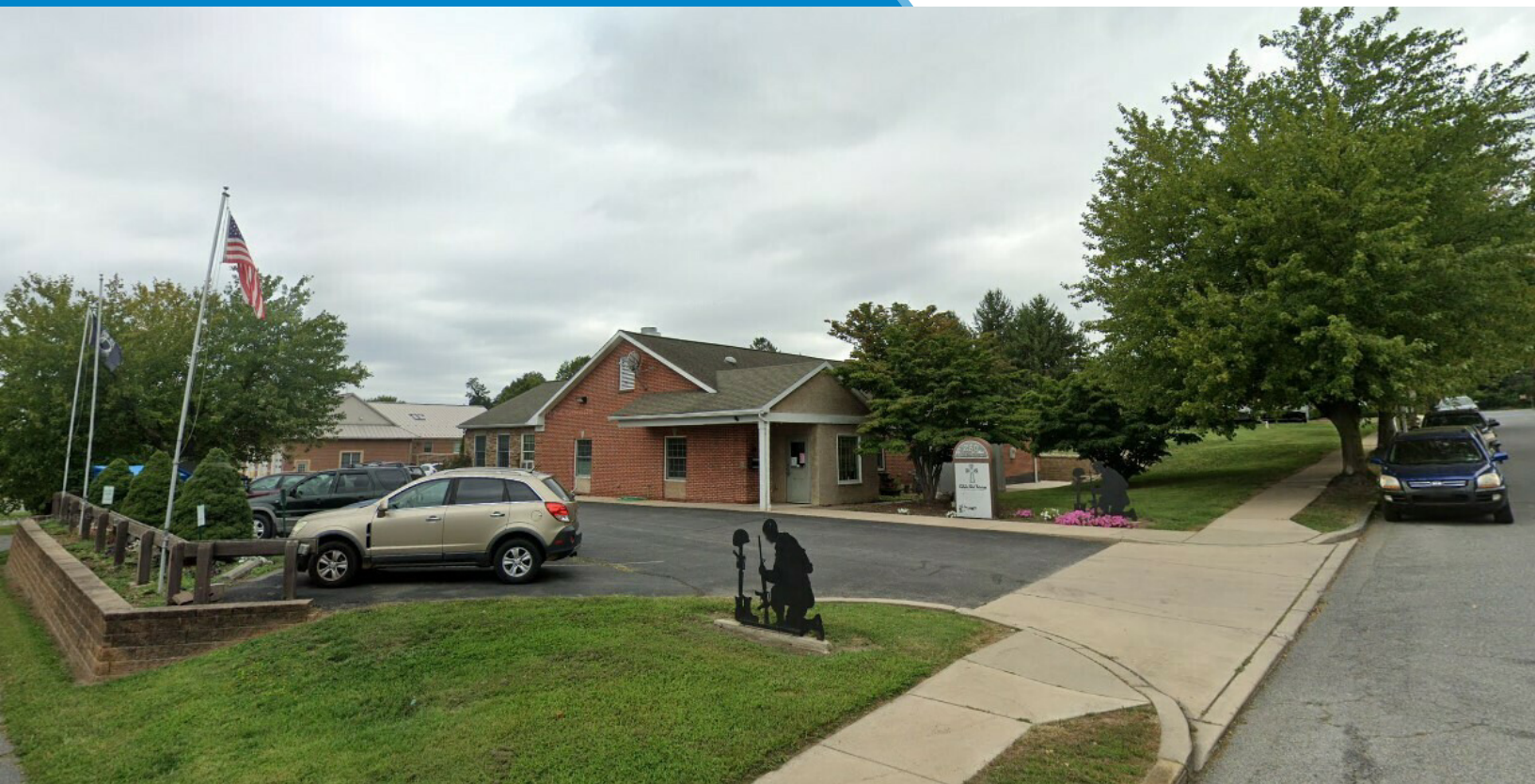


FOR SALE

250 N 7th St



COLUMBIA, PA 17512

AMAZING POTENTIAL
FOR VARIETY OF USES

LARGE PRIVATE PARKING AREA

INCLUDES LARGE YARD WITH
COVERED PAVILION



ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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FOR SALE

