

SALE PRICE: \$3,450,000

LEASE RATE:
\$15.95/SF NNN



AVAILABLE FOR SALE OR LEASE

512 N. MARKET ST.

LANCASTER, PA 17603

512 N. MARKET ST.



PROPERTY OVERVIEW

19,305 SF mixed use property for sale in the City of Lancaster. The property consists of 11,355 SF of beautiful Class A office space on two floors and five - one-bedroom apartments that are fully leased. The office space was fully renovated keeping the industrial feel with the original exposed brick and wood beams combined with a professional finish. The furniture is available for sale so the space is turnkey for the next occupant. Great opportunity for an owner/user to purchase the property and occupy the office space while having the passive income from the apartments.

PROPERTY FEATURES

ADDRESS	512 N. Market St. Lancaster, PA 17603
COUNTY	Lancaster County
MUNICIPALITY	City of Lancaster
TOTAL BUILDING	19,305 SF
AVAILABLE SPACE	11,355 SF - Available Q4 2025
ACREAGE	0.27
STORIES	3 story building
YEAR BUILT	1910 / Renovated 2015
ELEVATOR	Yes
SPRINKLERS	Yes
LIGHTING	LED

CEILING	10' clear / 2' x 2' acoustical ceiling / exposed industrial ceiling
RESTROOMS	Men's and Women's restrooms on 1st and 2nd floor
BASEMENT	Yes
ZONING	Mixed Use - permits professional office
CONSTRUCTION	Masonry
PARKING	In front and rear of property
FURNITURE	Available for purchase from current tenant
LEASE RATE	\$15.95/SF NNN
OPERATING EXPENSES	\$6.28/SF
SALE PRICE	\$3,450,000

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APARTMENT INCOME & EXPENSES

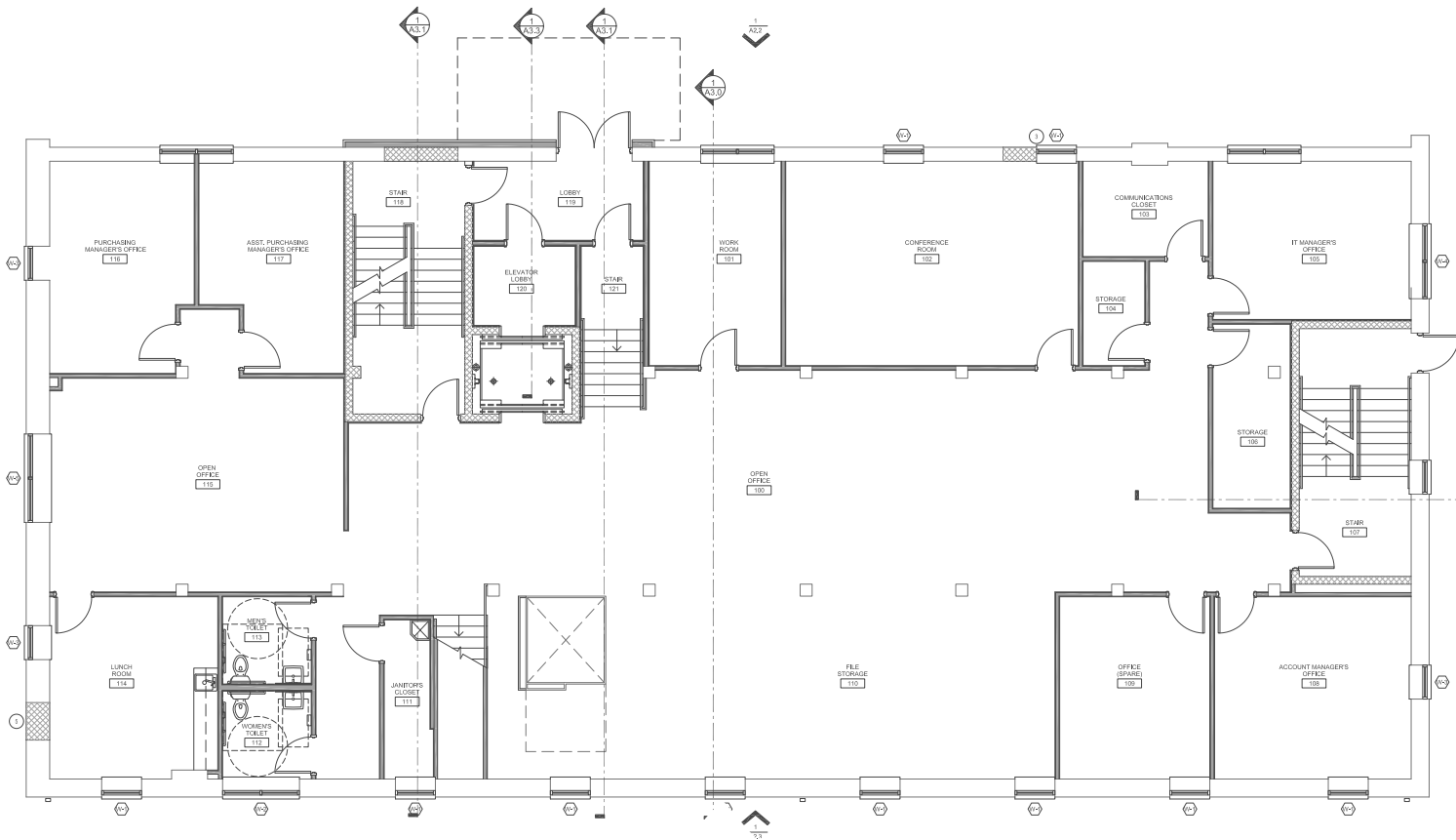
INCOME	\$97,944.00
DIRECT EXPENSES	
Maintenance	\$6,600.00
Janitorial	1,700.00
HVAC (Heat, Ventilation, Air)	2,900.00
Elevator Inspection & Repair	1,200.00
Groundskeeping	1,700.00
Snow Removal	2,000.00
Pest Control	300.00
Fire System	200.00
Security System	400.00
Insurance	2,000.00
Property Tax	15,400.00

