FOR SALE

Paradise, Lancaster County

LIVE / WORK & INVESTMENT OPPORTUNITY

3157 Lincoln Highway East (Rt 30), Paradise, PA 17562

For more information, please contact:

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PROPERTY DETAILS

SALE PRICE

$549,900

SITE DATA

Lot Size	1.07 Acres
Municipality	Paradise Township, Lancaster County
Water & Sewer	Well; Public Sewer
Tax ID#	490-88413-0-0000
Real Estate Taxes	$6,403 (2018)
Traffic Count	22,000 AADT
Zoning	VMU Village Mixed Use
Permitted Uses	Include apartments, office, medical/ dental, banks, retail, day care, churches

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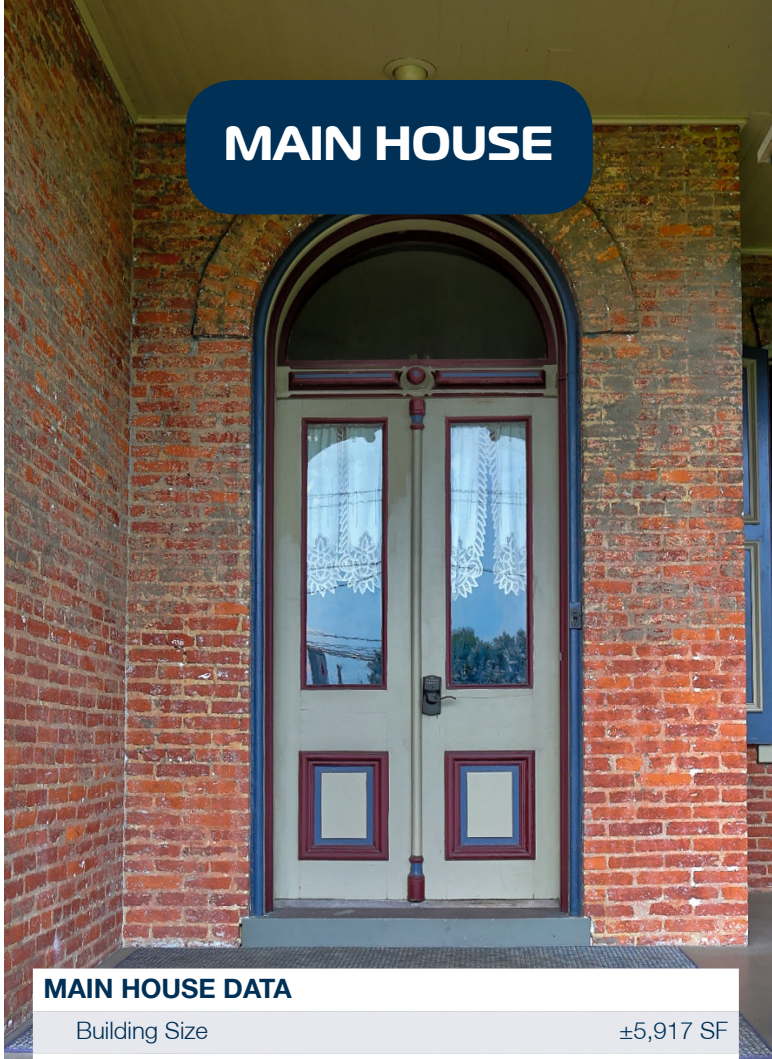
MAIN HOUSE



MAIN HOUSE DATA	
Building Size	±5,917 SF
Year Built	1870
No. of Floors	3
Owner Occupied Unit	2 BR / 2 BA
VRBO Unit	5 BR / 4.5 BA
HVAC	Propane Gas
Roof	Composite Shingle
Parking	2-Car Detached Garage

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MAIN HOUSE

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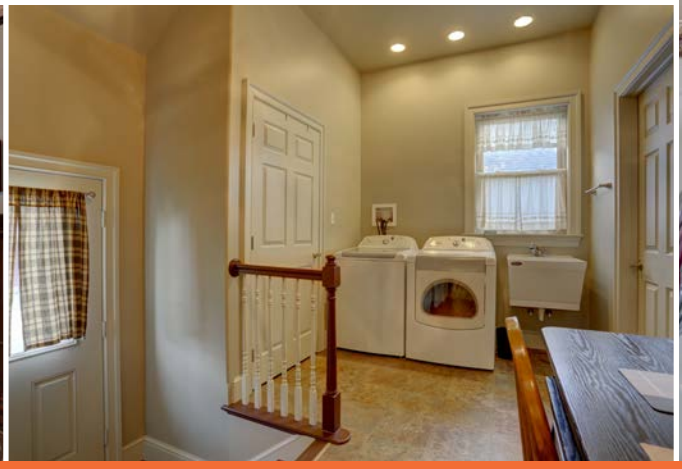

