

226-228 N ARCH ST LANCASTER PA 17603

FOR SALE | CREATIVE OFFICE | ±9,704 SF



FOR MORE
INFORMATION
PLEASE
CONTACT

John Thiry, CCIM
Broker of Record
717 292 8400
jthiry@thirycommercial.com

THIRY
COMMERCIAL



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

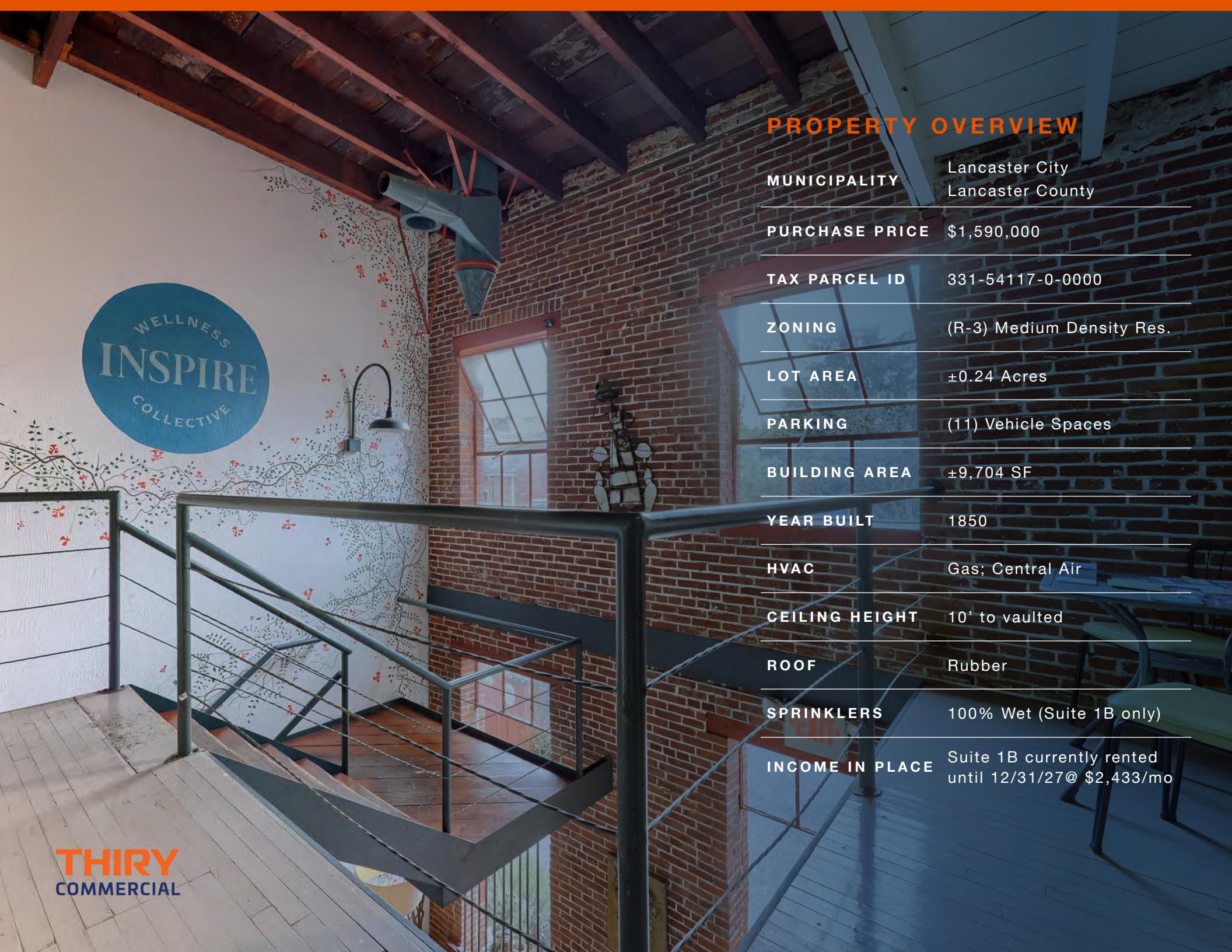
9,704 SF multi-tenant office building with very flexible, easily adaptable layout.

