



FOR SALE

\$6,500,000

34,111+ Total Sq. Ft.
Plus Lower Level Garage
Investment or
Partial Owner Occupant

4 Tenant Spaces
44 Space Parking Garage
100% Sprinklered
99% Walkability Rating
ADA Accessible
Abundant Nearby Parking

Listing Contacts
Corinn Kirchner
Alex (Alexandra) Ebert
Tracy Horst

Office 717-394-3374
info@ppmproperties.com
www.ppmproperties.com
233 North Duke Street
Lancaster PA 17602

39 East Chestnut Street + 202 North Duke Street
Lancaster City Central Business District, Lancaster PA 17602

PPM 
real estate

39 East Chestnut Street + 202 North Duke Street

GENERAL PROPERTY DETAIL

Property is comprised of 39 East Chestnut Street, a 2-story office building with underground parking garage, and 202 North Duke Street, a retrofitted firehouse currently used as a retail establishment.

Gross Sq. Ft.: 34,111± plus garage level

Property is a condominium, sold together

Zoned CBD (Central Business District) in Lancaster City

Onsite private parking garage offers secure parking for 44 vehicles. Two public garages are adjacent to the building.

100% Sprinklered, monitored fire system

ADA Access & passenger elevator to all levels

Tenant suites have individual climate control and HVAC systems

Upgraded/heavy data (IT) systems and efficient building mechanical systems

Large windows wrap the building offering abundant natural light

Onsite Fed-Ex drop box

Extremely walkable downtown location. Restaurants, cafes, Central Market, the Lancaster Courthouse, City and County offices, Marriott & Convention Center are all within a 5 minute walk.

TENANT & INCOME SUMMARY

TENANT	Sq. Ft. +/-	Lease Type	Rent PSF	Annual Rent	Current Term Expires	Renewal Options	Parking Spaces
202 North Duke St. "The Firehouse" Marketed Rent	3,500	NNN	\$18.00	\$ 63,000.00	Available		4 spaces behind building
39 East Chestnut St. PA Options for Wellness	4,800	NNN	\$19.42	\$ 93,225.60	4/7/2029	None remaining	4 in garage
39 East Chestnut St. PA Probation & Parole*	6,174	Gross*	\$31.17	\$ 192,431.16	12/1/2028	2028-2033 Base Rent \$23psf 2033-2038 Base Rent \$25psf	20 in garage
200 North Duke Street Office, Subdividable Marketed Rent	14,952	NNN	\$17.00	\$ 254,184.00	Available		20 Available Parking Spaces

Total Annual Rent \$602,840.76

NNN Detail

202 North Duke Street - Available Retail "The Firehouse"

Tenant pays 11% of total property Operating Expenses and all utilities are separately metered

PA Options for Wellness

Tenant pays 15% of total property Operating Expenses

Tenant pays monthly toward their non-metered utility usage. Currently: \$800.00/month with a 2% annual increase

Tenant pays a monthly management fee equal to 6% of their rent. Currently: \$466.13/month

PA Probation & Parole*

Lease began with Base Rent of \$20.50psf + \$9.32psf NNN creating a starting Gross Rent of \$29.82psf

NNN amount adjusted annually per CPI, maximum 5%

Landlord pays janitorial. Currently: \$1,242.98/month

200 North Duke Street - Available Office

NNN Estimated at \$6.35psf and Tenant pays electric and gas

Available sq. ft. is listed as a single occupancy and subdividable

Investment Analysis

Projected Est. Net Income	\$	564,325
Sale Price	\$	6,500,000
CAP Rate		8.7%

(Based on total projected income less estimated expenses from PA Probation & Parole Lease)

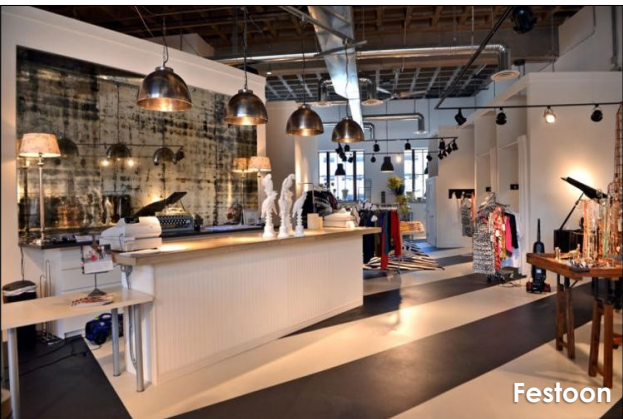
39 East Chestnut Street + 202 North Duke Street



