

FOR SALE

**ALL FIRST FLOOR
COMMERCIAL
CONDO UNITS**

CAN BE PURCHASED SEPARATELY

**96% Walkability
Score**

Unit 1 $\pm 1,635$ sq. ft.

Unit 2 $\pm 1,697$ sq. ft.

Unit 3 $\pm 4,336$ sq. ft.

Unit 4 $\pm 2,748$ sq. ft.

$\pm 10,416$ sq. ft. Total

Listing Contacts

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233 North Duke Street

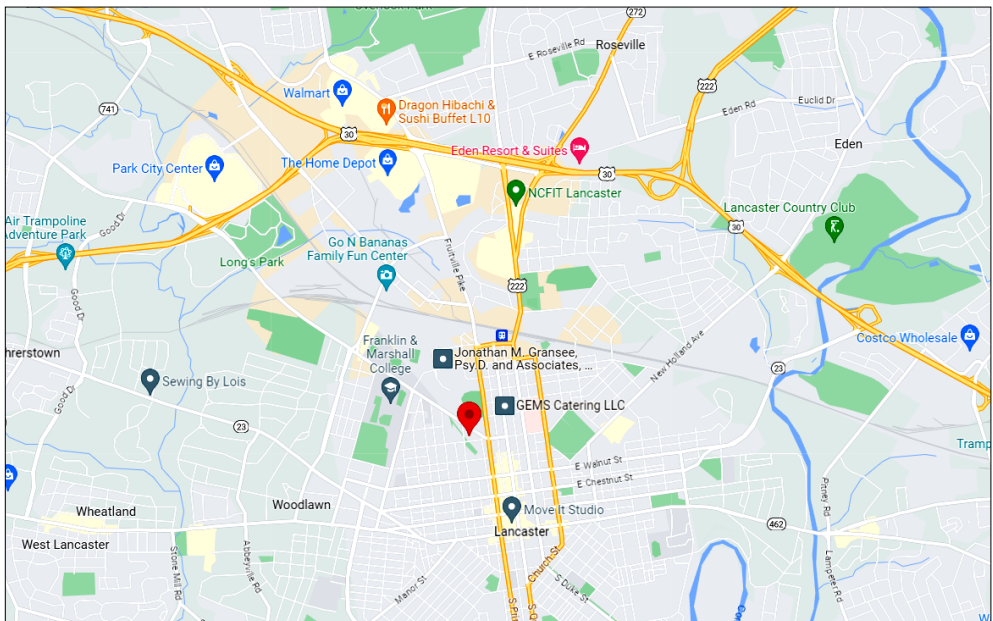
Lancaster PA 17602

230 Harrisburg Avenue

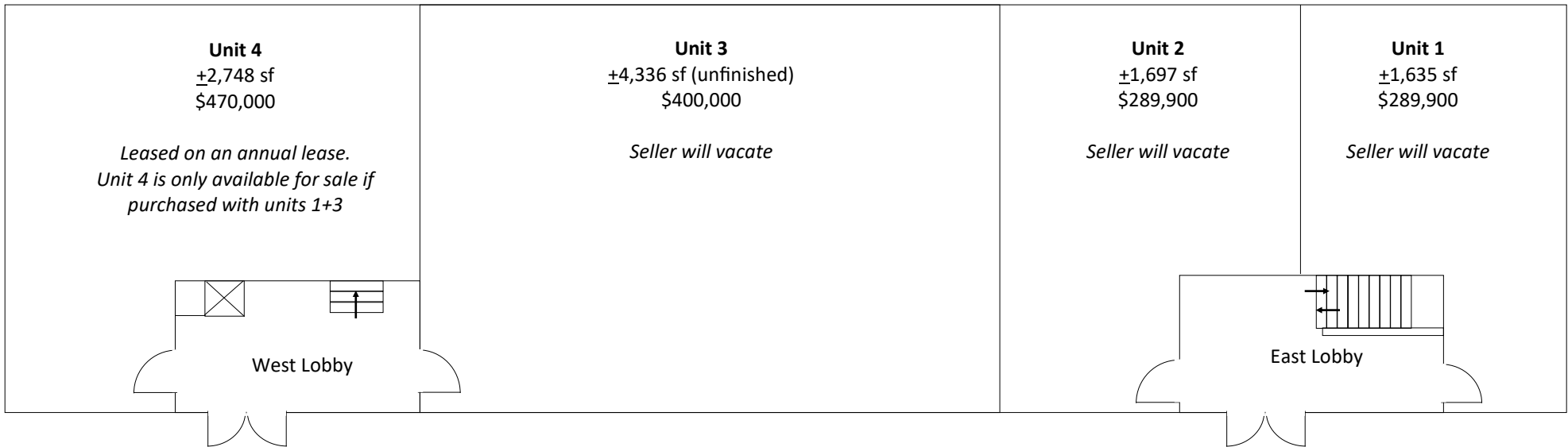
Lancaster, PA 17603

PPM
inc.
real estate

230 Harrisburg Avenue, Lancaster PA



