



Multi-Use Commercial Building

WITH GARAGE & PARKING

170 N 9TH STREET, LEBANON, PA 17402



170 NORTH 9TH STREET, LEBANON, PA

MULTI-USE COMMERCIAL BUILDING

with DETACHED GARAGE & PARKING

FOR SALE

PROPERTY OVERVIEW

170 N. 9th Street presents a versatile owner-user or investment opportunity in the City of Lebanon. The property features flexible interior layouts that can be adapted to accommodate a wide range of commercial, institutional, service-oriented or community-based operations.

A detached seven-bay garage provides valuable space for vehicle storage, equipment, workshop activities or supplemental storage. Ample parking includes a combination of private off-street and nearby street parking totaling approximately 26 spaces, offering convenience for staff and visitors and operational flexibility that is difficult to replicate in an urban setting.

The property is well suited for organizations or businesses seeking adaptable space with supporting garage capacity and convenient parking. Potential uses may include professional or administrative offices, nonprofit or community services, educational and training programs, contractor operations, automotive or fleet-related uses, studios, personal services or other adaptive-reuse concepts, subject to applicable zoning and municipal approvals.

PROPERTY HIGHLIGHTS

- Customizable space to fit a variety of commercial uses
- Detached 7-bay garage for storage, equipment, or support operations
- Recent Capital Improvements including: Basement Waterproofing, New Security System installed and upgraded electrical panel.
- Private off-street parking included



OFFERING SUMMARY

Total SF	± 7,940 SF
Sale Price	\$369,000
Property Taxes	\$6,359
APN	03-2337462-370249-0000
Commercial Space	± 6,470
Garage	7 Bays ± 1,470 SF
Zoning	Light Industrial Commercial
Municipality	Lebanon City
County	Lebanon County



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BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle Rubber
Heating	Baseboard - Hot Water / Gas
Cooling	Central AC / Electric
Security	Yes, Standard Key access. + Per Unit/Tenant
Signage	Yes, On Building



PROPERTY DETAILS

Number of Buildings	2
Building Size	± 7,940 SF (combined)
Lot Size	0.28 AC
Gross Leaseable Area	± 6,470 SF
Garage / Storage	± 1,470 SF 7-Bay
Tenancy	Multi
Number of Floors	2/3
Restrooms	6+
Parking	Private, Off-Street 26 spaces

MARKET DETAILS

Cross Streets	9 th & Benjamin Franklin Highway
Traffic Count at Intersection	7,294 ADT
Municipality	Lebanon City
County	Lebanon County
Zoning	Light Industrial Commercial

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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ADDITIONAL PHOTOS



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LOCATION



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DEMOGRAPHICS

POPULATION

1 MILE	23,407
3 MILE	56,922
5 MILE	75,845

HOUSEHOLDS

1 MILE	9,163
3 MILE	22,449
5 MILE	29,652

AVERAGE HOUSEHOLD INCOME

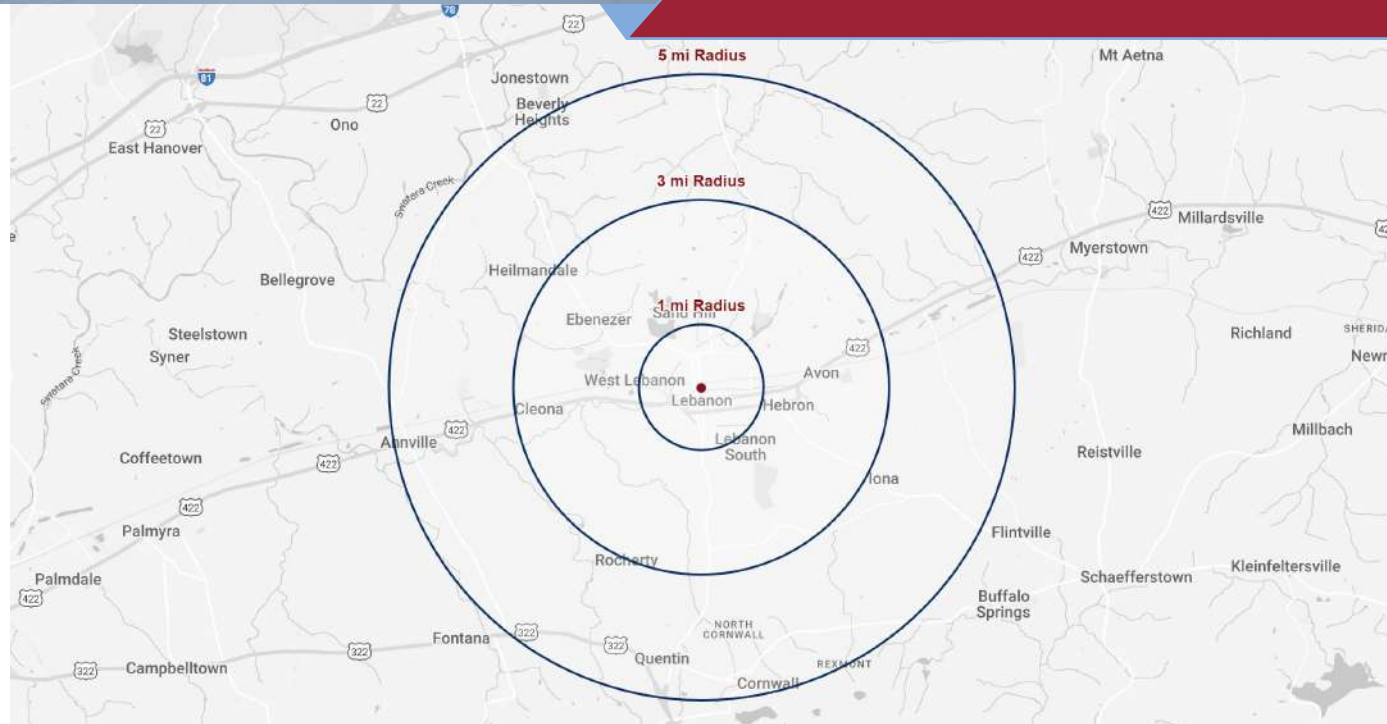
1 MILE	\$61,171
3 MILE	\$87,769
5 MILE	\$93,468