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

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

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

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



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

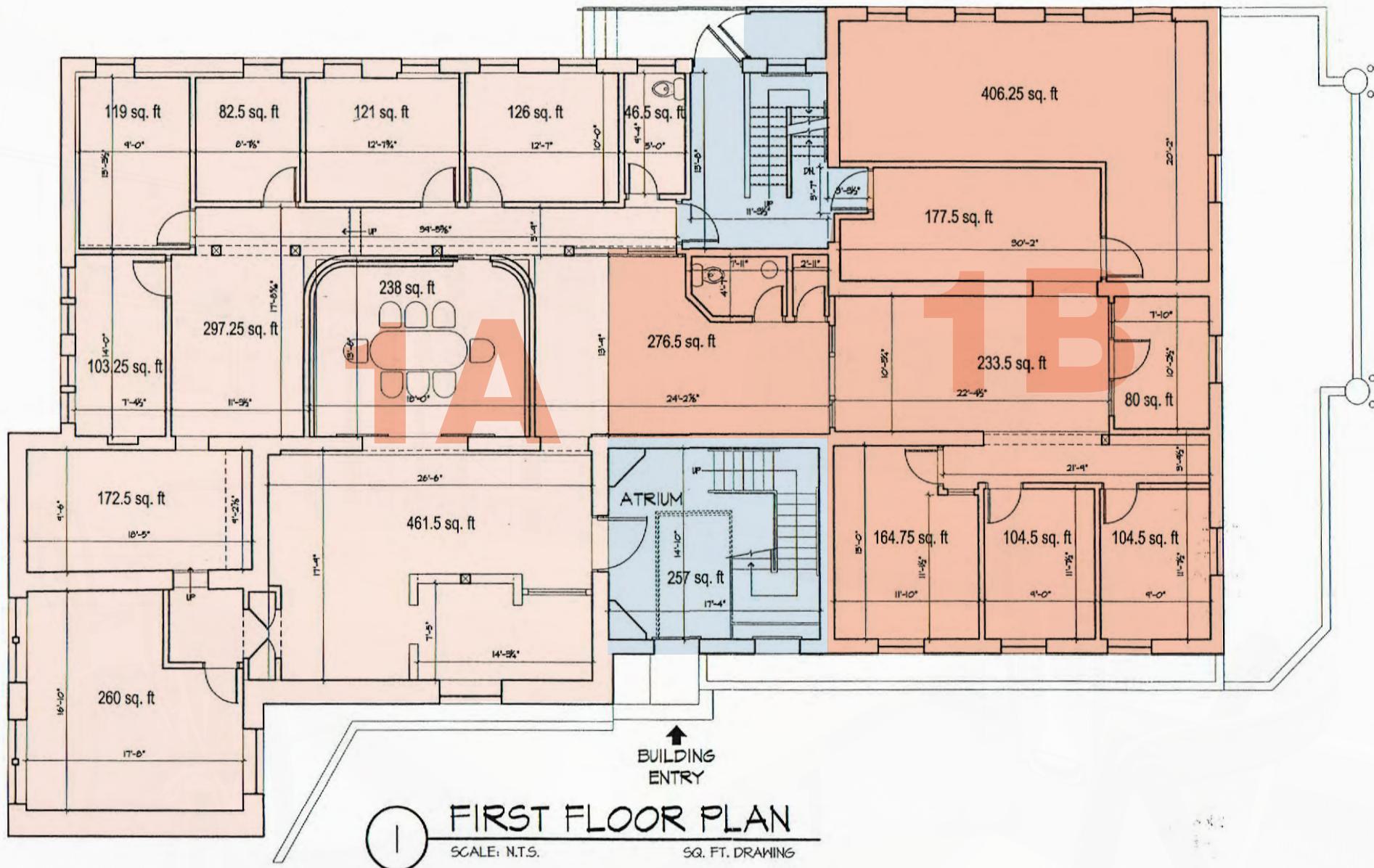
SPRINKLERS

100% Wet (Suite 1B only)