First Floor Plan (sketch only, not to scale)
Sq. Ft. is per Condominium Documents



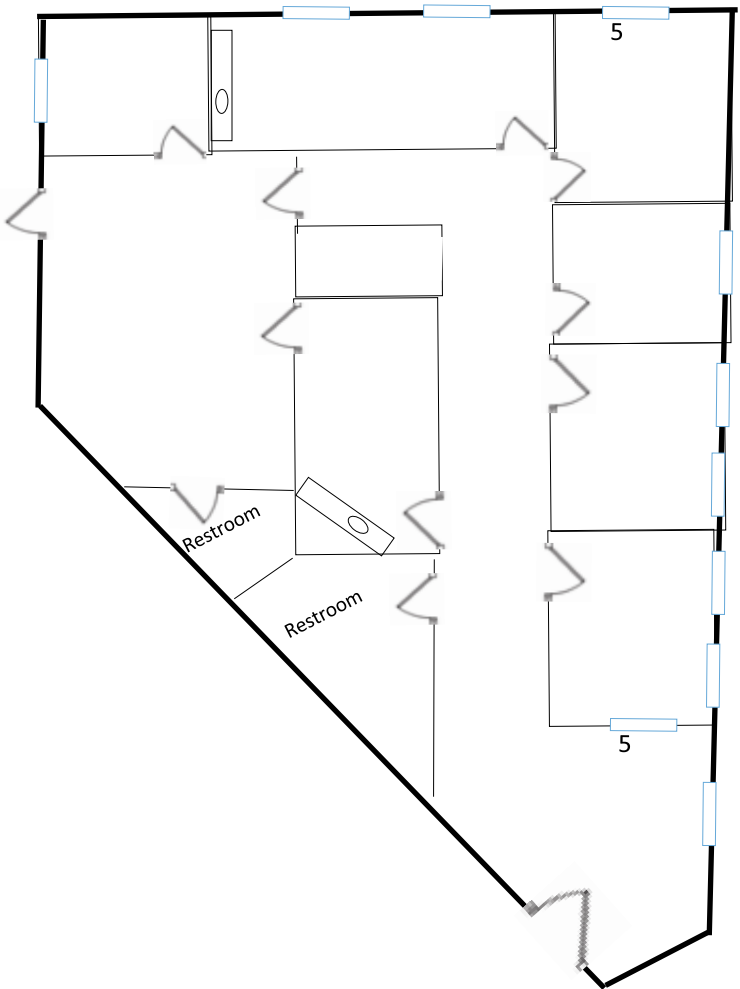
Unit	Parcel/Tax ID	Sq. Ft. (Per Condo. Doc.)	Sale Price	Condominium Factor	2023 Monthly Condo Fee	Annual Real Estate Taxes (as of May 2023)
1	3392990110001	1,635	\$ 289,900.00	8.11%	\$ 369.47	\$ 8,282.57
2	3392990110002	1,697	\$ 289,900.00	8.42%	\$ 383.59	\$ 5,083.91
3	3392990110003	4,336	\$ 400,000.00	21.51%	\$ 979.94	\$ 8,282.57
4	3392990110004	2,748	\$ 470,000.00	13.63%	\$ 620.95	\$ 8,282.57
Total		10,416	\$ 1,449,800.00	51.67%	\$ 2,353.95	\$ 29,931.62

