

# 226-228 N ARCH ST LANCASTER PA 17603

FOR SALE | CREATIVE OFFICE | ±9,704 SF



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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Broker of Record  
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**THIRY**  
COMMERCIAL

Prime downtown Lancaster location steps from the CBD and top dining and retail amenities.

High-end, live/work-capable Suite 1B with full kitchen and 1.5 baths, currently used as office.

9,704 SF multi-tenant office building with very flexible, easily adaptable layout.

Convenient parking with (11) on-site spaces plus adjacent public Water Street Garage.

Boutique urban space by DePaul Design, with exposed brick, bright windows & unique aesthetic

Ideal for a variety of creative, professional users in a highly walkable urban setting.

N Mulberry St

N Arch St

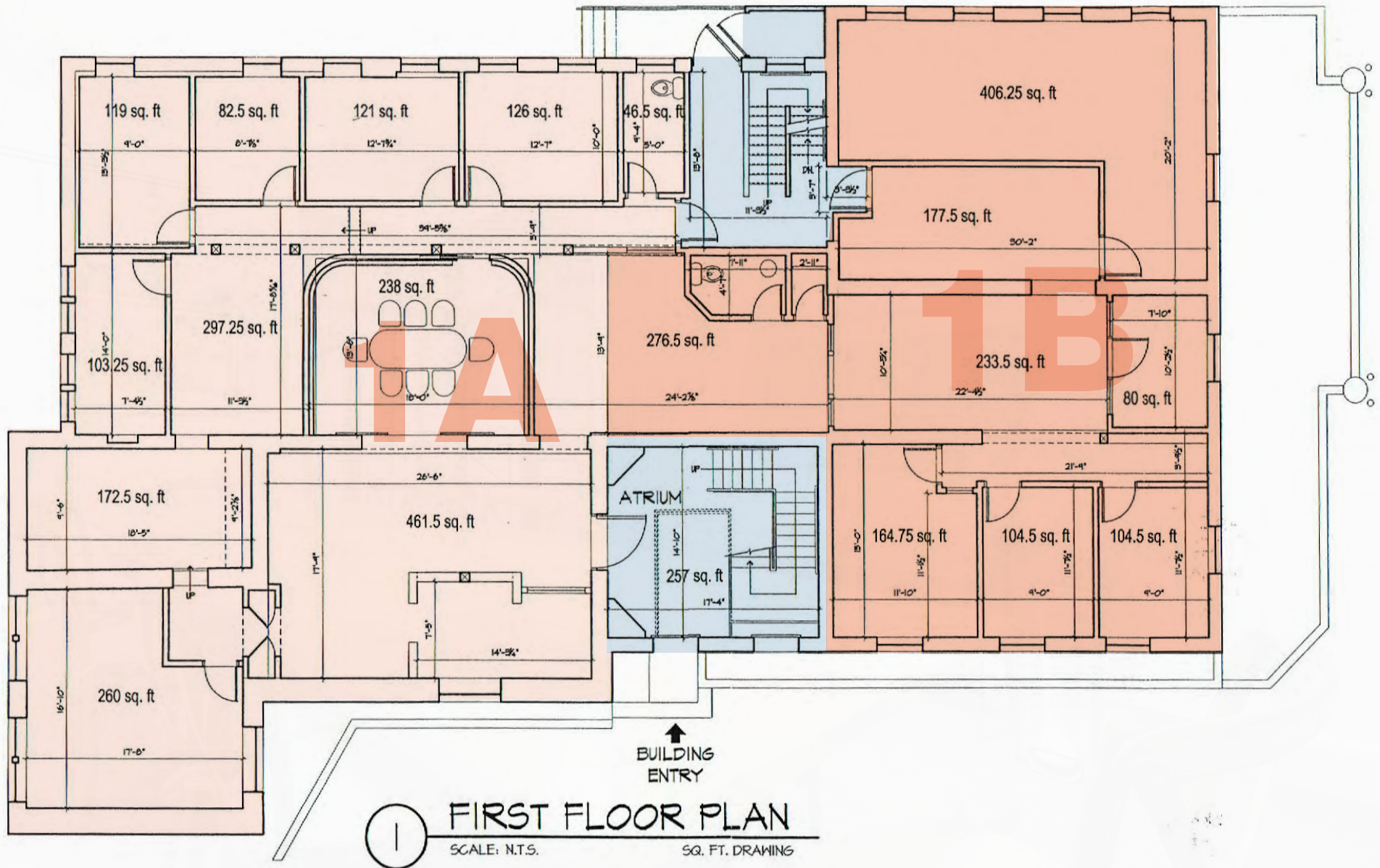
Water Street  
Garage

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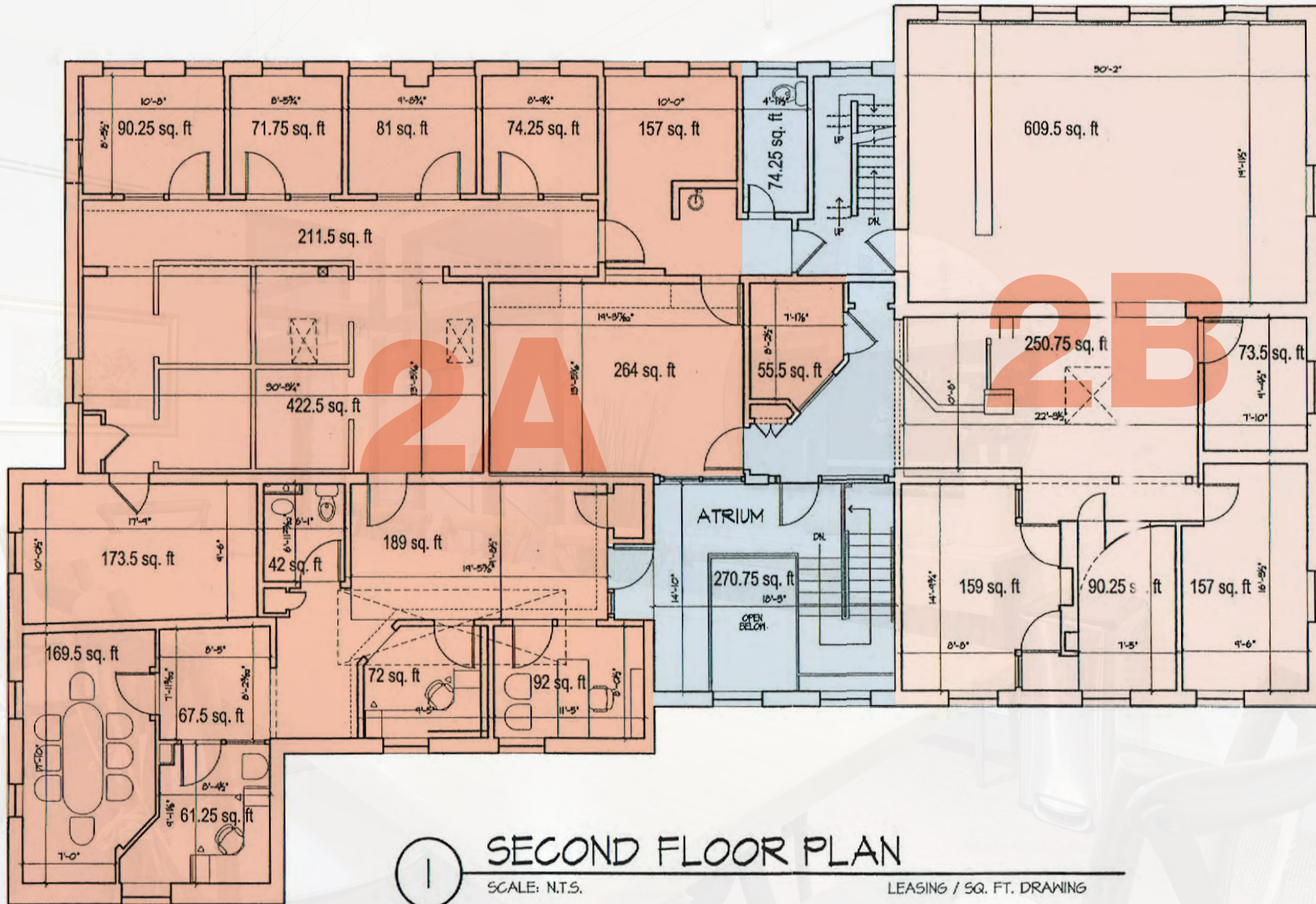
## PROPERTY OVERVIEW

