

FOR SALE

Office / Redevelopment Opportunity

101, 105-107, 109-111 & 121 W Market St and 6-8 N Beaver St, York, PA 17401

Gross SF: 39,724

Zoning: Central Business District with HARB Overlay

York City

York County

\$1,500,000



PROPERTY HIGHLIGHTS

- ✓ Four buildings adaptable for use as retail, restaurant, apartments & office
- ✓ Each building could be ADA accessible
- ✓ High profile corner in the Market District with many nearby amenities
- ✓ On-site parking
- ✓ Well maintained buildings

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	31,266	91,578	152,695
Households	11,743	35,692	59,095
Average HHI	\$56,484	\$82,565	\$100,464
Employees	15,961	60,392	90,071

TRAFFIC COUNTS – MARKET STREET– 8,438 VPD

*ESRI 2025

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Why York

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PROPERTY INFORMATION

Acreage	0.7376
Number of Stories	One- & Two-Story Sections
Year Built	Various
Total GLA	39,724
Roof Construction	Various
Heat Type & Fuel	Gas, Forced Hot Air
Air Conditioning	Central Air Conditioning
Floor Construction	Varies
Ceiling Height	Varies Up to 14' 6"
Sprinkler System	None
Daily Traffic Count	8,438 ADT
Parking	33 Paved On-Site
Elevators	1 Passenger

GENERAL INFORMATION

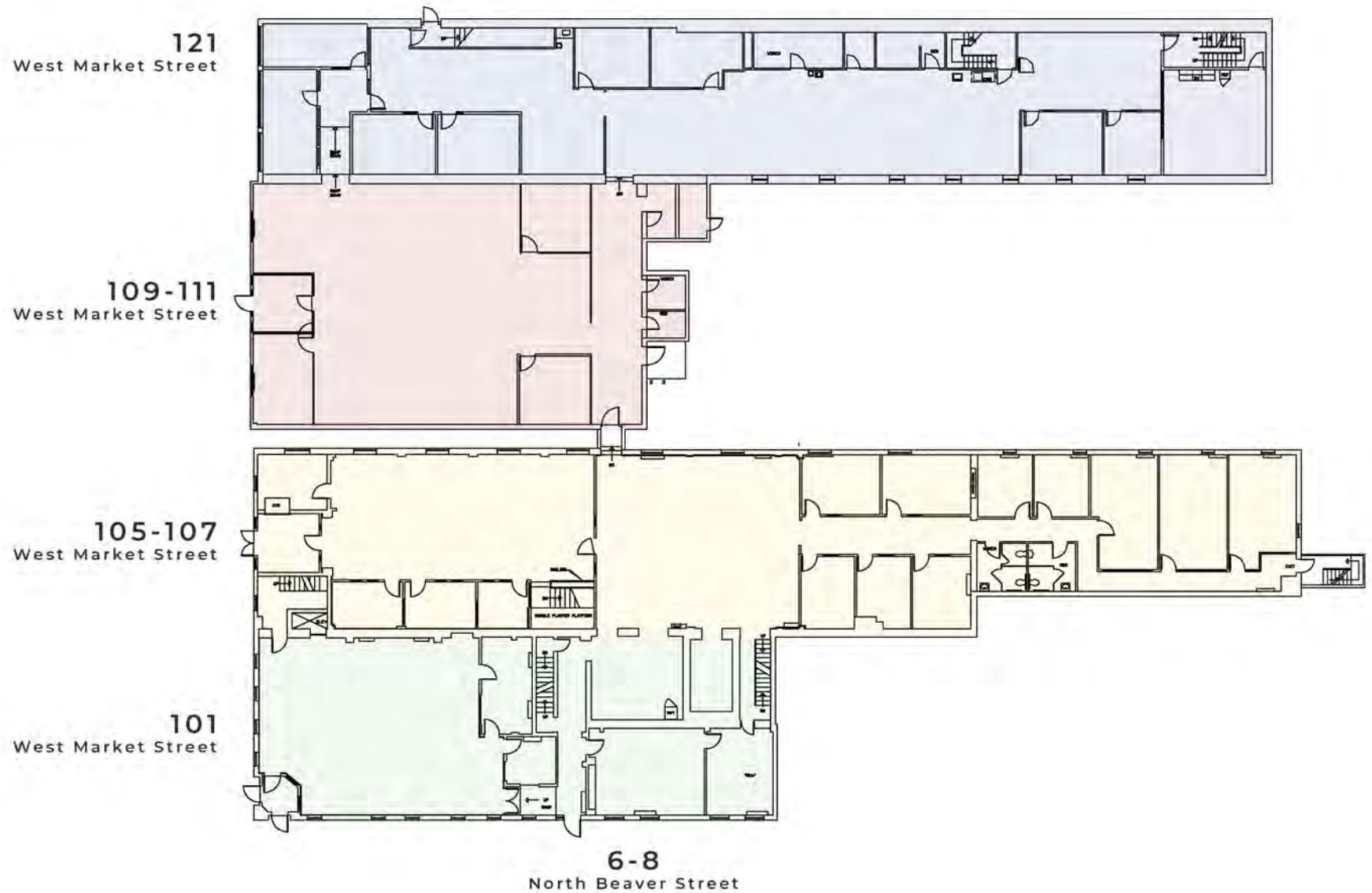
Parcel ID	67-03-044-01-0025-00-00000	67-03-044-01-0001-00-00000
	67-03-044-01-0002-00-00000	67-03-044-01-0003-00-00000
	67-03-044-01-0004-00-00000	
School Tax	\$ 55,117.03	
County Tax	\$ 10,193.37	
Municipal Tax	\$ 28,024.38	
Sewer	Pennsylvania American Water	
Water	The York Water Company	
Gas	Columbia Gas	
Electric	Met-Ed	