230 Harrisburg Avenue, Lancaster PA

UNIT 1 \$289,900

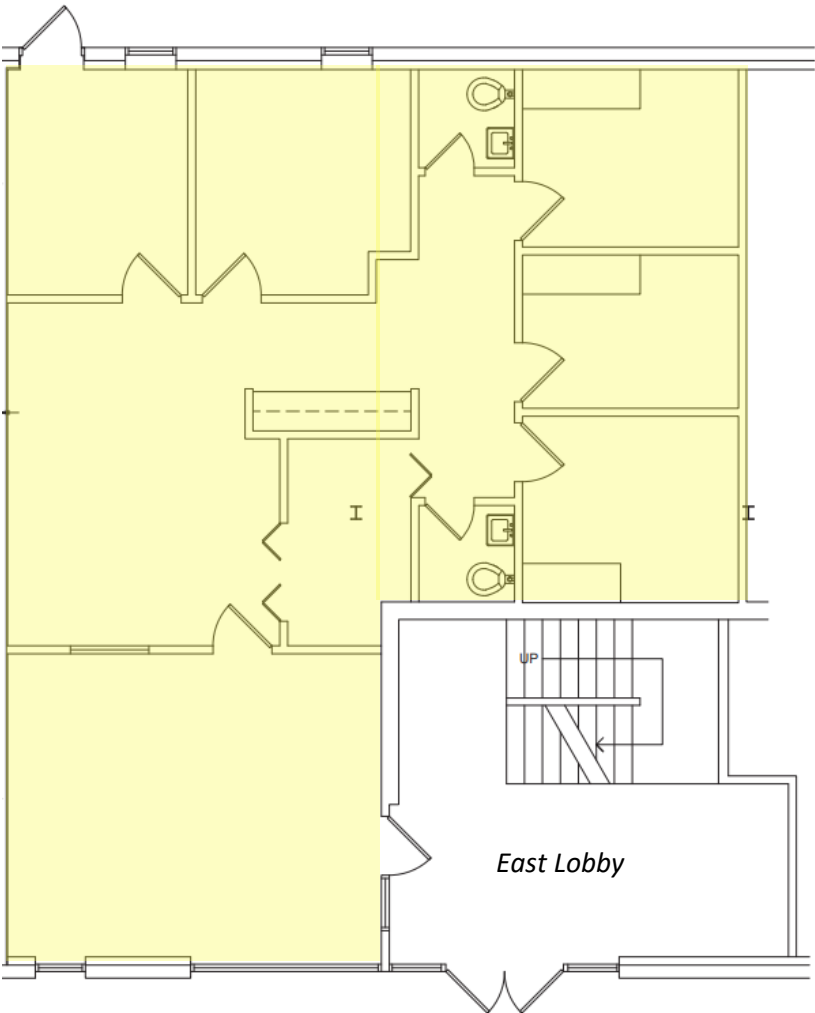
- ±1,635 square feet
- Fully finished medical or office space
- Condo includes a storage room in the lower level
- Seller will vacate prior to settlement