INCOME IN PLACE

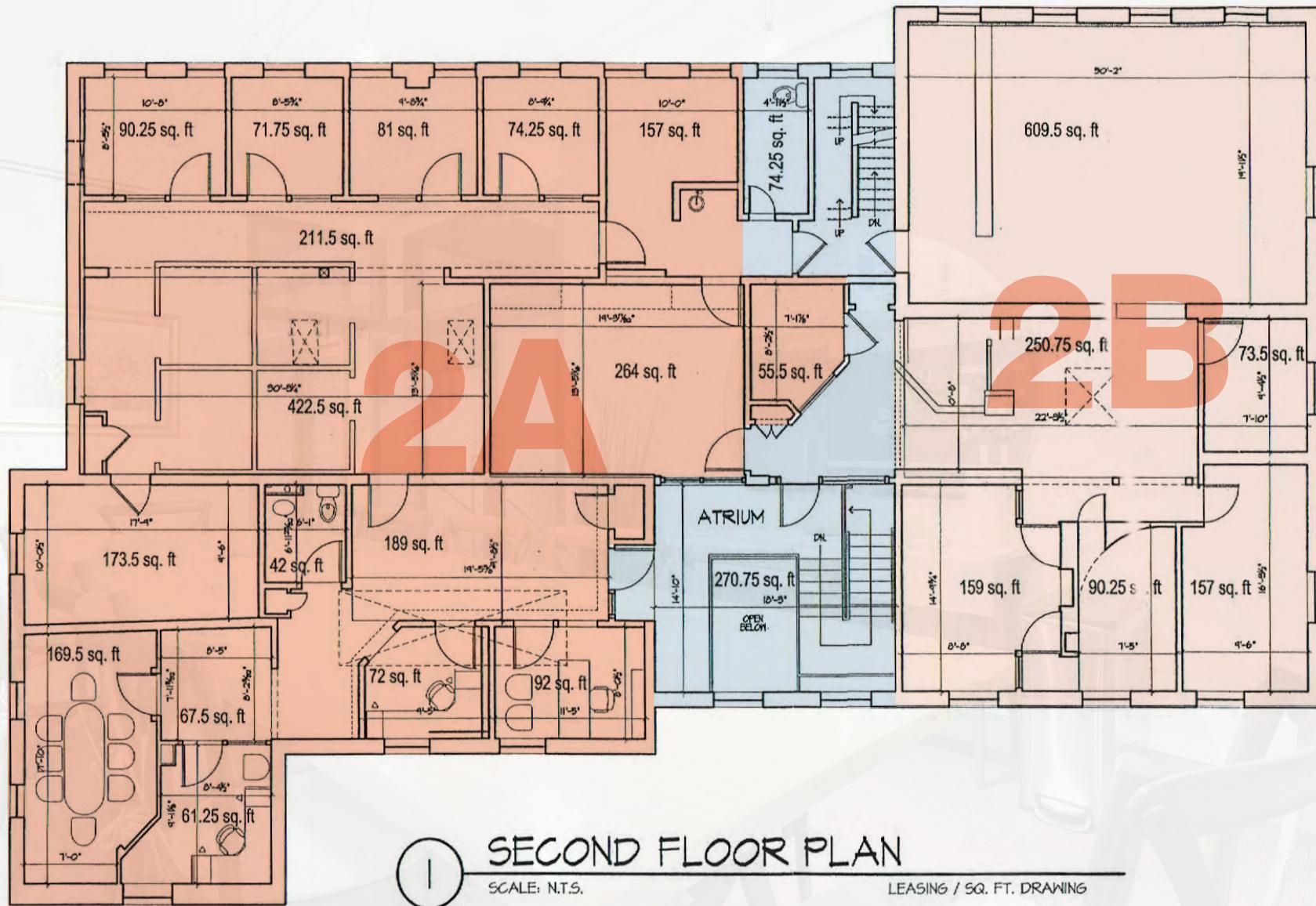
Suite 1B currently rented
until 12/31/27 @ \$2,433/mo