LOCATION DESCRIPTION

One block west of Continental square in Downtown York along West Market Street (Rt. 462) and one-half block South of West Philadelphia Street (Rt. 74). Parking is accessed from West Clarke Avenue between North Beaver Street and North Pershing Avenue, only a few steps away from Central Market.

NOTES

Large office or redevelopment opportunity in the heart of the Market District in Downtown York, PA. This property can remain a single use or be redeveloped for multiple uses using the logical breaks between each of the four buildings. Includes on site parking and benefits from several nearby municipal lots and parking garages. The owner has maintained the property well, including recent repaving of the parking lot.



Floor Plans | First Floor

221 W Philadelphia St | Ste 19
York, PA 17401

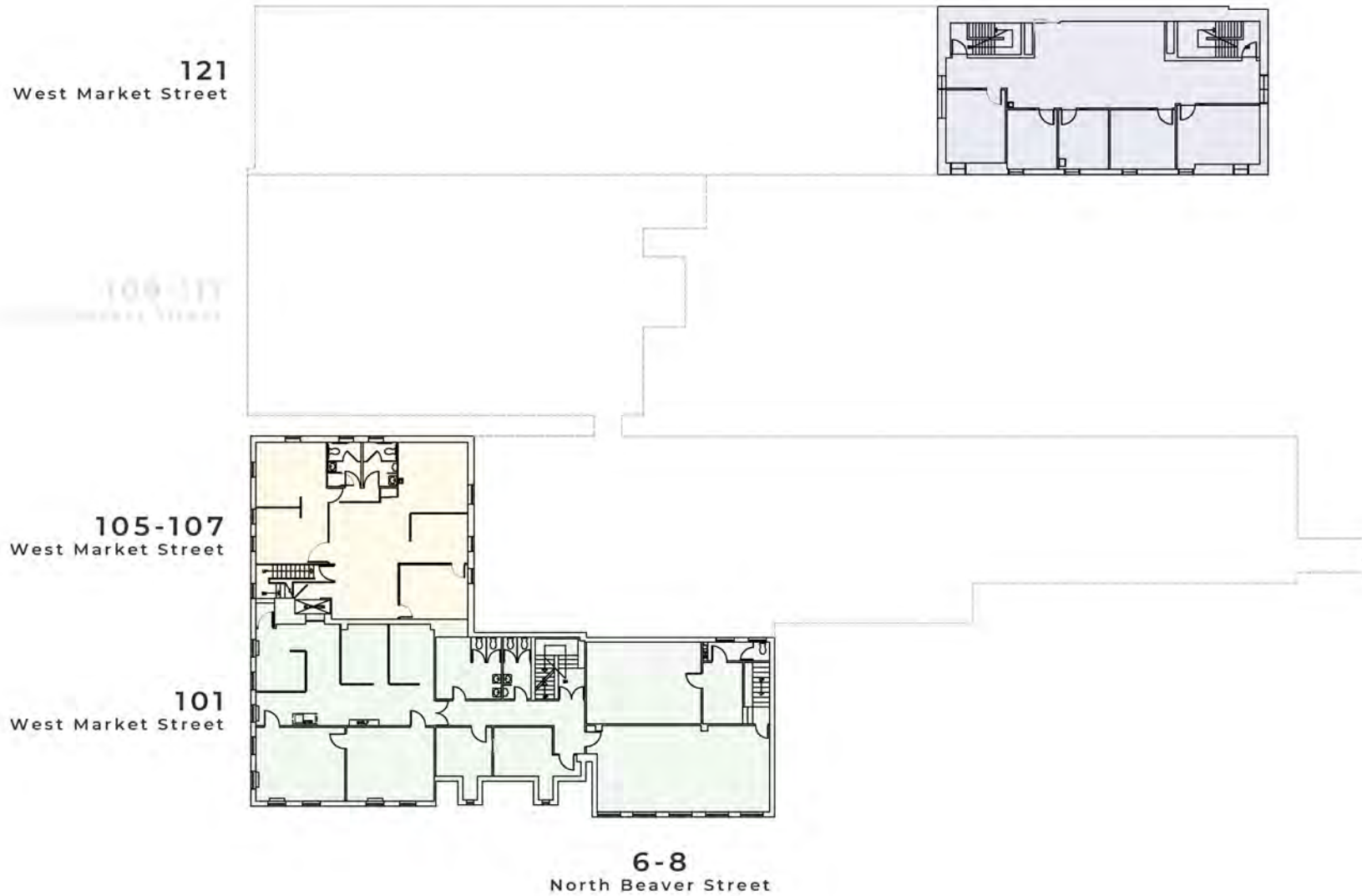
313 W Liberty St | Ste 117
Lancaster, PA 17603