MAIN HOUSE

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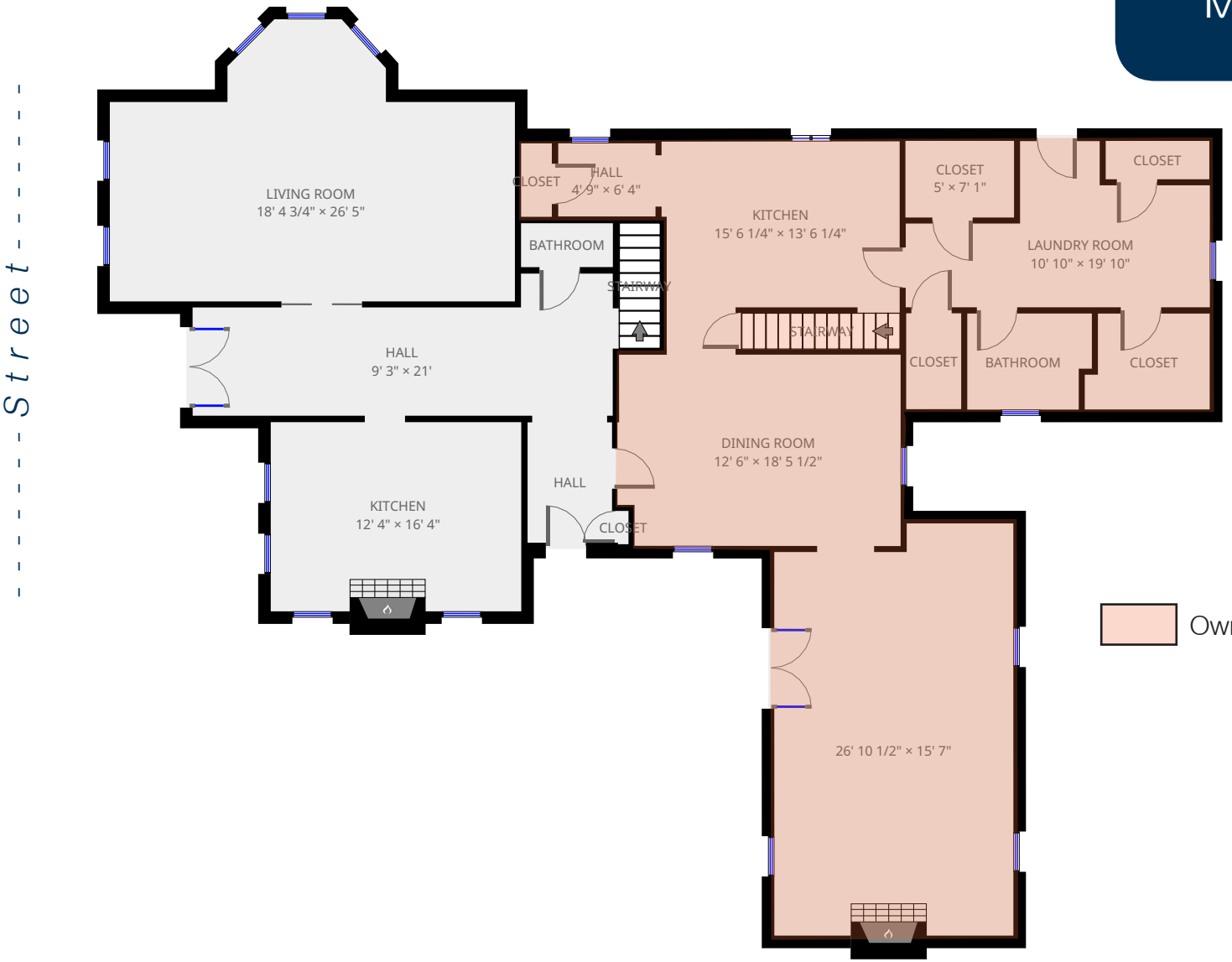
FLOOR PLAN
Main House
1st Floor



Owner Occupied

~Not to scale

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FLOOR PLAN
Main House
2nd & 3rd Floor

Second Floor

Owner Occupied

Third Floor

~Not to scale

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GUEST HOUSE

GUEST HOUSE DATA

Building Size	±2,600 SF
Year Built	1971
No. of Units	Three (3)
Shop / Storage Unit	±1,300 SF
Residential Units	Two (2) 1-BR/BA
Residential Rent	$875/month & $950/month