Floor plan is a sketch, not to scale



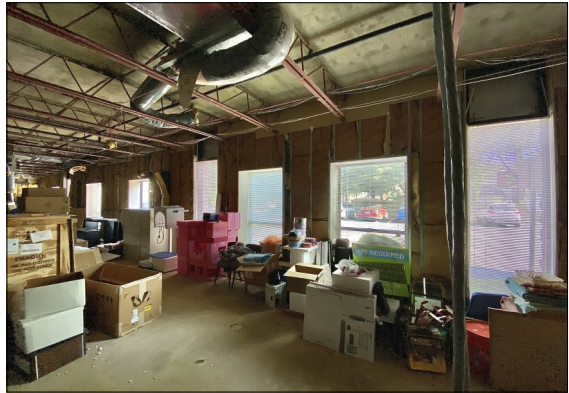
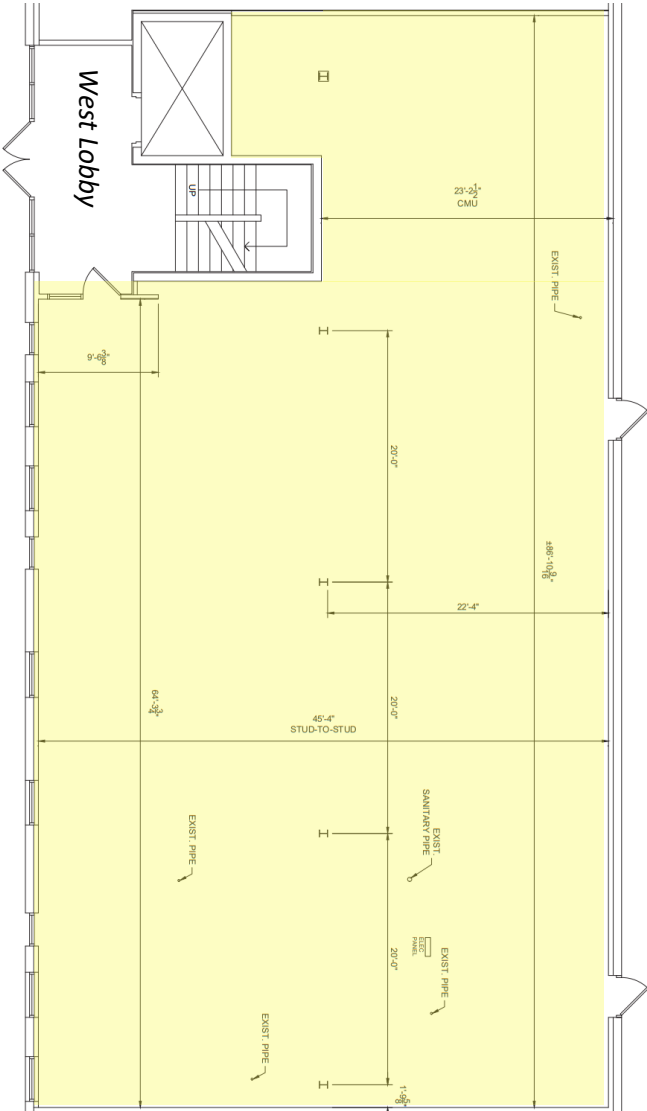
UNIT 2 \$289,900

- ±1,697 square feet
- Fully finished medical or office space
- Condo includes a storage room in the lower level
- Seller will vacate prior to settlement



UNIT 3 \$400,000

- ±4,336 square feet
- Unfinished space ready for build out with plumbing rough in
- Condo includes a storage room in the lower level
- Seller will vacate prior to settlement