FLOOR PLAN

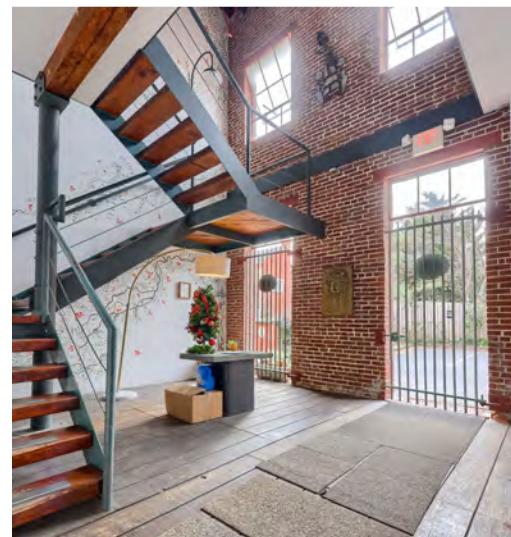


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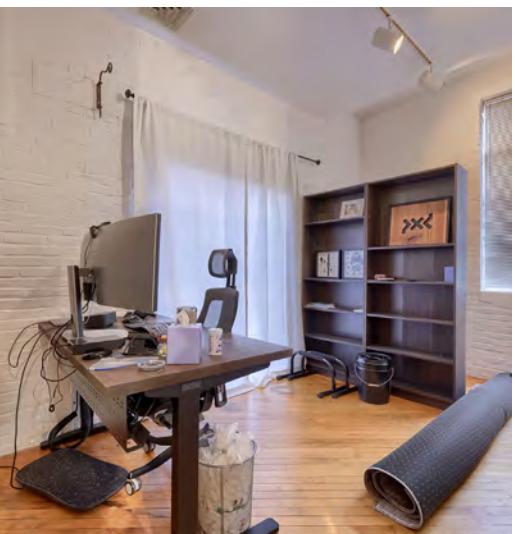
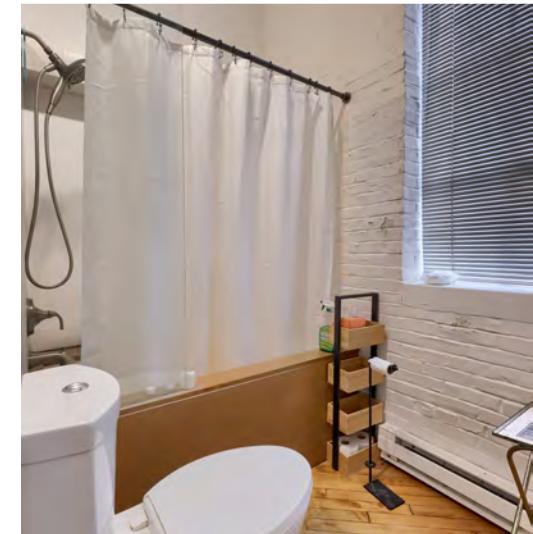
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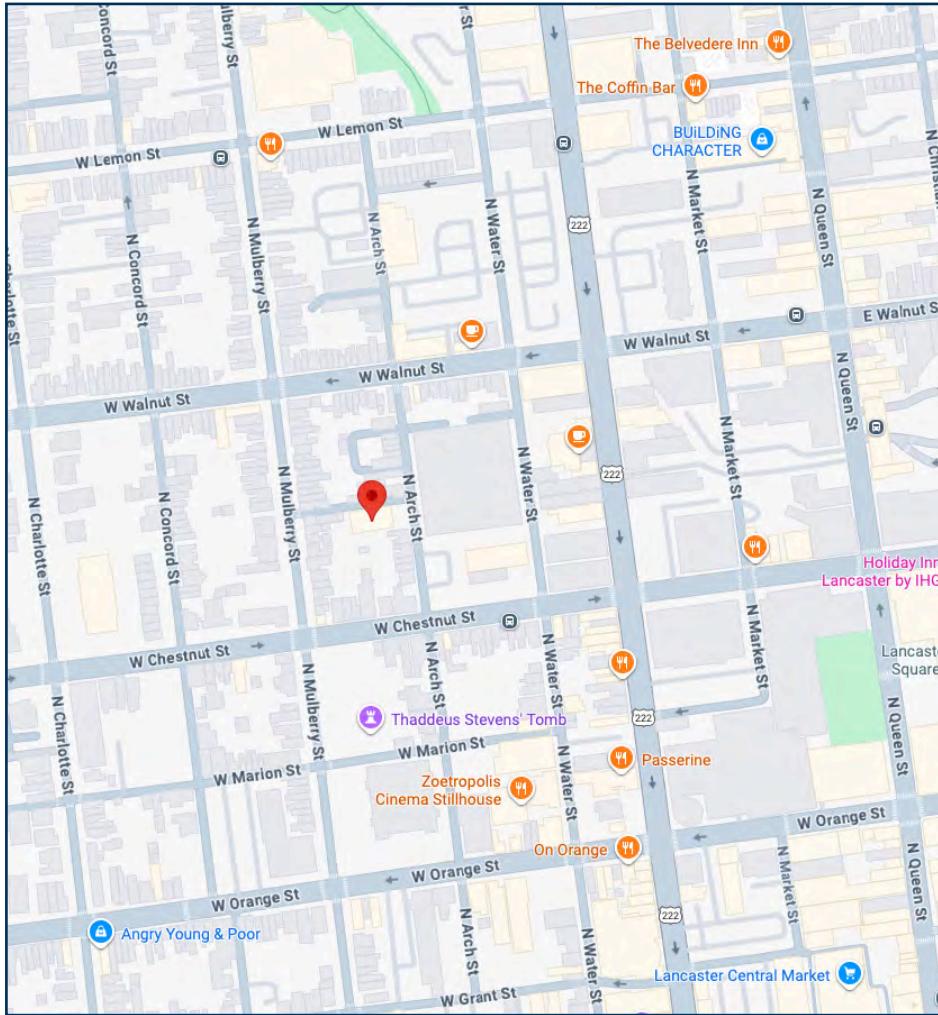