Storm Water Assessment	300.00
Electricity	1,400.00
Water & Sewer	3,000.00
Cable & Internet	600.00
Trash Disposal	600.00
TOTAL DIRECT EXPENSES	\$40,300.00
Advertising & Promotion	200.00
Taxes & Licenses	1,300.00
TOTAL G & A EXPENSE	1,500.00
TOTAL EXPENSES	\$41,800.00
NET INCOME	\$56,144.00

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FLOOR PLANS

1st Floor - Office

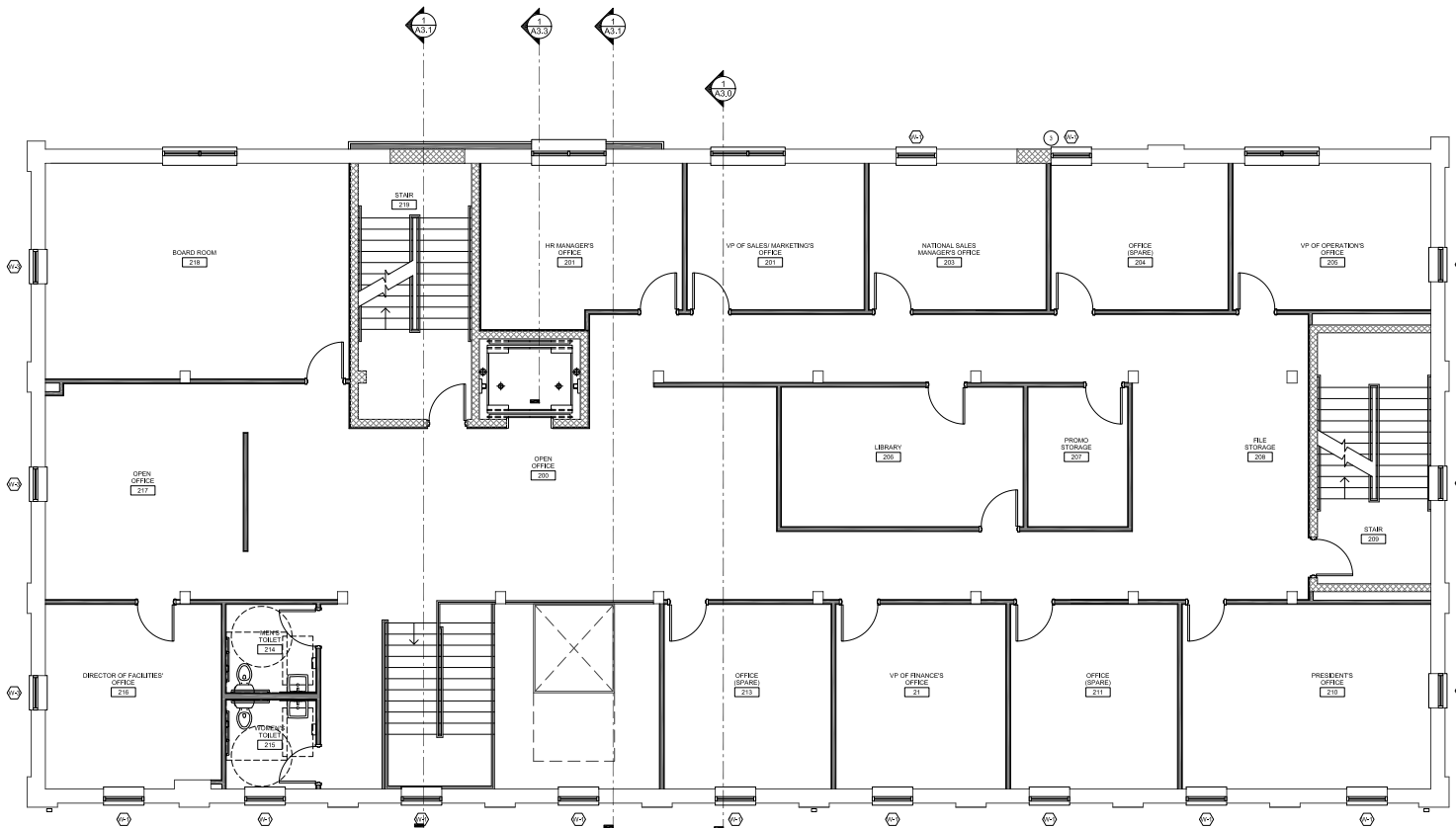


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FLOOR PLANS

2nd Floor - Office





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N. MARKET ST.

AERIAL MAP





For more information, please contact:

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