

FOR SALE

28 North 2nd Street



COLUMBIA, PA 17512

NEIGHBORING PROPERTY BESIDE THE  
LONG-AWAITED HAMPTON BY HILTON  
CHIP FACTORY HOTEL

UNLIMITED POTENTIAL

DOWNTOWN COMMERCIAL DISTRICT  
ZONING ALLOWS FOR A VARIETY  
OF POSSIBLE USES



ALTHEA RAMSAY CARRIGAN

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

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#### SALE INFORMATION

Sale Price:	\$599,000
County:	Lancaster
Municipality:	Columbia Borough
Building Area:	5,000 SF
Acres:	0.08 Acres
Tax Account Number:	110-12235-0-0000

#### PROPERTY OVERVIEW

This is an ideal adaptive reuse project awaiting the right creative use. Ideal for entertainment, retail, hospitality and enjoying the revitalization while appreciating the history. Circa 1900 this former Vigilant Fire Company building was once an Amvets Social Club and is ideal for a fun entertainment use with great river views from the upper floors. Located next to the new Hampton by Hilton Chip Factory Hotel now under construction, this historic building is not able to be occupied as-is, it requires total renovation. There is a courtyard area and greenspace which could allow for expansion for modern day services like an elevator and ADA restrooms. Daylight tours only. There is no heat on in the building. Please be aware that the bulk of the building is not currently ADA compatible. Exact lot size and square footage to be verified, property involved in a construction project.