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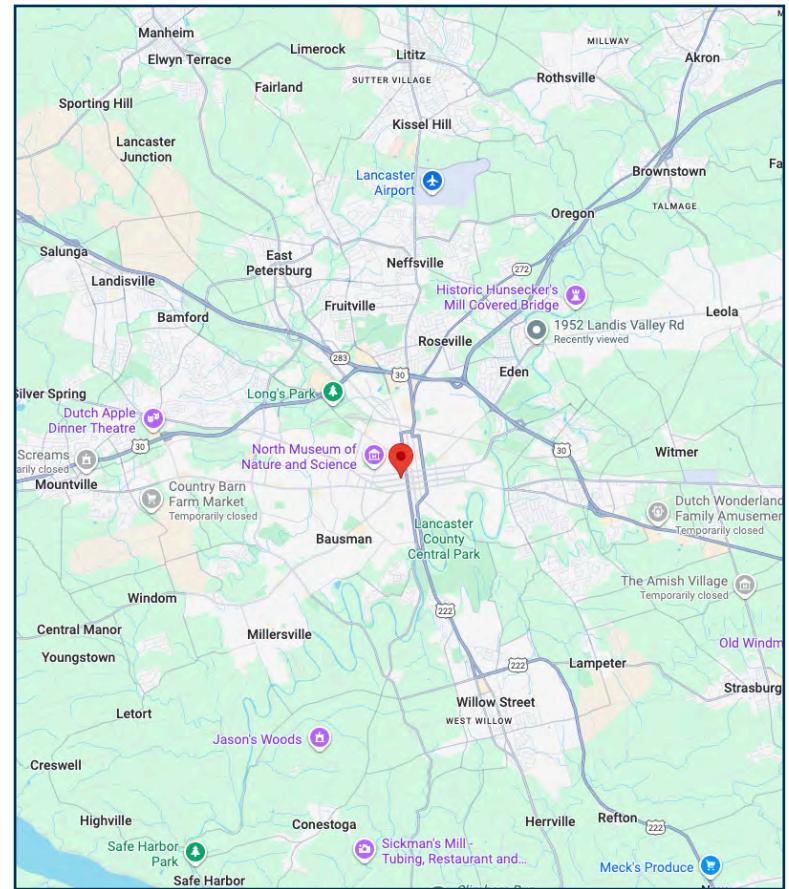
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LOCAL MAP



REGIONAL MAP



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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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