39 East Chestnut Street + 202 North Duke Street



39 East Chestnut Street + 202 North Duke Street



Festoon



Pa Options for Wellness



Available Space, 1st Floor



Festoon



Available Space, 2nd Floor



Available Space, 2nd Floor



Pa Probation & Parole



Available Space, 2nd Floor

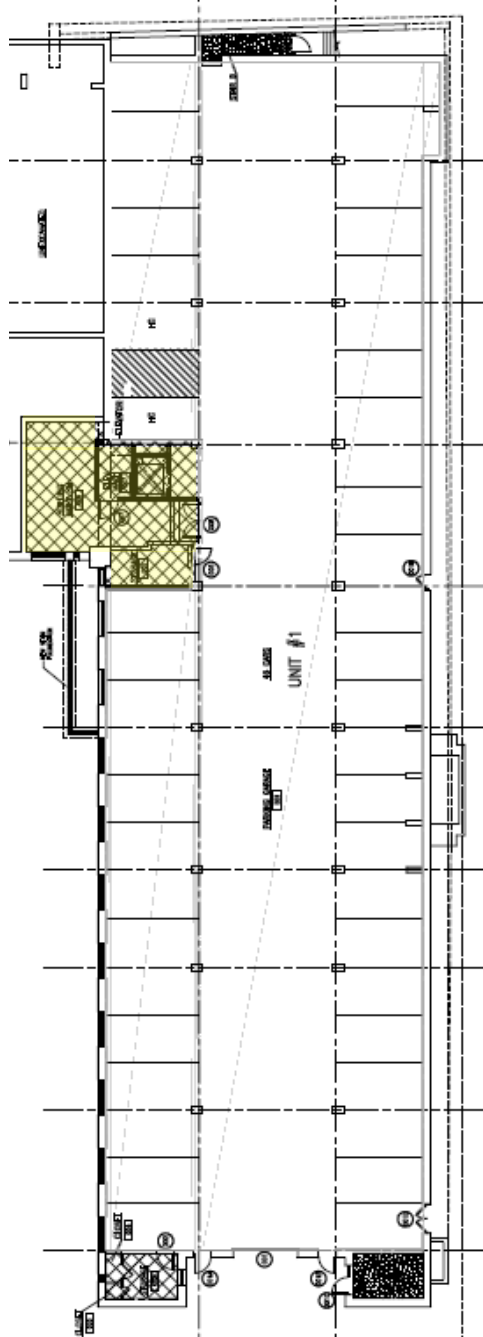


Available Space, 2nd Floor