MUNICIPALITY	Lancaster City Lancaster County
PURCHASE PRICE	\$1,590,000
TAX PARCEL ID	331-54117-0-0000
ZONING	(R-3) Medium Density Res.
LOT AREA	±0.24 Acres
PARKING	(11) Vehicle Spaces
BUILDING AREA	±9,704 SF
YEAR BUILT	1850
HVAC	Gas; Central Air
CEILING HEIGHT	10' to vaulted
ROOF	Rubber
SPRINKLERS	100% Wet (Suite 1B only)
INCOME IN PLACE	Suite 1B currently rented until 12/31/27@ \$2,433/mo

# FLOOR PLAN

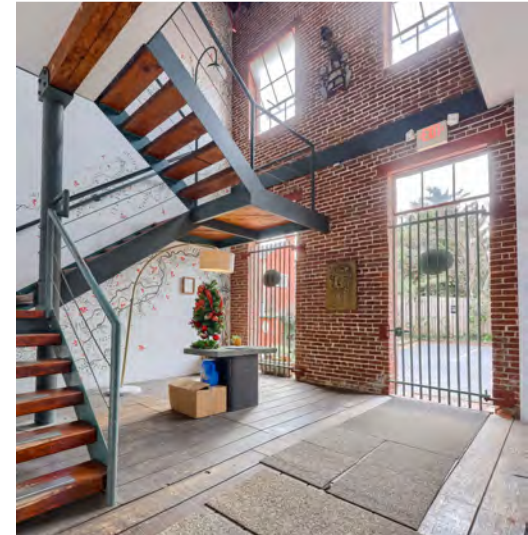


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A detailed map of the Lancaster, PA area. The map shows major roads, including I-76, I-476, and US-30. Key landmarks include Lancaster Airport, Lancaster County Central Park, and the North Museum of Nature and Science. Other locations shown include Manheim, Elwyn Terrace, Limerock, Lititz, Rothsville, Akron, Brownstown, Leola, Witmer, Strasburg, Lampeter, Refton, Herrville, Conestoga, Millersville, Windom, Youngstown, Letort, Creswell, Highville, Safe Harbor, Jason's Woods, Bausman, Edin, Roseville, Neffsville, Fruitville, East Petersburg, Bamford, Landisville, Salunga, Silver Spring, Mountville, Screams, Dutch Apple Dinner Theatre, Country Barn Farm Market, Dutch Wonderland Family Amusement, The Amish Village, and Meck's Produce. The map also shows various parks, including Long's Park and Safe Harbor Park, and several points of interest marked with icons.

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## PERMITTED USES IN THE R-3 DISTRICT

- Single-family, detached and semi-detached; two-family and multifamily dwellings
- Home occupation
- Accessory dwelling unit
- Short-term rental

## SPECIAL EXCEPTION USES IN THE R-3 DISTRICT

- Bed-and-breakfast, tourist home
- Beauty or barber shop, nail salon, personal service
- Bowling alley
- Business/professional/service office - Without size restriction
- Community center
- Church, synagogue, mosque, temple or similar place of worship
- Day care center
- Eating and drinking establishment - Up to 3,000 square feet
- Field house or gymnasium
- Fire or police station
- Fitness center
- Funeral service
- Group home
- Hospital
- Library
- Medical and health service
- Museum, planetarium or aquarium
- Nursing home, personal care center, assisted living center
- Pet grooming
- Pharmacy - Up to 3,000 square feet
- Retail store - Up to 2,000 square feet
- School
- Social Service Agency
- Veterinarian clinic - Without boarding kennel

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