

Historic Mount Joy Multi-Use Property - Renovated Church with Income Potential

Wednesday, June 3, 2026 • 6PM

9 Marietta Avenue,
Mount Joy, PA 17552

Own a piece of Mount Joy's charm with this beautiful historic church, thoughtfully updated and converted into a versatile multi-use building. Ideal for an owner-user, investor, or developer, this property offers the ability to occupy part of the space while generating rental income from the rest.

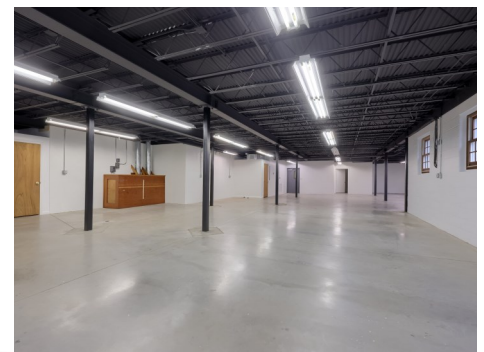
Approximately **13,000± square feet**, the building features:

- Large gathering hall Built in 1997
- Historic 1800's sanctuary with balcony and stained glass
- Multiple offices/classrooms (ideal for tenants or flexible use) Built in 1997
- **7 bathrooms throughout**
- Fully finished lower level with storage & utility space
- **Separately metered utilities for multi-tenant use**
- Elevator access to all floors
- Rear parking lot

Flexible Central Business District Zoning (most commercial uses and apartments with 500 sq/ft minimum size per unit) Conveniently located near Routes 30, 222, and 283, this property offers easy access while maintaining small-town appeal. **Endless possibilities**—continue as a multi-tenant space, owner-occupy with supplemental income, or explore residential conversion.



Open Houses: Sat. May 16, 10am-12pm
& Mon. May 18, 5pm-6:30pm
Or Call For An Appointment



FEATURES

- ✓ 9 SUNDAY SCHOOLS
- ✓ ELEVATOR ACCESS TO ALL FLOORS
- ✓ CONVENIENT PARKING LOT

Auction for: Crabapple LLC
Attorney: Gibbel Kravbill Hess

LEAD AUCTIONEER: JOHN M. HESS



717-664-5238 or 877-599-8894

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Type: Primary Homesite

Construction: Masonry

Exterior: Brick

Roof: Front of building is asphalt replaced in 2022, in the middle is the original slate roof, and the rear is asphalt replaced in 2025.

Square Footage: Approximately 13,000 Sq. Ft.

Lot Size: 0.39 Acres

Year Built: 1909

Heating/Cooling: Forced Air Unit

Water/Sewer: Public

Zoning: Commercial Business District

Taxes: \$5,469

School District: Donegal SD

Township: Mount Joy Boro

Main Floor

Gathering Hall, 22' x 57'5, concrete floor, closets

Kitchen, 28'4 x 11'10, concrete floor, pass-through windows to gathering hall

2 Unisex restrooms

Sanctuary, 48'10 x 53'4, carpet, second floor balcony

Multi level Main Entry, 10'8 x 39'7, carpet, men's and women's restrooms

Office, 13'10 x 21, carpet

Nursery, 13'10 x 22'11, half bathroom, closet

Second Floor

9 Sunday School rooms, janitor closet

Basement

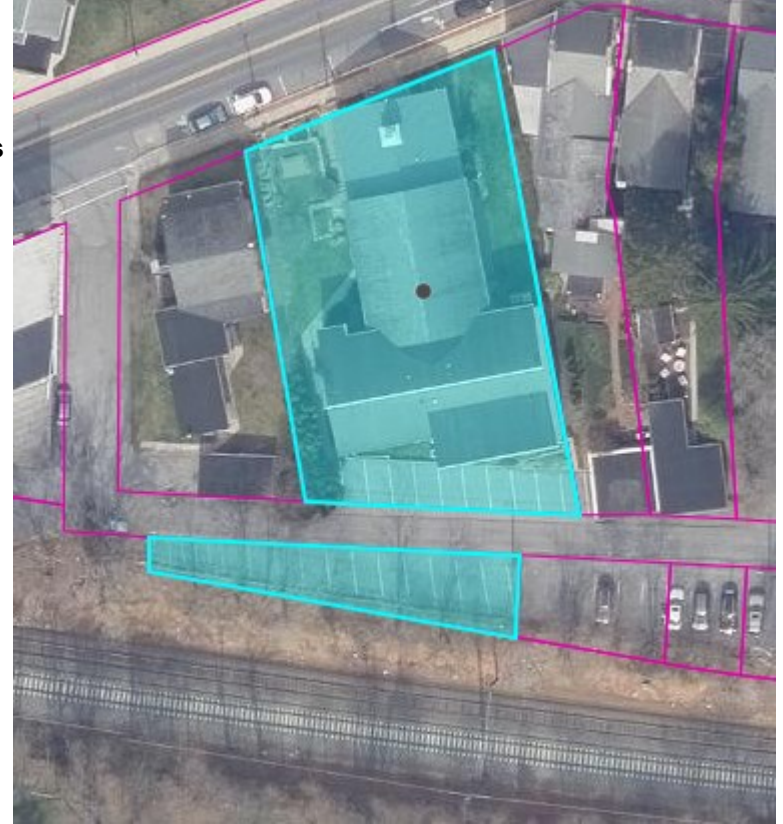
Fully finished, concrete floor, multiple closets including coat closets and utility rooms

Elevator access from all floors

7 Total Bathrooms

Parking lot behind building

*** ALL MEASUREMENTS APPROXIMATE**



For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

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