#### OFFERING SUMMARY

HVAC:	None
Sprinklers:	No
Water:	Public
Sewer:	Public
Zoning:	DC



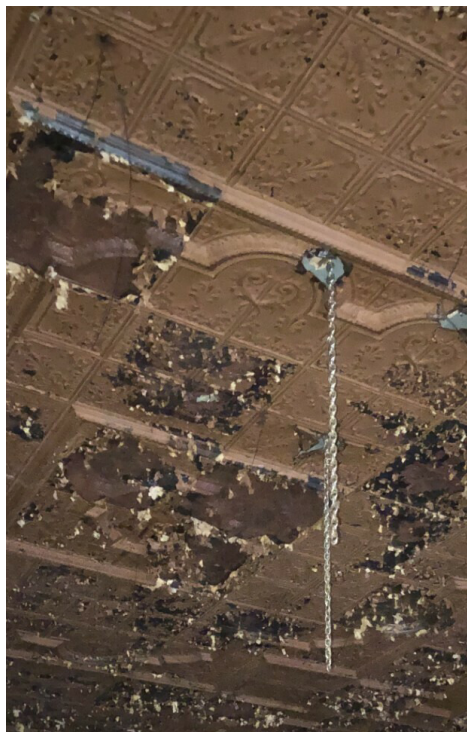
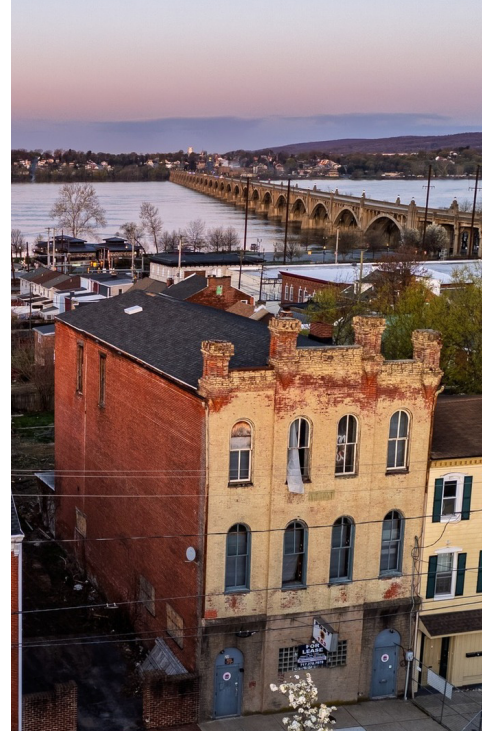
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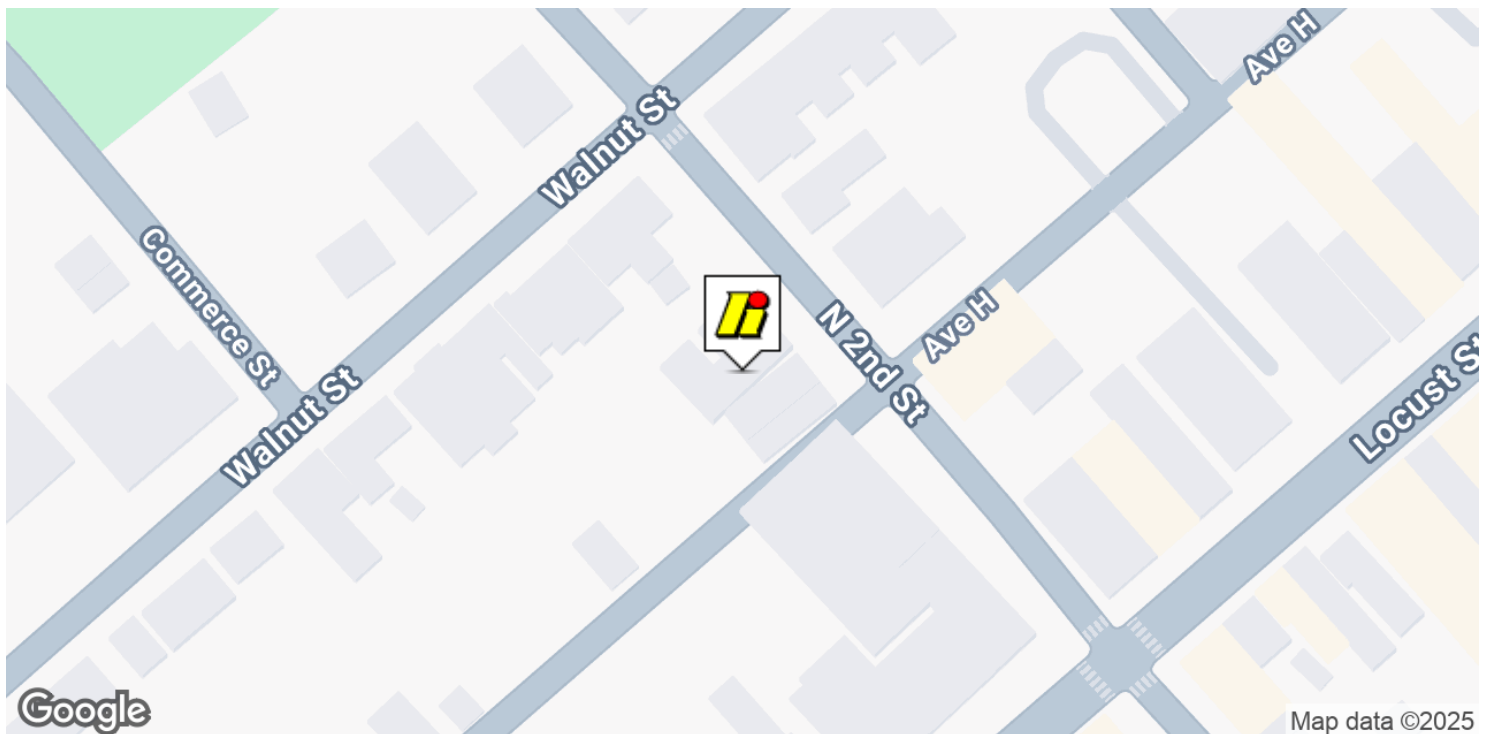
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## Hampton by Hilton at Chip Factory Hotel

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## Hampton Inn by Hilton at The Chip Factory *Groundbreaking*