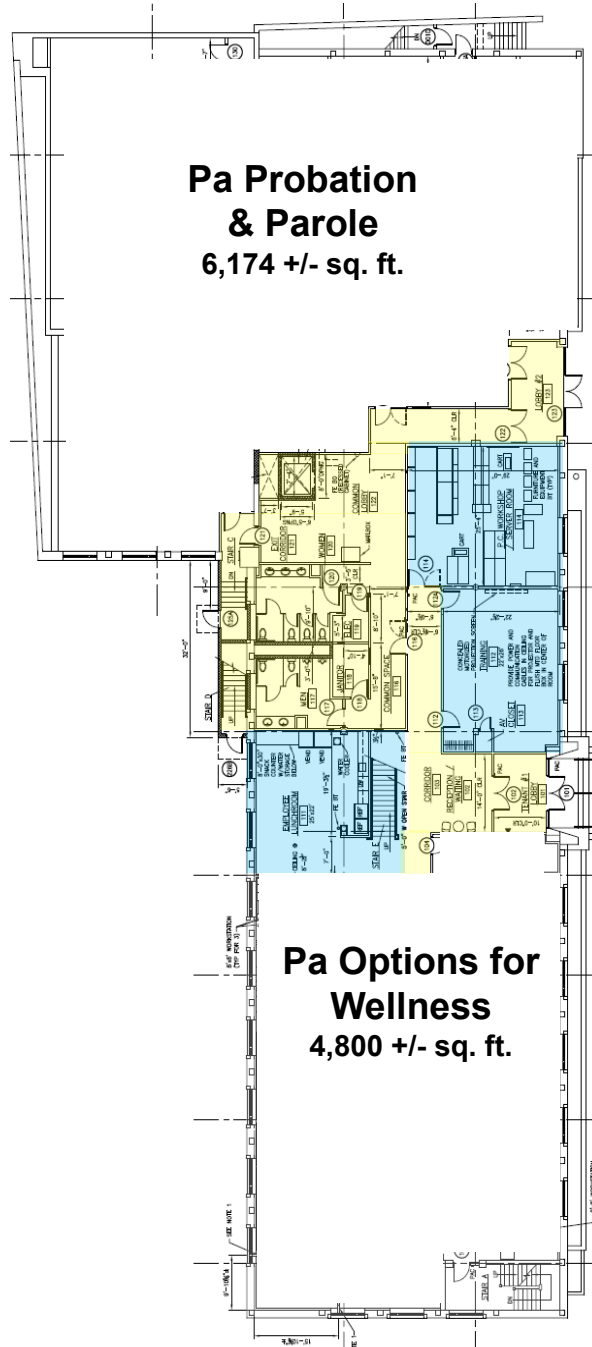
39 East Chestnut Street + 202 North Duke Street

COMMON AREA IN YELLOW | AVAILABLE SPACE IN BLUE
DETAILED FLOOR PLANS AVAILABLE UPON REQUEST

LOWER LEVEL GARAGE



FIRST FLOOR



SECOND FLOOR



→ CHESTNUT STREET →

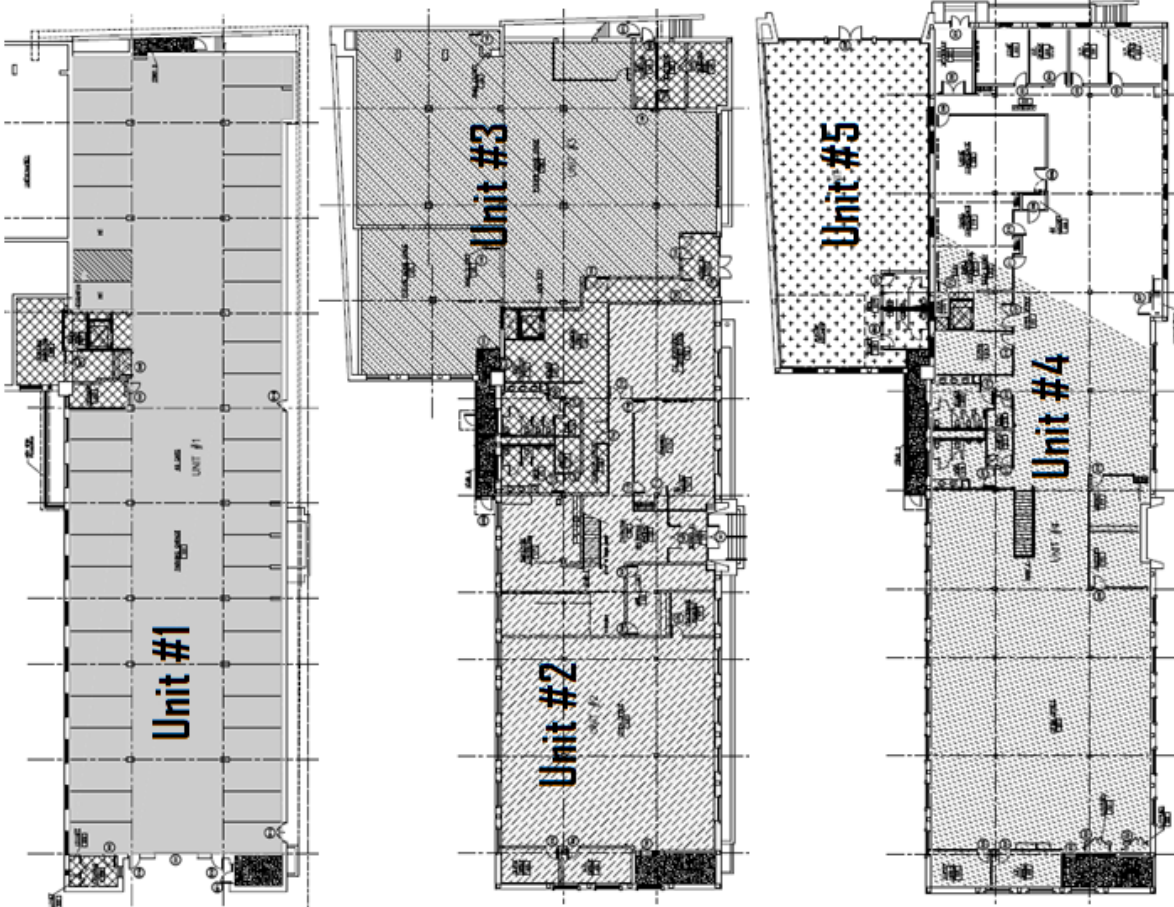
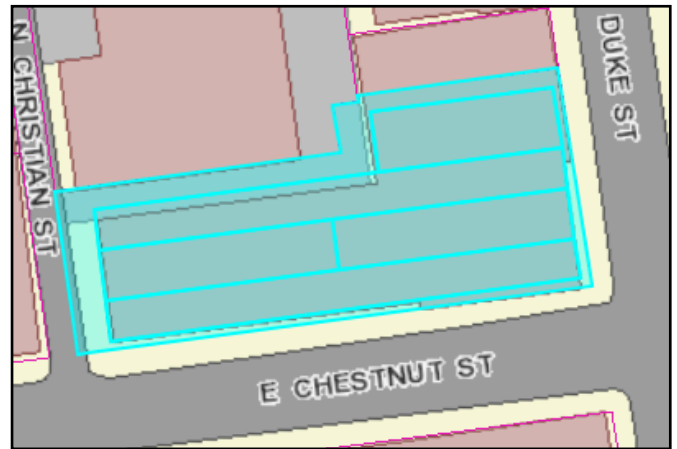
39 East Chestnut Street + 202 North Duke Street