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Floor Plans | Second Floor

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York, PA 17401

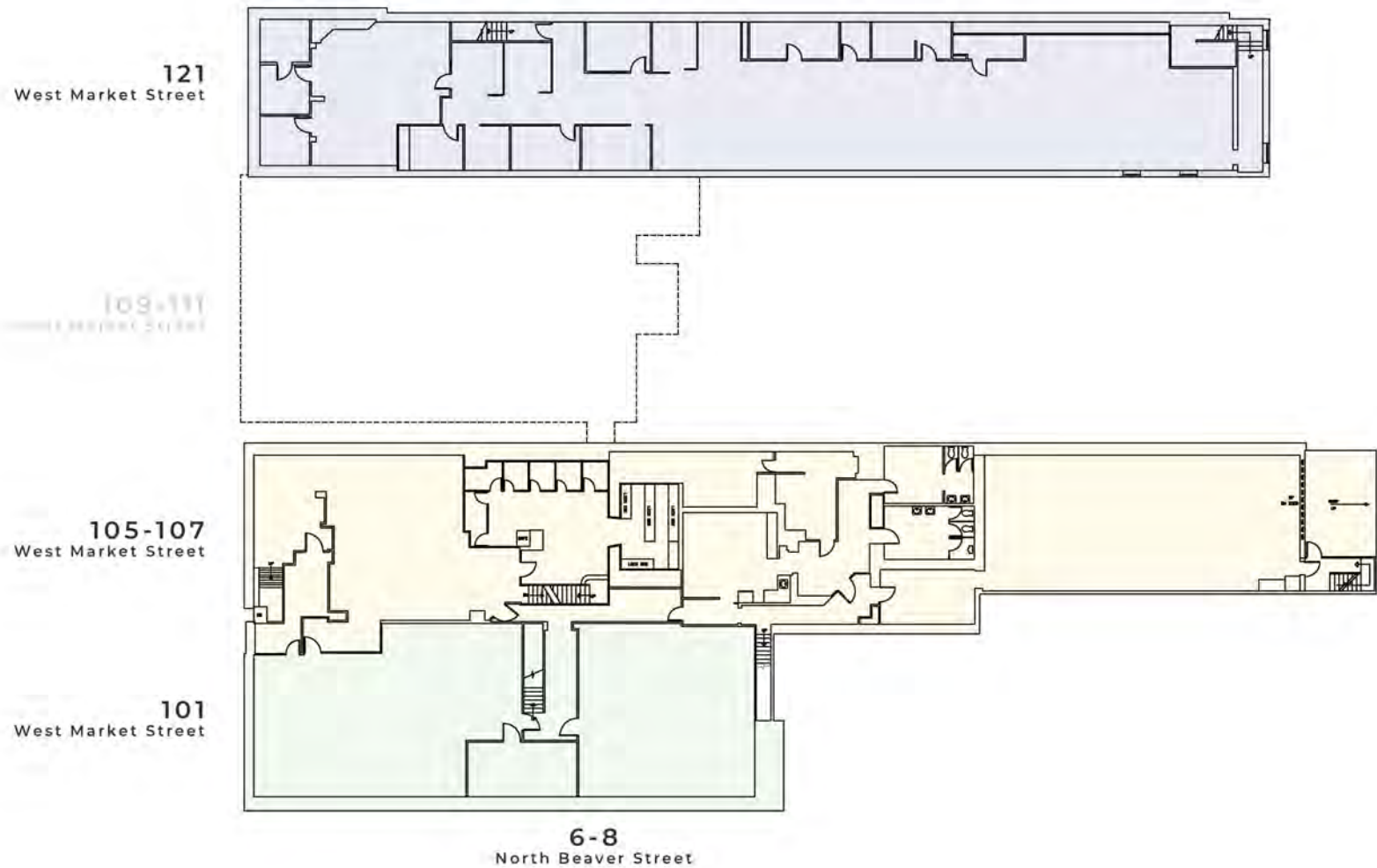
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Floor Plans | Basement