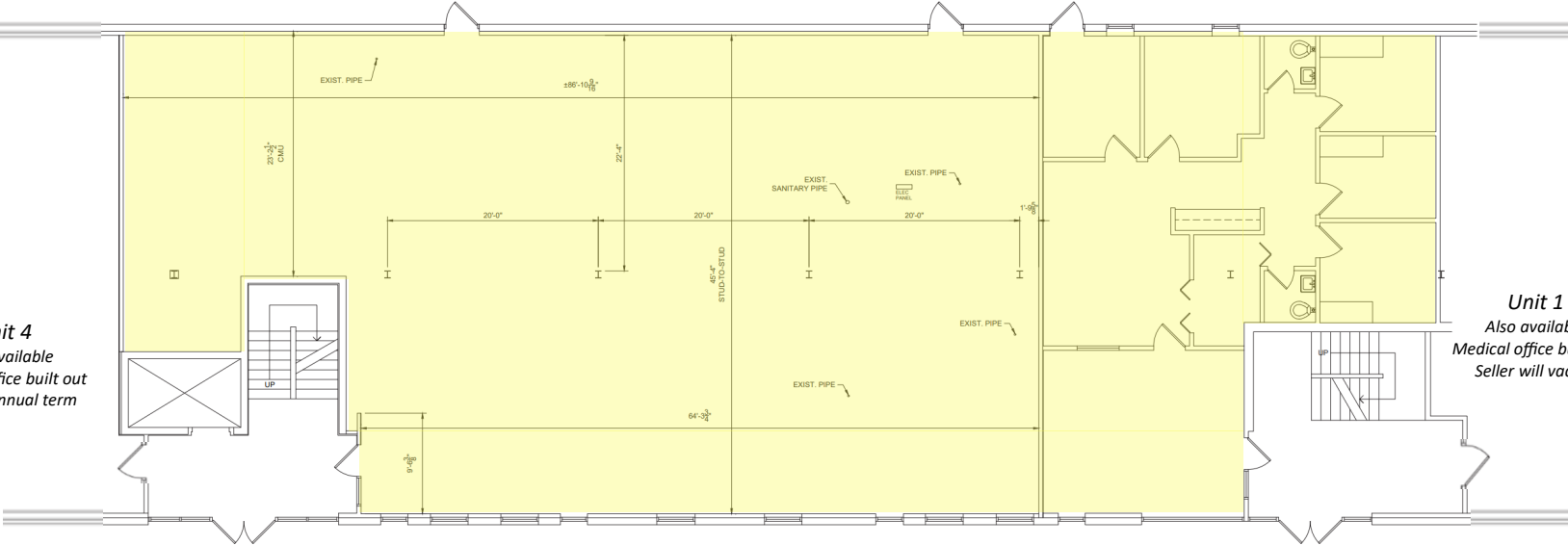


SAMPLE COMBINATION UNITS 2+3 **\$689,000**

- ±6,033 square feet
- Floor plan as-built and sample build out

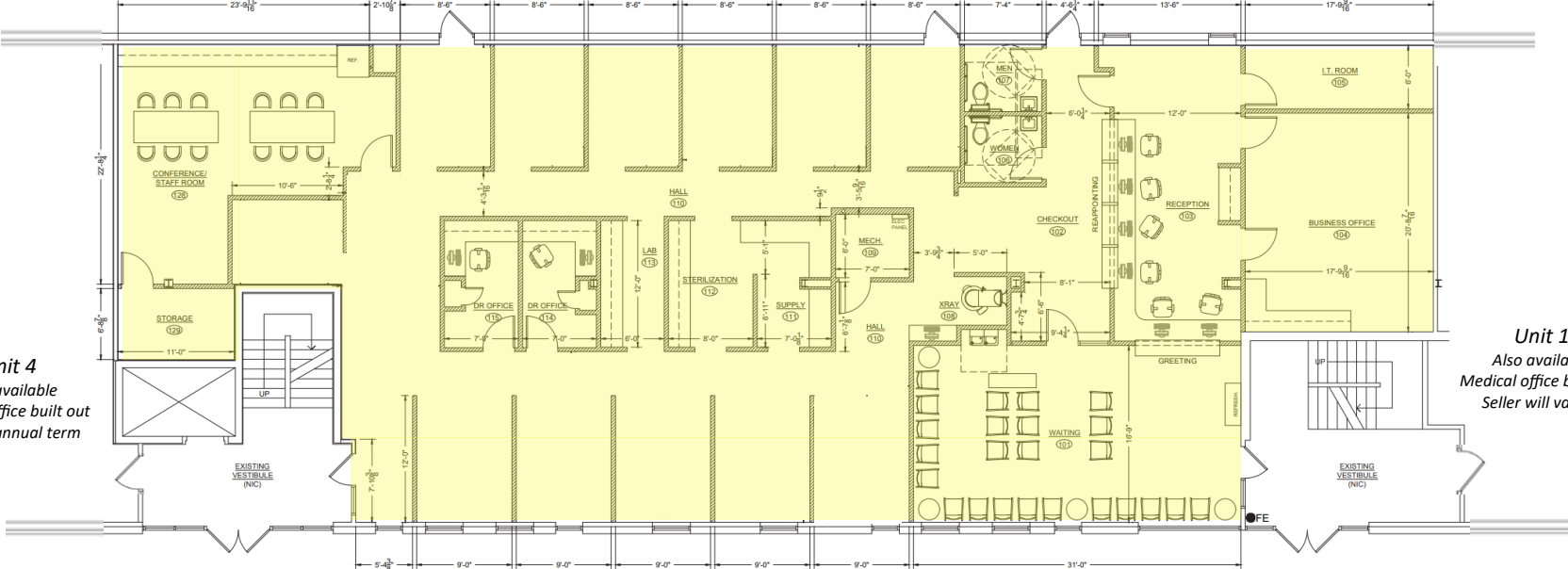
Unit 4
Also available
Medical office built out
Leased, annual term

