

14.20

West Market Street
YORK, PENNSYLVANIA

UNIQUE COMMERCIAL INVESTMENT
IN PRIME DOWNTOWN YORK

NEWMARK

EXECUTIVE SUMMARY

Newmark, as exclusive representative, is pleased to present the redevelopment or value add opportunity to acquire the highly visible 14-20 W Market Street building located in York PA. The Property is a 49,826 sf four (4) story plus basement office building. Formerly the HQ for Wolf Industries there is currently one (1) tenant, York County Community Foundation (YCCF) , on the ground level. YCCF has a 6877 sf office lease which occupies the entire front half of the ground floor until January 2029.

14-20 W Market sits on a commercially zoned .33 acre site and represents a high visibility commercial opportunity within the city of York's thriving downtown with retail, entertainment , hotels and a variety of businesses surrounding the property.

York, Pennsylvania is a historic and steadily revitalizing city within the Harrisburg–York–Lancaster growth corridor, offering strong regional connectivity along Route 30 and Interstate 83 to major Mid-Atlantic markets. Its walkable downtown blends restored architecture with a growing lineup of restaurants, breweries, arts venues, and new residential development, creating consistent foot traffic and year-round activity. Cultural anchors like Central Market and the Strand-Capitol theaters, paired with competitive business costs and an accessible labor pool, continue to attract investment and support a dynamic live-work-play environment.

With York County Community Foundation's (YCCF) in-place cash flow, this is also an excellent value-add opportunity for a new owner to occupy or lease the balance of the property.

The York County Community Foundation (YCCF) is a philanthropic organization dedicated to improving the quality of life in York County through strategic grant-making and donor engagement. Since its founding in 1961, YCCF has managed a broad range of charitable funds to support local nonprofits and high-impact initiatives, including education, economic mobility, racial equity, and services for older adults. By focusing on long-term impact and community empowerment, YCCF plays a central role in fostering a vibrant, resilient, and connected York County.

As an alternative to office lease up the property's advantageous rectangular shaped floor plate design is conducive to multi family redevelopment. The CBD area of York has seen a number of similar older buildings, within easy walking access to coffee cafes, entertainment, restaurants and business, converted to luxury apartments. Ample public parking is adjacent to the property.

PROPERTY STATS

ADDRESS

14-20 West Market Street, York, PA

RENTABLE SF

49,826

FLOORS

Five (5) stories

YEAR BUILT

1920

TAXES

\$106,974

LAND AREA

0.33 acres

ZONING

Commercial

TENANCY

Multi

INVESTMENT HIGHLIGHTS

HIGHLY VISIBLE SITE WITH REPOSITION POTENTIAL



The property sits on a .33 acre site in the center of York with superior access and visibility. Currently zoned Commercial, the site allows for a variety of uses including retail, office, and service-oriented uses. A number of properties in the immediate vicinity have been converted to luxury apartments to take advantage of the vibrant city life which exists in an urban areas such as York.

While the Property has current cash flow from YCCF with the ability to increase the NOI with additional lease up, an investor has the optionality to pursue various repositioning opportunities and take advantage of York's downtown renaissance.

ABUNDANT NEARBY AMENITIES



14 W Market Street is positioned in the vibrant heart of York's Market District, surrounded by an energetic mix of culinary, cultural, and entertainment amenities that drive consistent pedestrian activity. Just steps away, the historic Central Market offers fresh food vendors and community programming, while Restaurant Row provides a diverse selection of dining and nightlife destinations that attract both daytime professionals and evening visitors. The nearby Strand and Capitol performing arts venues contribute a steady stream of patrons, supporting a lively streetscape and year-round event traffic. The recently restored Yorktowne Hotel and additional downtown lodging options further strengthen hospitality demand, and WellSpan Park along with various civic assets remain within a comfortable walk. Together, these amenities enhance the appeal of the location for retail, office, and residential users by offering convenience, visibility, and strong neighborhood activation.

EXCEPTIONAL LOCATION



York delivers a balanced urban lifestyle where residents can live, work, and play within a walkable, amenity-rich downtown. A growing culinary and arts scene pairs with historic architecture, boutique retail, and year-round events, creating an authentic sense of place. Employers benefit from a skilled regional workforce and strong connectivity to major Mid-Atlantic markets, while new residential options and outdoor recreation reinforce the city's appeal. The result is a vibrant, conveniently connected community with genuine character and momentum.