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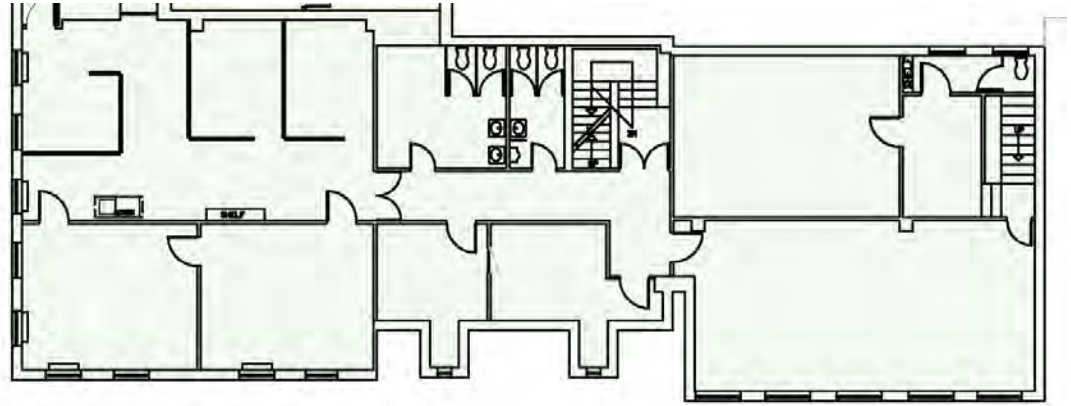


101 West Market Street

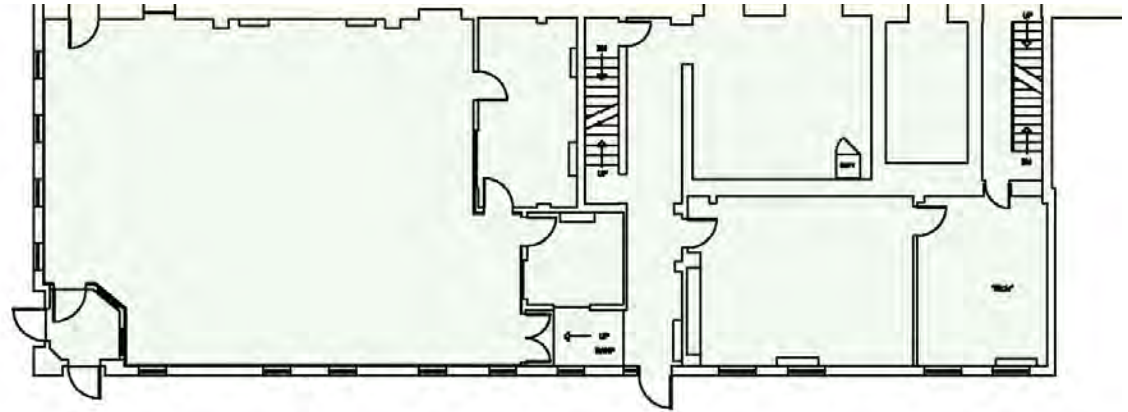
- Parcel ID – 67-03-044-01-0001-00-00000 & 67-03-044-01-0025-00-00000
- 7,753 +/- SF
- Includes the parcel at 6-8 North Beaver Street
- Two story colonial revival brick structure built in 1958, laid out in a combination of large meeting spaces and private offices, and is served by an elevator in 105-107 East Market Street



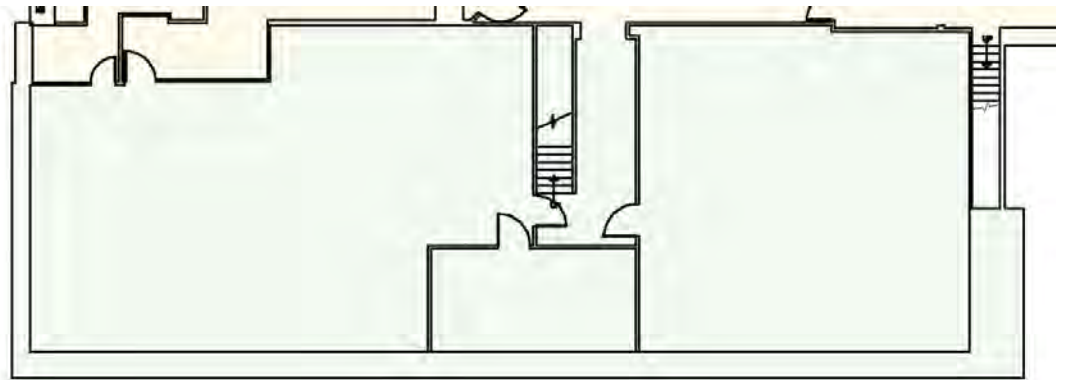
Second Floor



First Floor



Basement



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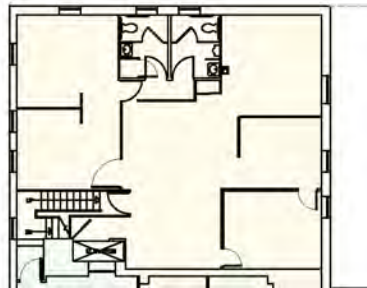