Unit 1
Also available
Medical office built out
Seller will vacate



Unit 4
Also available
Medical office built out
Leased, annual term

Unit 1
Also available
Medical office built out
Seller will vacate



1005 E. King St. Suite 100
York, PA 17403
PA5246 (717)854-8122
FAX: (717) 845-7562
Contractors / Project Managers

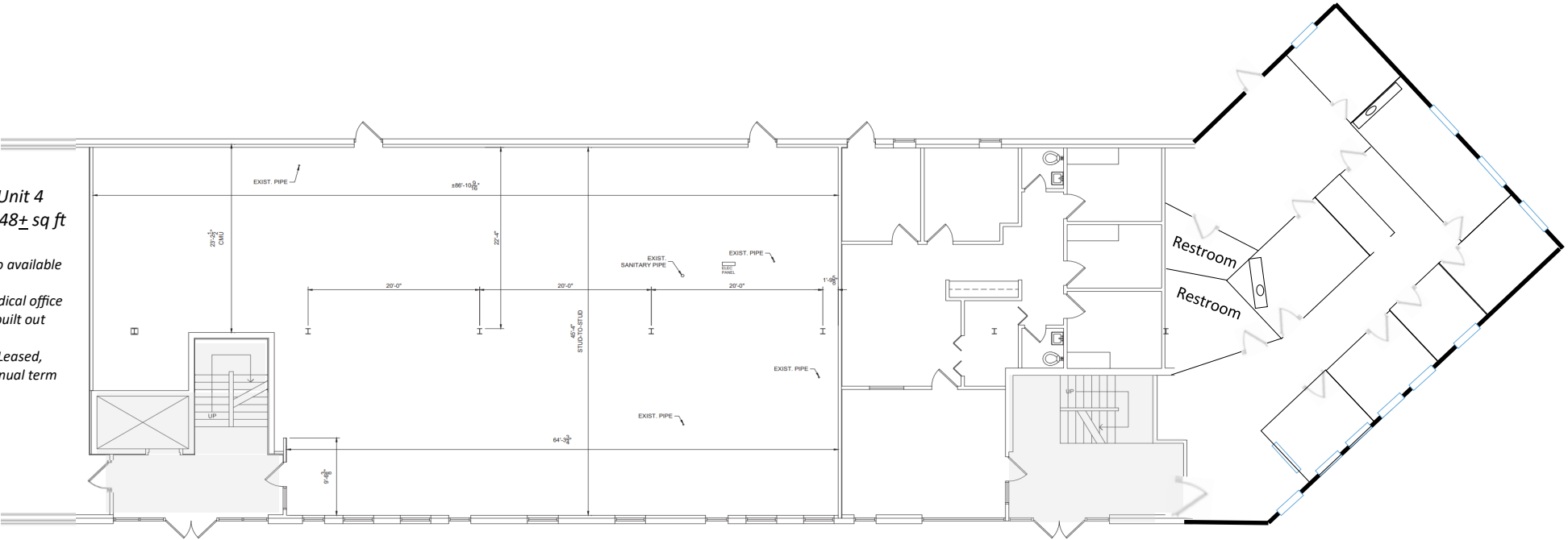
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Services, Inc.

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SAMPLE COMBINATION UNITS 1, 2+3

- ±7,668 square feet
- Floor plan as-built for units 2+3, plan for unit 1 is a sketch

Unit 4
2,748+ sq ft
Also available
Medical office
built out
Leased,
annual term



GENERAL PROPERTY DETAIL

Municipality

Lancaster City

Zoned

RO - High Dens/Office/Inst

Parking

Approximately 70+ parking spaces in lot, shared, unreserved

Signage

Monument sign on Harrisburg Avenue

Storage

Each Condo Unit includes a storage room in the lower level

Condominium Detail

Professionally managed by Sherman Commercial

Professional office or medical uses are permitted

Condo fee includes all expenses except Unit electric and R.E. Taxes

Condominium has parking cross easement with Lombardo's parcel



Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer

ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

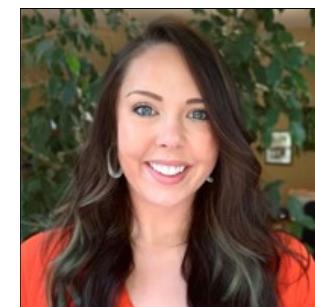
Please visit www.ppmproperties.com to learn more



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