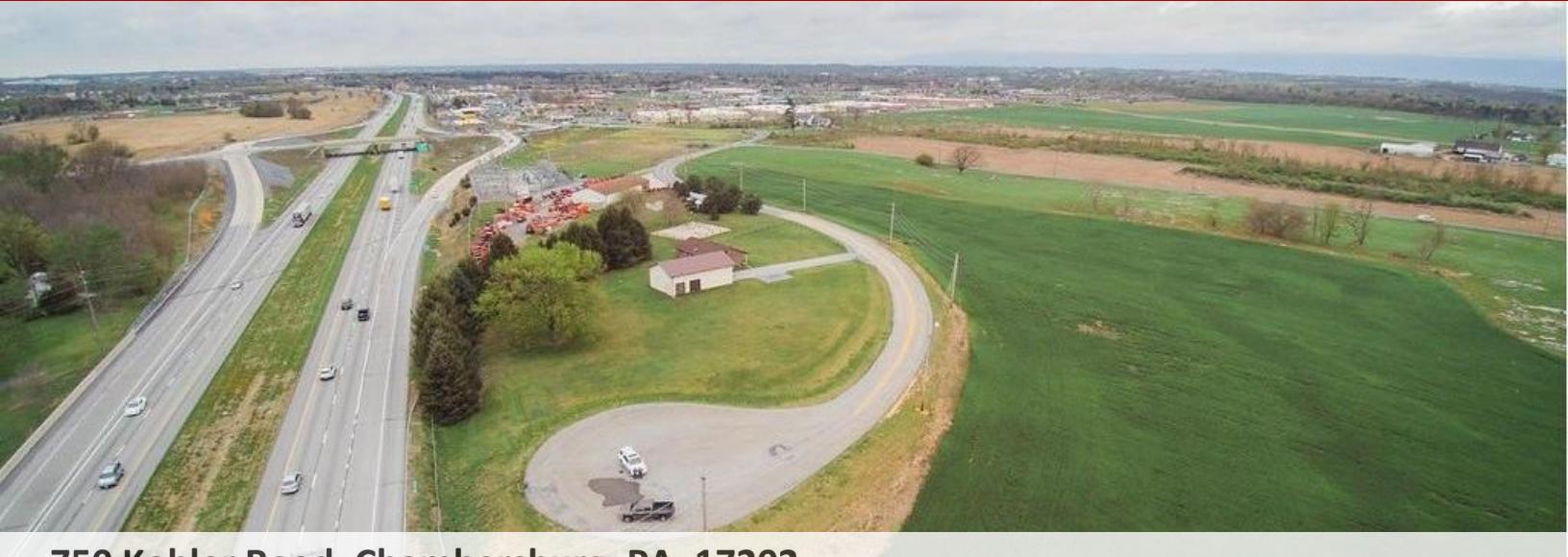


# Vacant land - CHAMBERSBURG, PA

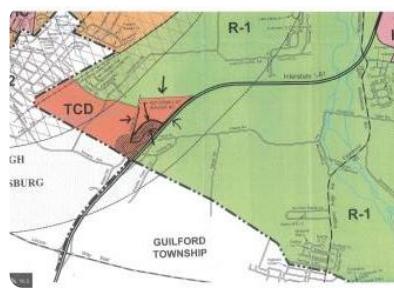


## 750 Kohler Road, Chambersburg, PA, 17202

Offered at \$3,995,000

WATER AND SEWER SERVICING AGREEMENT IN PLACE!!! The opportunities are endless with this recently re-zoned commercial land off Walker Rd 81 Exit! 70 +/- acres of commercial opportunity with 10+/- 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! 4 Fully rented units on the property. 2 single family and 1 over/under. Barn and Morton building! Land lease through end of year on corn/cattle

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



### 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



Assist2Sell  
vip@assist2sell.com

Assist2Sell

Scan above on mobile device  
for directions to this listing

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.

©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Iron Valley Real Estate of Chambersburg