105-107 West Market Street

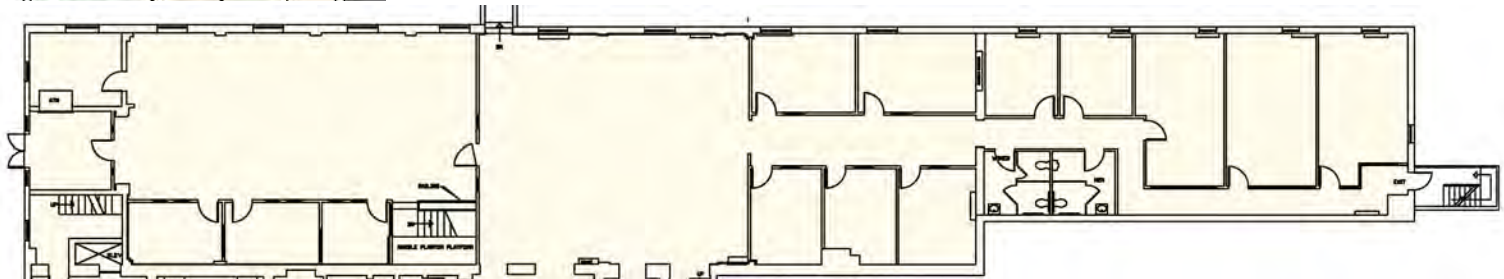
- Parcel ID – 67-03-044-01-0002-00-00000
- 11,641 +/- SF
- One story, plus a small upper level and basement, colonial revival structure built in 1910 showcasing a grand presence with 14 ½' ceilings in the main room, which has had some interior build-out of offices.
- The upper level is accessed through an elevator and the basement level has garage access via a ramp.