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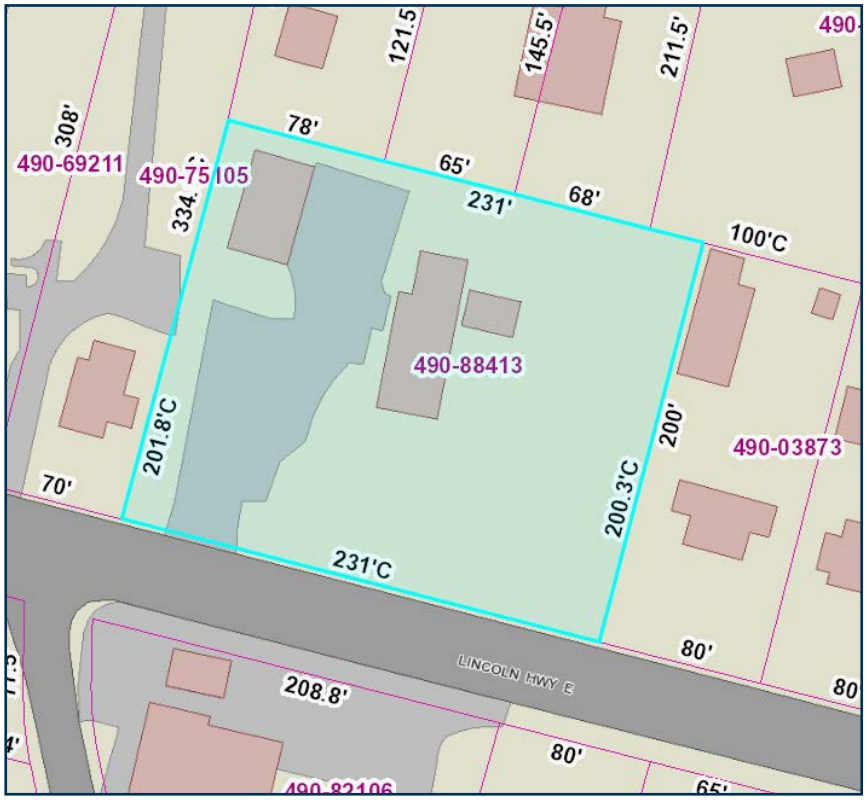
TAX ASSESSMENT



Property ID	490-88413-0-0000	**Property Use**	500 - COMM-RETAIL
Tax Year	2018	**Land Use**	511 - BED AND BREAKFAST
Township	490 Paradise Twp		
Site Address	3157 LINCOLN HWY E	**Tax Status**	Taxable
		Clean & Green	No

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	87,400	438,700	**526,100**	0	0	**0**
Exempt	0	0	**0**	0	0	**0**
Total	**87,400**	**438,700**	**526,100**	**0**	**0**	**0**

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

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ZONING
Paradise Township

VMU – VILLAGE MIXED USE DISTRICT

900. PERMITTED USES

Land, buildings and structures in the Village Mixed Use District shall be used for the following purposes and no others:

1. Any form of agriculture or horticulture and related buildings and uses subject to the provisions of Section 1402 of this Ordinance.
2. Single-Family Detached Dwellings.
3. Single-Family Semi-Detached Dwellings also known as Duplex Dwellings.
4. Townhouses, only where public sanitary sewer is available.
5. Apartments, only where public sanitary sewer is available.
6. Dwellings in combination with other permitted uses of the Village Mixed Use District when located in the same building and occupied by the owner or manager of a business.
7. Professional offices.
8. Medical and dental clinics.
9. Banks and other financial institutions.
10. Retail stores, shops, restaurants, motels, hotels and theaters.
11. Tourist homes provided public sewer is available.
12. Funeral homes.
13. Child day care centers.
14. Churches and their related uses subject to the provisions of Section 1405 of this Ordinance.
15. Municipal services.
16. Public utility service buildings.
17. Fire and ambulance houses and similar public buildings subject to the provisions of Section 1408 of this Ordinance.
18. No-Impact Home-Based Occupations subject to the provisions of Section 1415 of this Ordinance.
19. Home Occupations subject to the provisions of Section 1415 of this Ordinance.
20. Rooming or boarding houses.
21. Parks and playgrounds not operated for private profit.
22. Roadside Stands not exceeding 32 sq. ft. subject to the provisions of Section 1417 of this Ordinance.
23. Accessory buildings and uses customarily incidental to the above permitted uses.
24. Communications Antennas mounted on an existing Public Utility Transmission Tower, existing Communications Equipment Buildings.

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VMU – VILLAGE MIXED USE DISTRICT

901. SPECIAL EXCEPTIONS
1. Neighborhood shopping center subject to the provisions of Section 1414 of this Ordinance.
2. Veterinary facilities.
3. Roadside Stands greater than 32 sq. ft. subject to the provisions of Section 1417 of this Ordinance.
4. Private and public recreational clubs and structures including pools, tennis and racquetball courts, skating rinks and similar recreational uses.
5. Radio and television transmitting towers.
6. Commercial greenhouses.
7. Group Homes.
8. Communications Towers subject to the Standards for Communications Towers as Special Exceptions set forth in Article XIV, Section 1406 and Communications Equipment Buildings.
9. Granny Flats.
10. Public Schools.
11. Private Schools.