250 N 7th St



SALE INFORMATION

Sale Price:	\$850,000
County:	Lancaster
Municipality:	Columbia Borough
Building Area:	4,400 SF
Acres:	46,692 SF
Tax Account Number:	110-2318567- 259349-0-0000

PROPERTY OVERVIEW

1.08 Acres zoned INSR in Columbia Borough. 4,400+/- SF under roof. Amazing potential for so many uses. Great indoor flexible spaces, huge yard with shed and pavilion included. Parking galore-including a large private parking lot and two areas of linear parking plus on- street. Fabulous four-season room for events and large gatherings. Fully equipped kitchen with equipment, security system and furnishings negotiable. Please note that the cannon and the Virgin Mary statue in the grotto are not included. Please contact Althea to schedule an escorted tour at least 24 hours in advance.

OFFERING SUMMARY

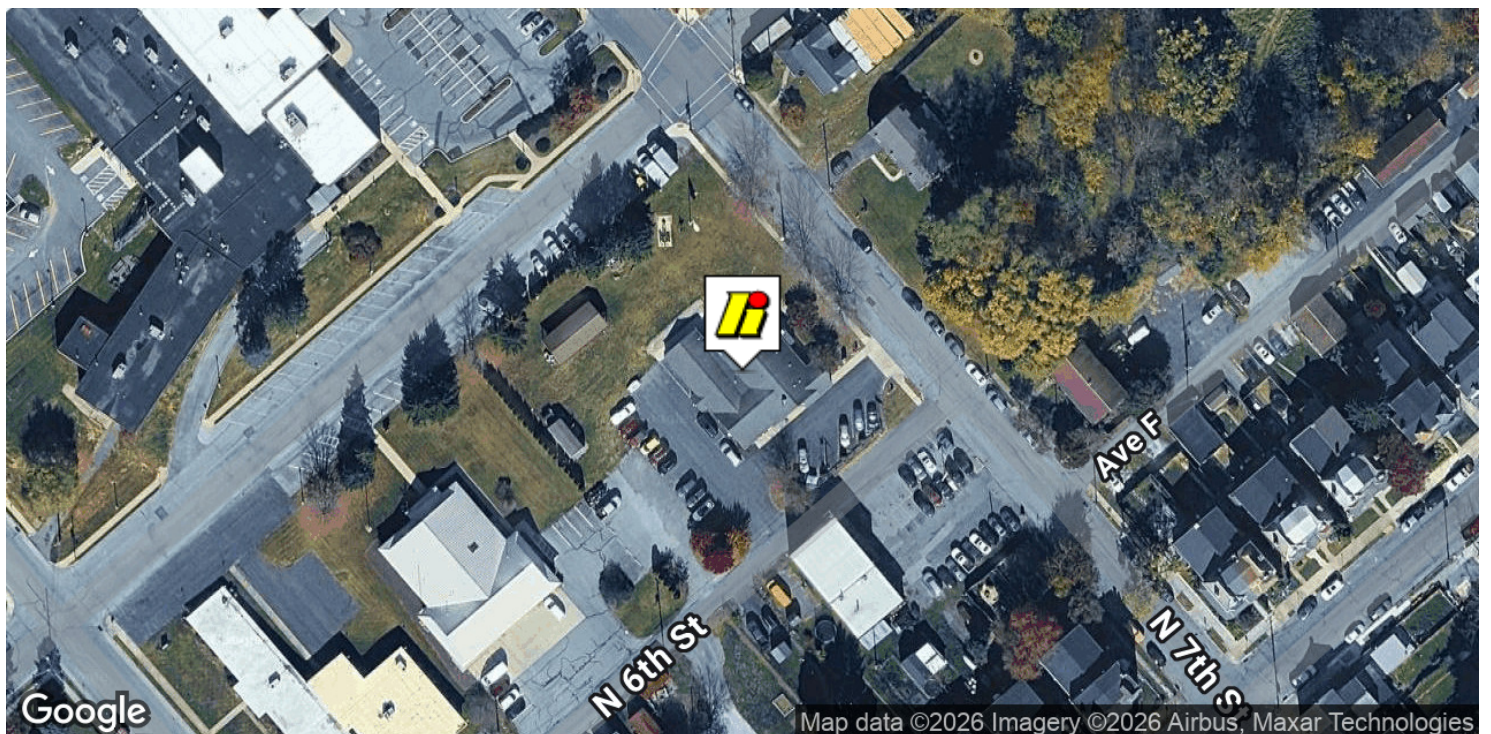
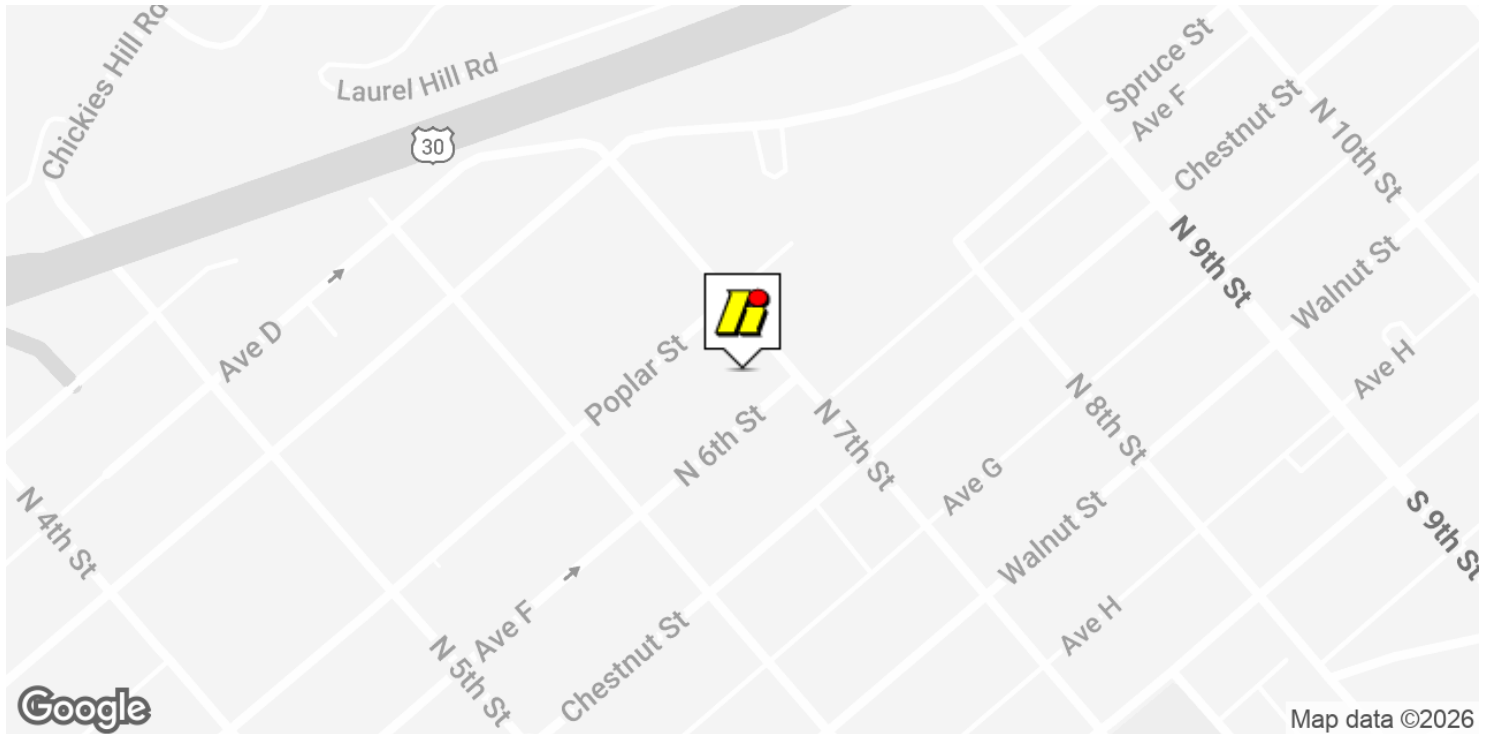
HVAC:	Yes
Sprinklers:	No
Parking:	Surface Lot 30+
Water:	Public
Sewer:	Public
Zoning:	INSR