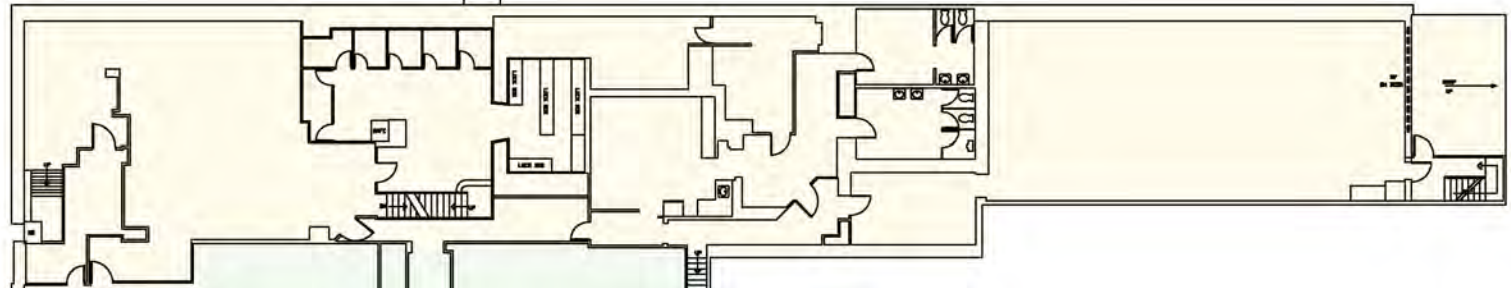
Second Floor



First Floor



Basement



105-107 West Market Street

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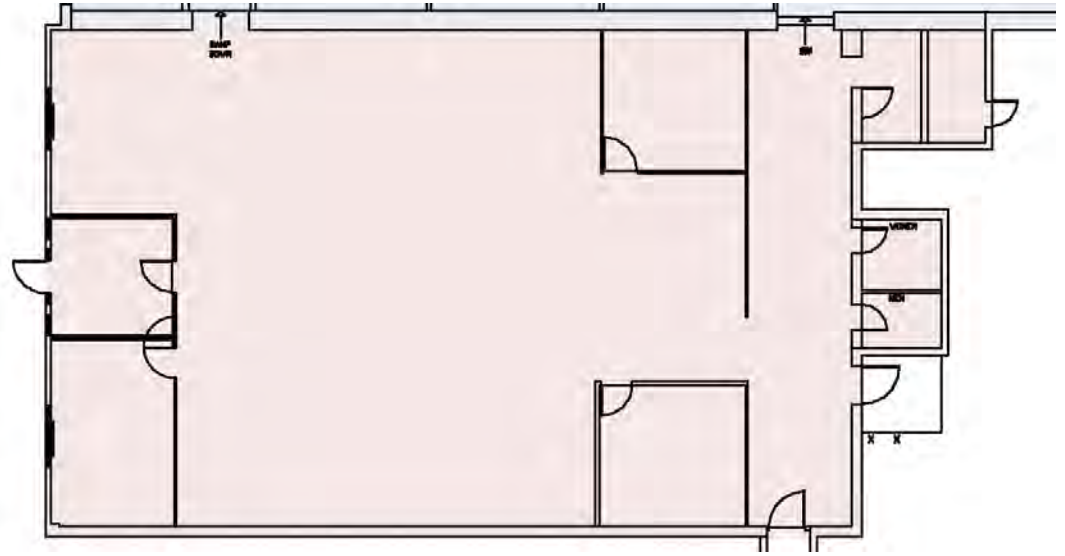
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109-111 West Market Street

- Parcel ID – 67-03-044-01-0003-00-00000
- 4,080 +/- SF
- Single story office building with no basement built in 1953, currently built-out with offices but is free-span so it can be a blank canvas for a future use
- Includes 30 angled on-site parking spaces

First Floor



109-111 West Market Street

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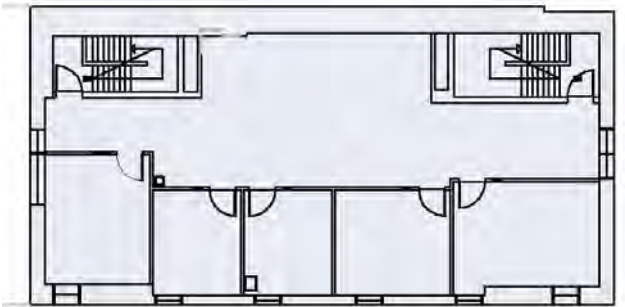


121 West Market Street

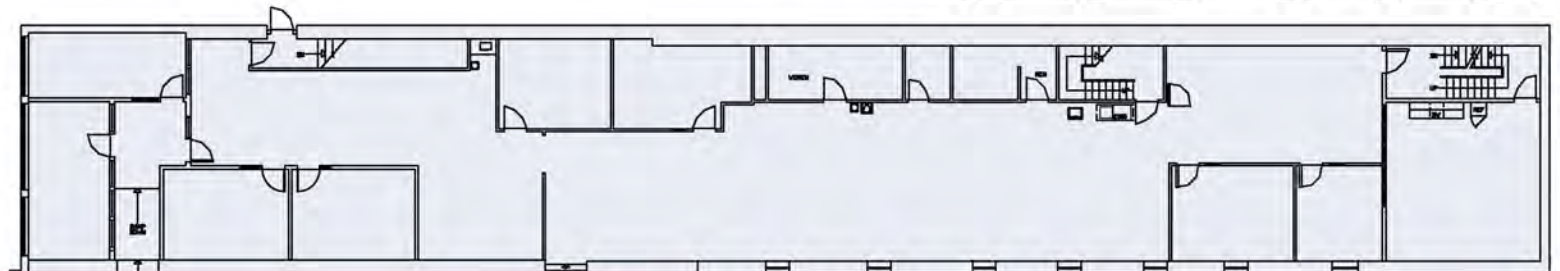
- Parcel ID – 67-03-044-01-0004-00-00000
- 16,250 +/- SF
- Office building with one primary floor, a smaller second floor to the rear, and a full finished basement that has not been occupied in some time. The space is configured as a combination of private offices, bullpen workstations, and conference/break rooms
- This building is currently only accessed through 109-111 West Market Street or the rear but could be handicap accessible directly from West Market Street with some modifications
- Includes 3 parking spaces