TOTAL BUSINESSES

1 MILE	760
3 MILE	1,733
5 MILE	2,145

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,459
3 MILE	18,470
5 MILE	22,503



LEBANON CITY | LEBANON COUNTY | LEBANON, PA MSA

STRATEGICALLY LOCATED IN SOUTH CENTRAL PENNSYLVANIA, LEBANON CITY SERVES AS THE COUNTY SEAT OF Lebanon County and is part of the Lebanon Metropolitan Statistical Area (MSA). Positioned between Harrisburg, Lancaster, and Reading, the region offers direct access to major highways including Route 422, Route 72, and nearby I-81 and I-78, making it a convenient hub for business, logistics, and service-based operations.

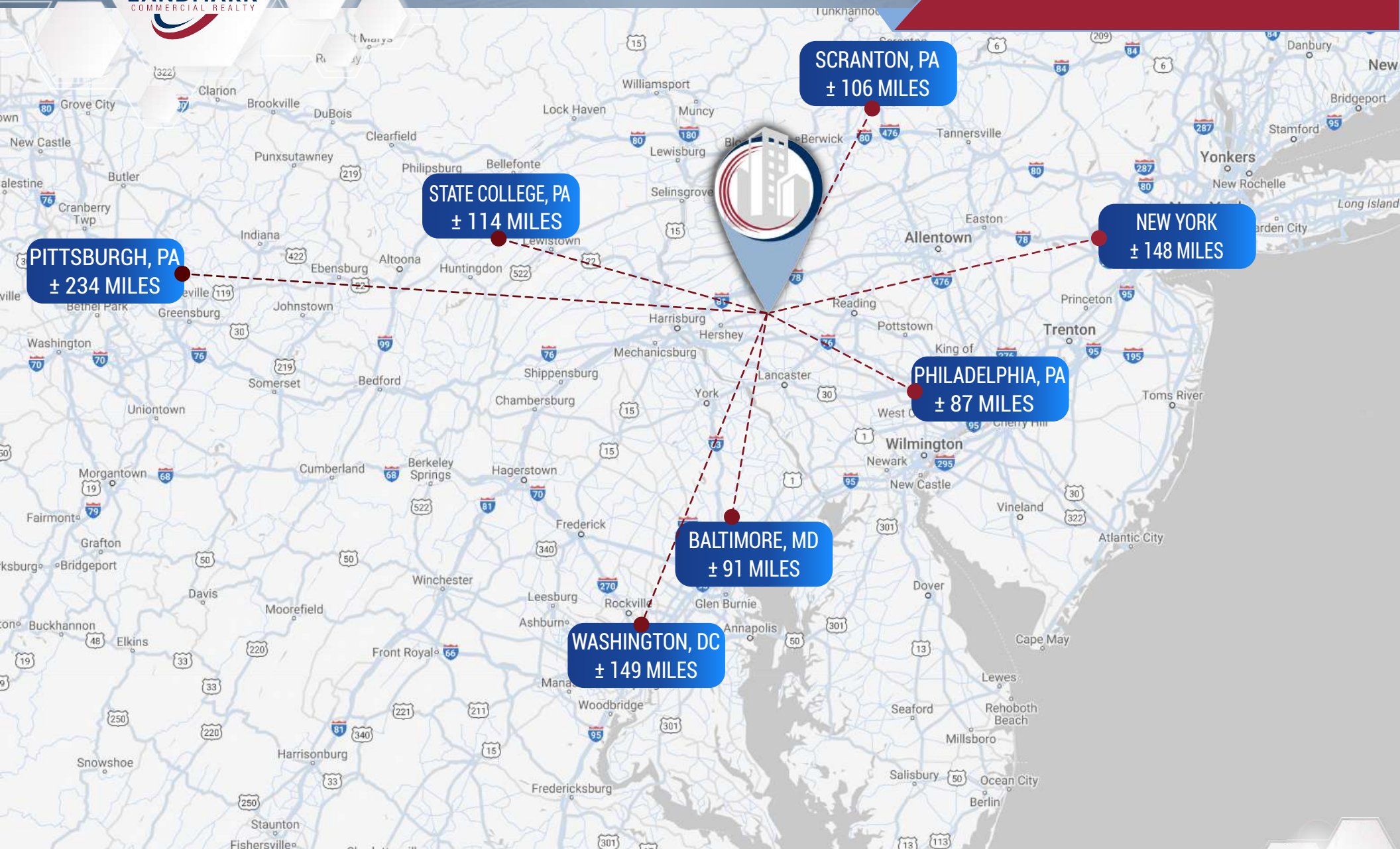
Lebanon County is known for its strong manufacturing, healthcare, and agricultural sectors, while the city itself supports a growing mix of retail, professional services, and community organizations. With a population of over 140,000 in the county and continued investment in infrastructure and redevelopment, Lebanon offers a balance of affordability, accessibility, and local workforce.

The Lebanon MSA benefits from its close proximity to larger metro areas while maintaining a strong local identity. Businesses operating here enjoy access to a stable labor pool, low operating costs, and a community-oriented environment, making it an ideal location for both regional operators and local entrepreneurs.



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