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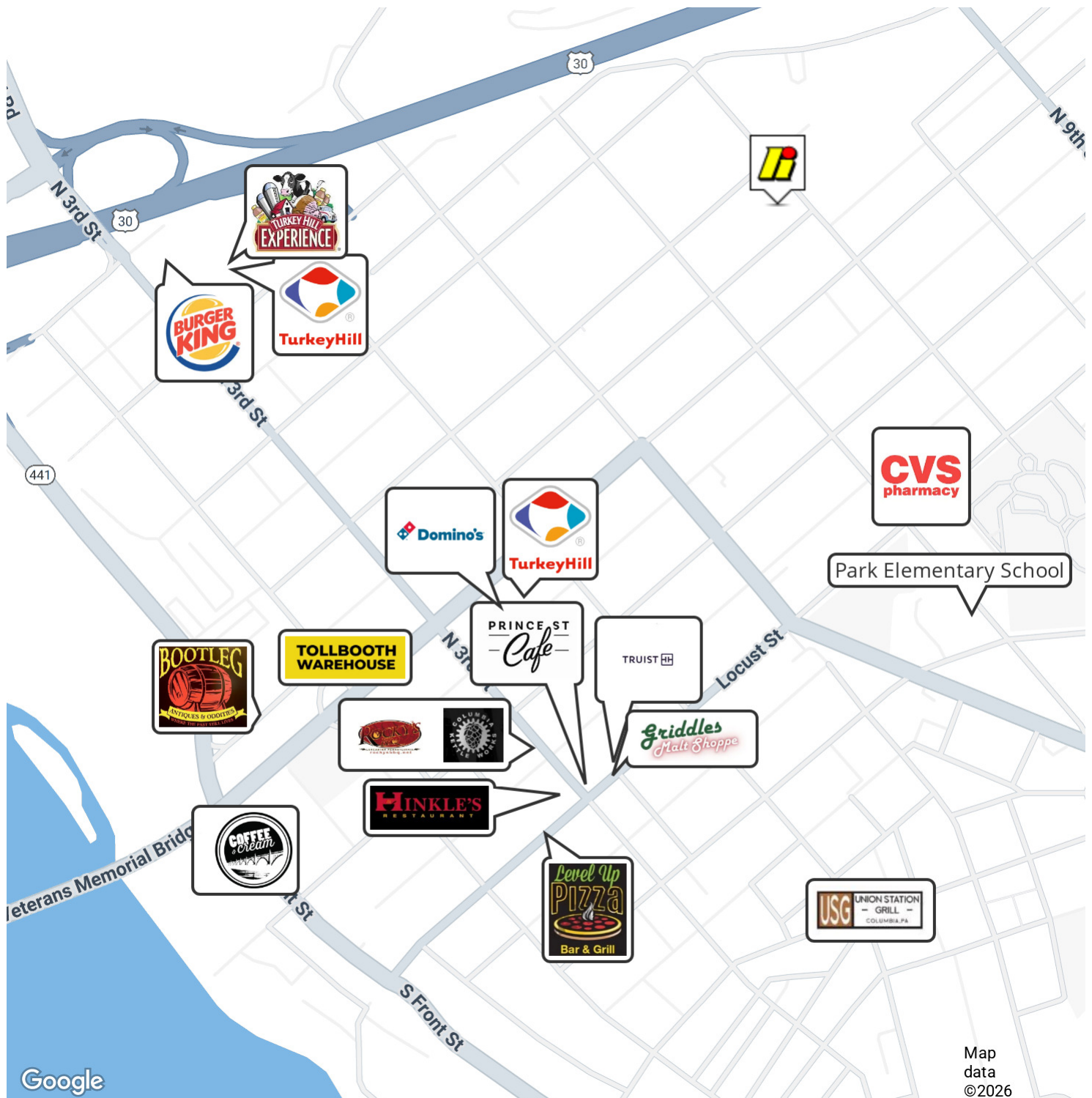
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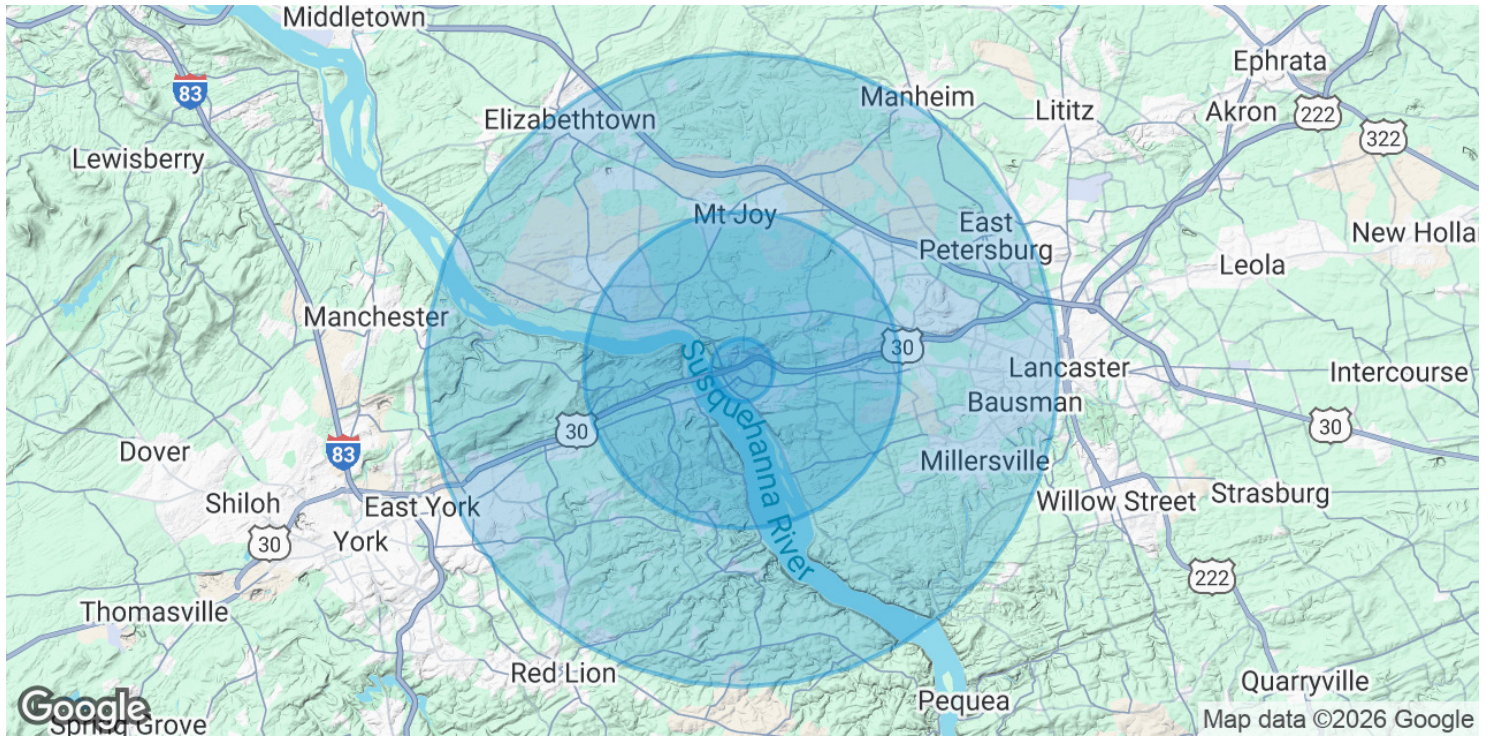
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FOR SALE

250 N 7th St



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	10,286	52,504	257,714
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	4,341	20,652	100,769
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$68,141	\$100,939	\$107,980
Average House Value	\$222,120	\$310,129	\$322,434

Demographics data derived from AlphaMap

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FOR SALE

250 N 7th St



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422