Property is a Condominium with 5 Condo Units

Parcel IDs:

- 3360938900000 (Condo parcel)
- 3360938910001 (Unit #1: Lower Level Garage)
- 3360938910002 (Unit #2: Pa Options For Wellness & Common areas on 1st floor)
- 3360938910003 (Unit #3: Pa Probation & Parole Suite)
- 3360938910004 (Unit #4: Second Floor)
- 3360938910005 (Unit #5: Festoon Suite; 202 North Duke Street))

All Parcels/Condominium Units On One Deed: Deed Reference: 6499414



39 East Chestnut Street + 202 North Duke Street



SHOWINGS AND DOCUMENTS

Showings during business hours with advance notice for scheduling

Leases are available upon placing the property under agreement

Detailed floor plans and condominium documents are available upon request

Due to State regulations, prior State approval is required for public access to PA Options for Wellness. Such approval can take 2 weeks, and shall be scheduled upon placing the property under agreement

CO-BROKERAGE

Please request a Co-Broker Compensation Agreement +
Registration of Client Form

Compensation Policy: Advertised compensation to Co-Brokers requires
Buyer Broker to be present for all showings and communication.

If Listing Broker has toured with Buyer or provided details of the listing with
Buyer and Co-Broker enters the transaction after first contact is made, claims for
compensation will be provided at 50% of the originally advertised Co-Broker Fee.

INFORMATION DISCLAIMER

Information herein and provided by Listing Office was provided by Seller and is
deemed accurate to the best of our knowledge. However, it is Buyer's
responsibility to confirm information deemed important to 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.

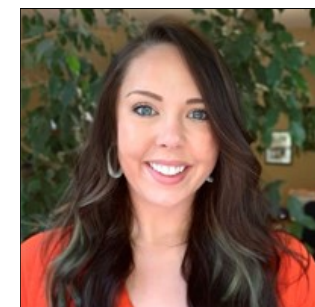
Please visit www.ppmproperties.com to learn more



Tracy Lin Horst
Owner | Broker of Record
Tracy@ppmproperties.com



Corinn Kirchner
Owner | Associate Broker
Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com