NEARBY AMENITIES

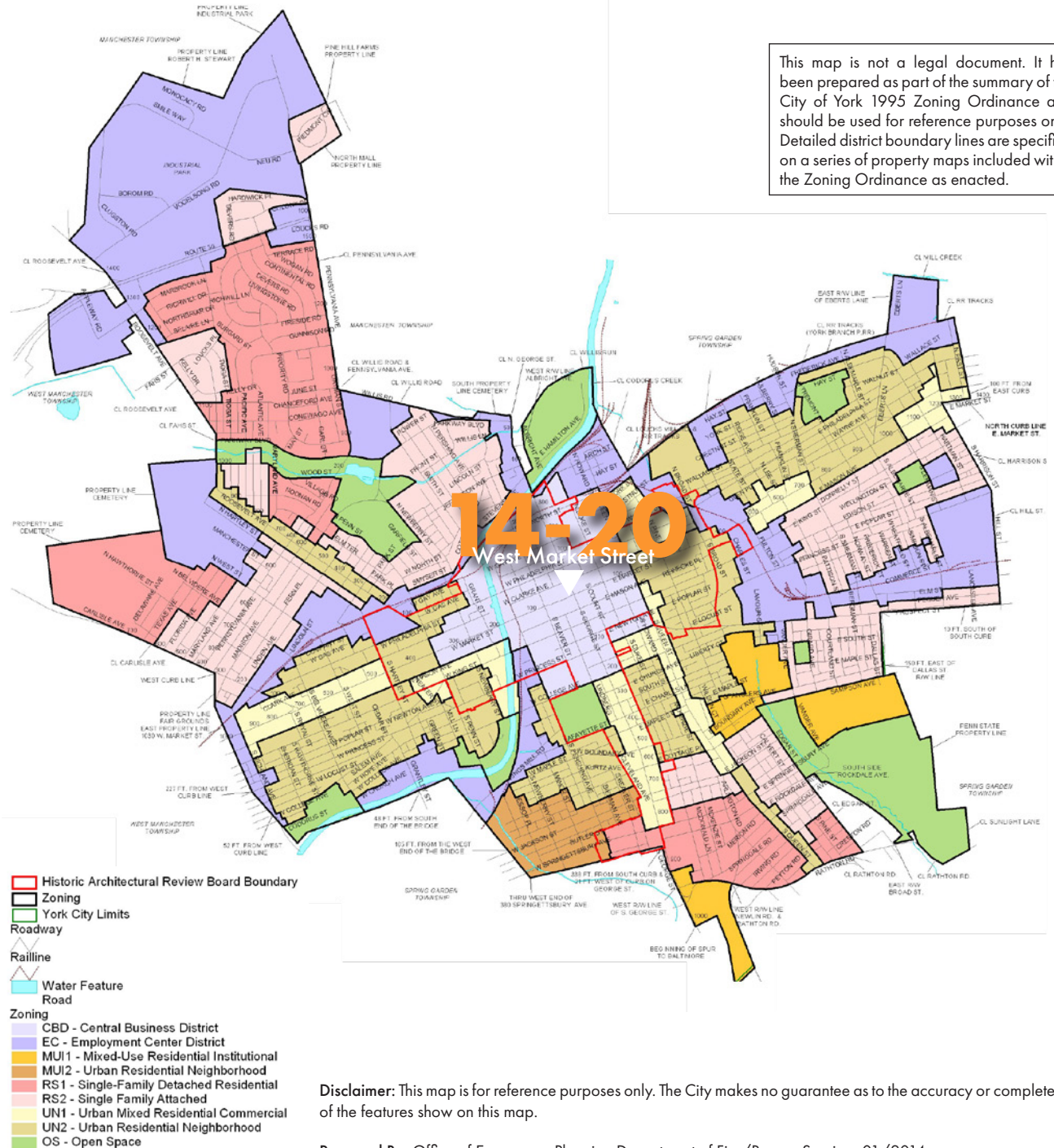


ZONING

ZONED C (COMMERCIAL):

The property at 14-20 West Market Street lies within the City of York, Pennsylvania, under the jurisdiction of the City's Bureau of Planning and Zoning. It is zoned Commercial, consistent with its central downtown location along West Market Street and surrounded by a mix of retail, office, and service-oriented uses. Commercial zoning in the City of York is intended to foster a lively and diverse business environment that supports both local commerce and pedestrian activity. It allows a wide variety of uses such as retail stores, restaurants, professional and medical offices, personal service establishments, financial institutions, hotels, entertainment venues, and mixed-use developments that incorporate residential units above ground-floor commercial space. The zoning framework encourages adaptive reuse of existing buildings and supports investment that contributes to an active and accessible downtown core. Light industrial or service-related operations may be permitted if they are compatible with surrounding uses and conducted indoors. However, heavy manufacturing, warehousing, auto salvage, outdoor storage, and other high-impact or nuisance uses are prohibited within this zoning district.

From a development and economic perspective, York's commercial zoning provides structured flexibility while maintaining the city's historic urban form. Regulations typically address building height, lot coverage, and setback requirements to preserve the walkable, human-scale nature of downtown. Height limits in most commercial districts generally range from 50 to 75 feet, allowing for three- to five-story buildings that complement the surrounding architecture. Minimal front setbacks are required to maintain a continuous street wall, while lot coverage allowances promote efficient site utilization. These parameters encourage higher-density, mixed-use development that enhances property value, supports downtown economic activity, and aligns with York's long-term revitalization and redevelopment objectives.



Disclaimer: This map is for reference purposes only. The City makes no guarantee as to the accuracy or completeness of the features shown on this map.

Prepared By: Office of Emergency Planning Department of Fire/Rescue Services 01/2014

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