Under Construction now, at corner of Second and Locust

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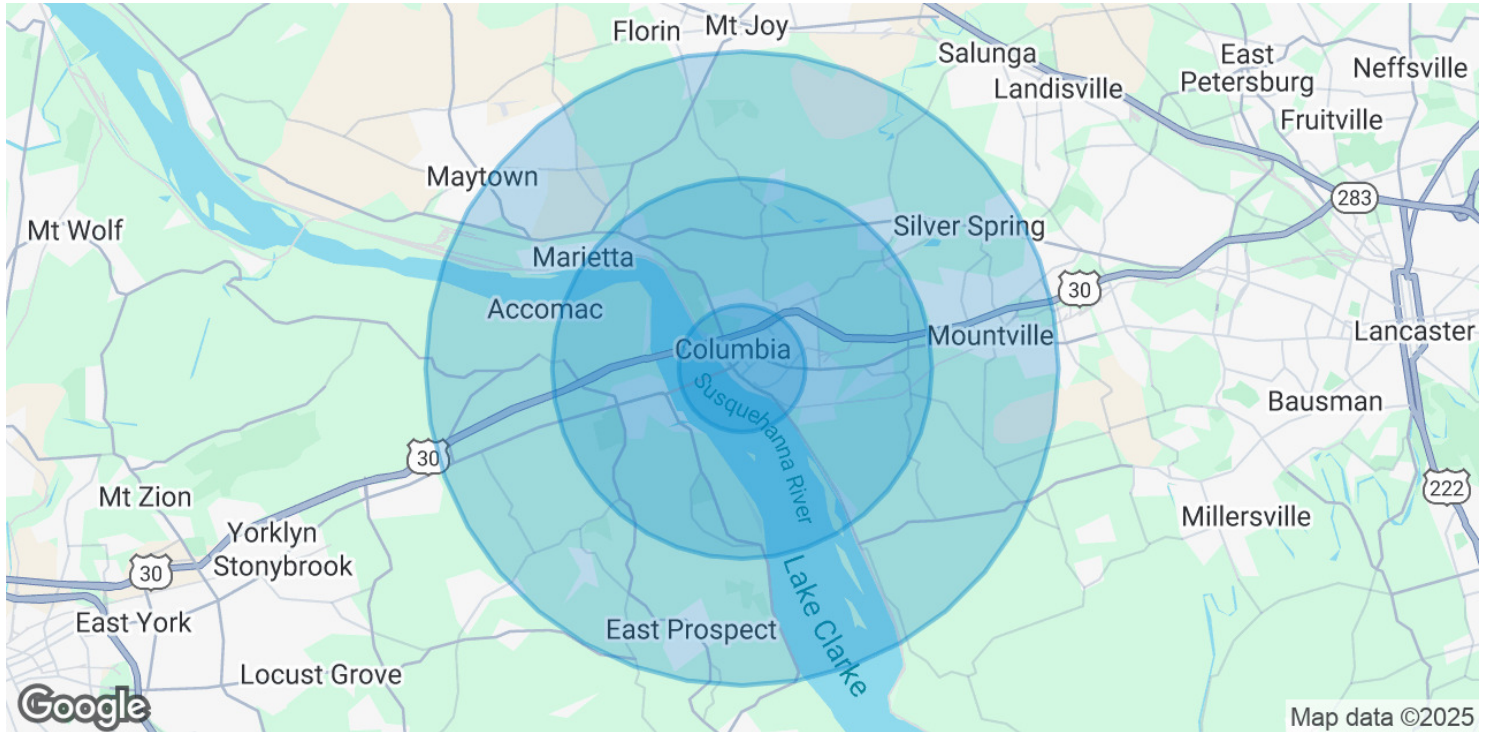
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,847	22,519	48,813
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,757	9,225	19,350
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,024	\$82,253	\$97,767
Average House Value	\$211,729	\$272,111	\$307,799

Demographics data derived from AlphaMap

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*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  
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