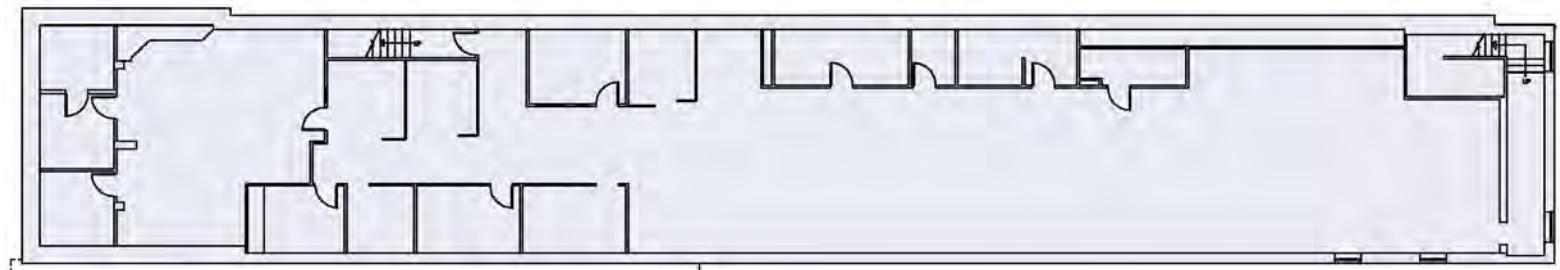
Second Floor



First Floor



Basement



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York City Neighborhoods

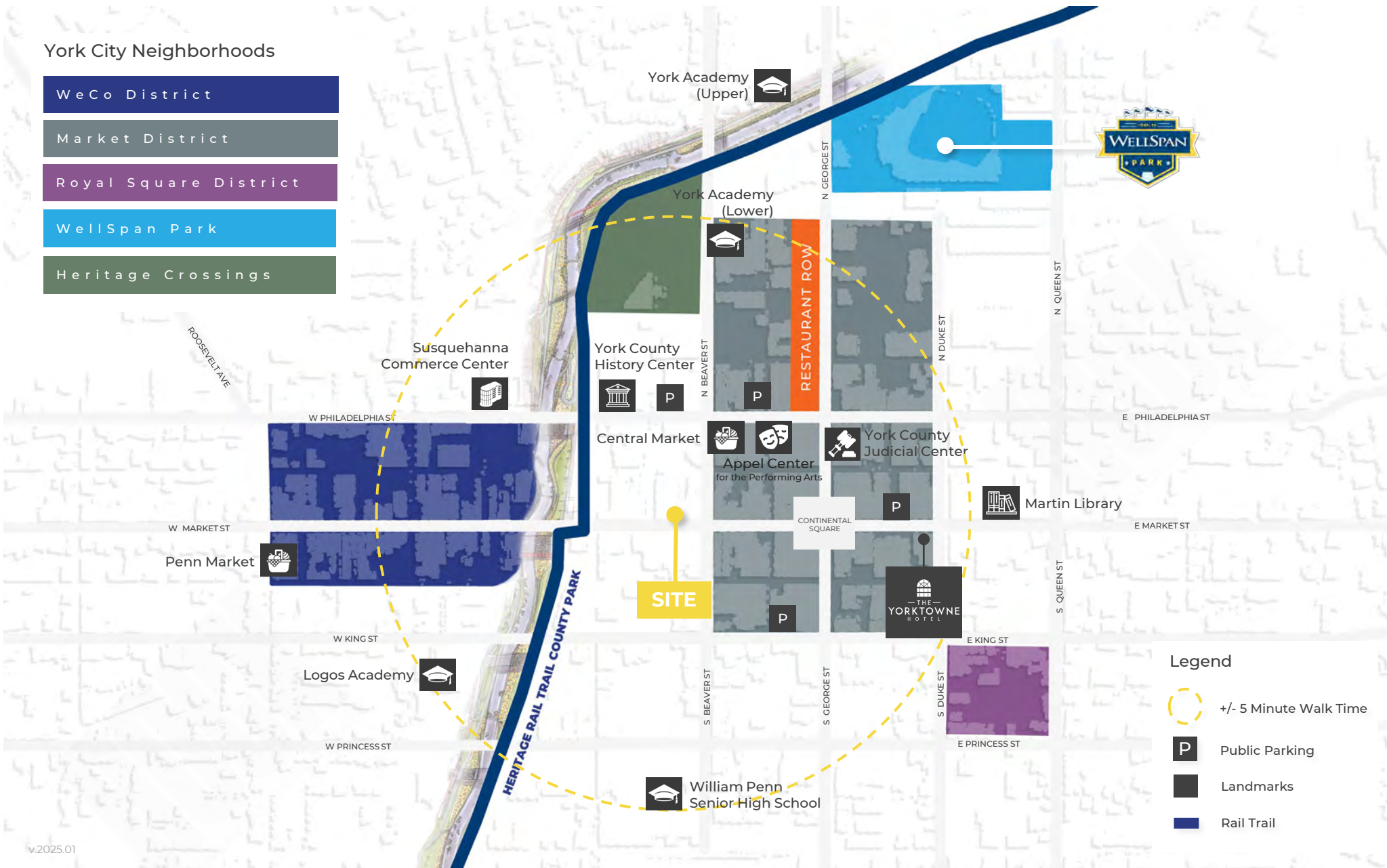
WeCo District

Market District

Royal Square District

WellSpan Park

Heritage Crossings



v.2025.01

For full list of businesses, visit downtownyorkpa.com

York City Neighborhoods

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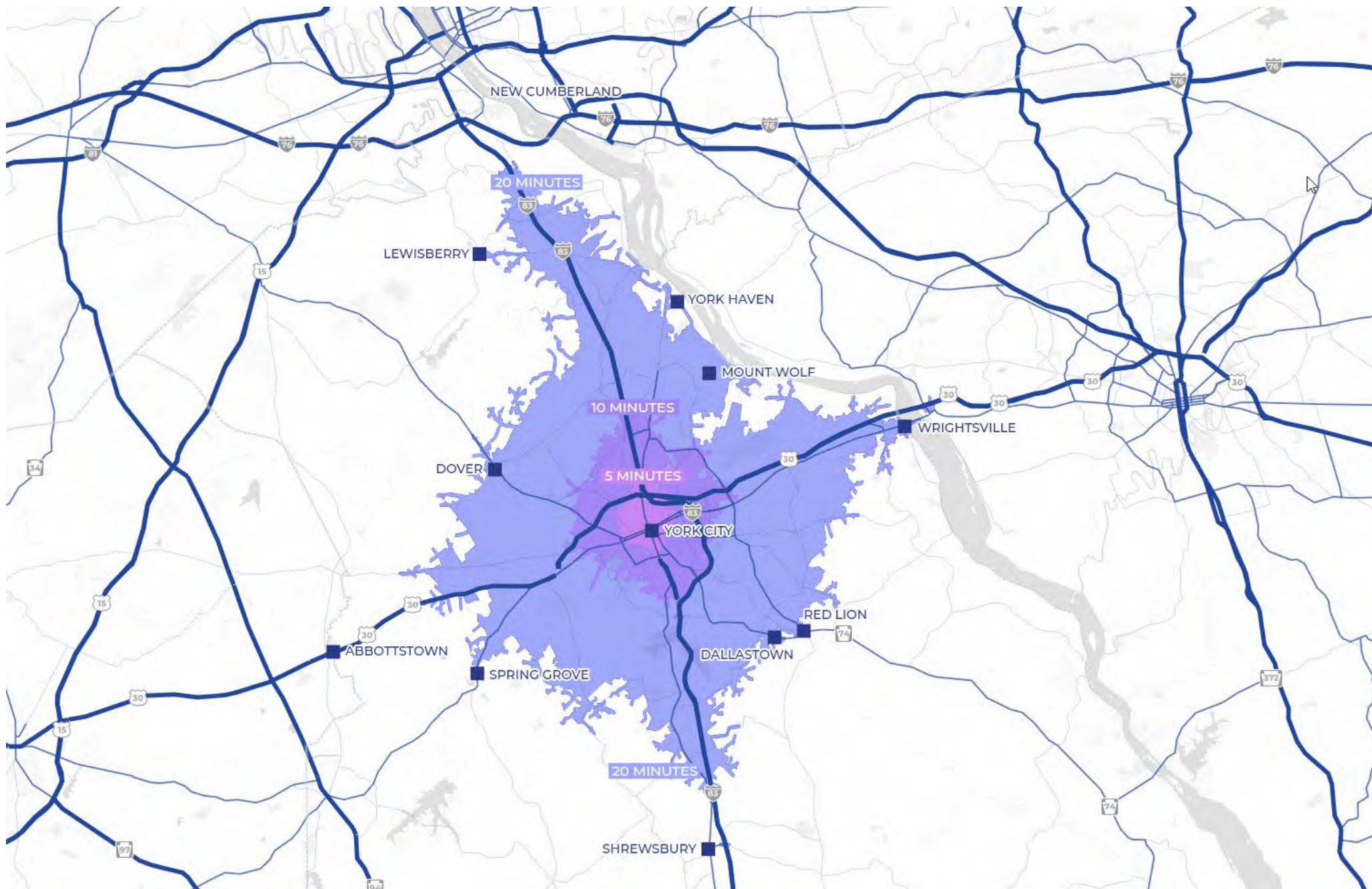
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5, 10, 20 Minute Drive Time

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Site Aerial

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CONTINENTAL SQUARE

CHERRY LANE PARK



6-8
North Beaver

101
West Market

105-107
West Market

109-111
West Market

121
West Market

121
West Market
2nd Floor

West Clarke Avenue

West Market Street

Site Aerial

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Why York?

150

**new or expanded
businesses**
during the
last 4 years

\$250M

invested in
new development
during the last decade

300+

**new market-rate
housing units**
fully leased

11,000+

student population
at 3 higher education
institutions in or near
the city



In the Press

Top 100 Places to Live
by U.S. News & World Report (2023)

One of the **30 Most Charming Small-Town
Destinations in America**
by HGTV (2022)

#5 Best Place to Retire in the U.S.
by U.S. News & World Report (2022)

A Top 25 City for Remote Workers
by Ownerly (2021)



Data Source: York County Economic Alliance

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