

226-228 N ARCH ST LANCASTER PA 17603

FOR SALE | CREATIVE OFFICE | ±9,704 SF



FOR MORE
INFORMATION
PLEASE
CONTACT

John Thiry, CCIM
Broker of Record
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THIRY
COMMERCIAL

Prime downtown Lancaster location steps from the CBD and top dining and retail amenities.

High-end, live/work-capable Suite 1B with full kitchen and 1.5 baths, currently used as office.

9,704 SF multi-tenant office building with very flexible, easily adaptable layout.

Convenient parking with (11) on-site spaces plus adjacent public Water Street Garage.

Boutique urban space by DePaul Design, with exposed brick, bright windows & unique aesthetic

Ideal for a variety of creative, professional users in a highly walkable urban setting.

N Mulberry St

N Arch St

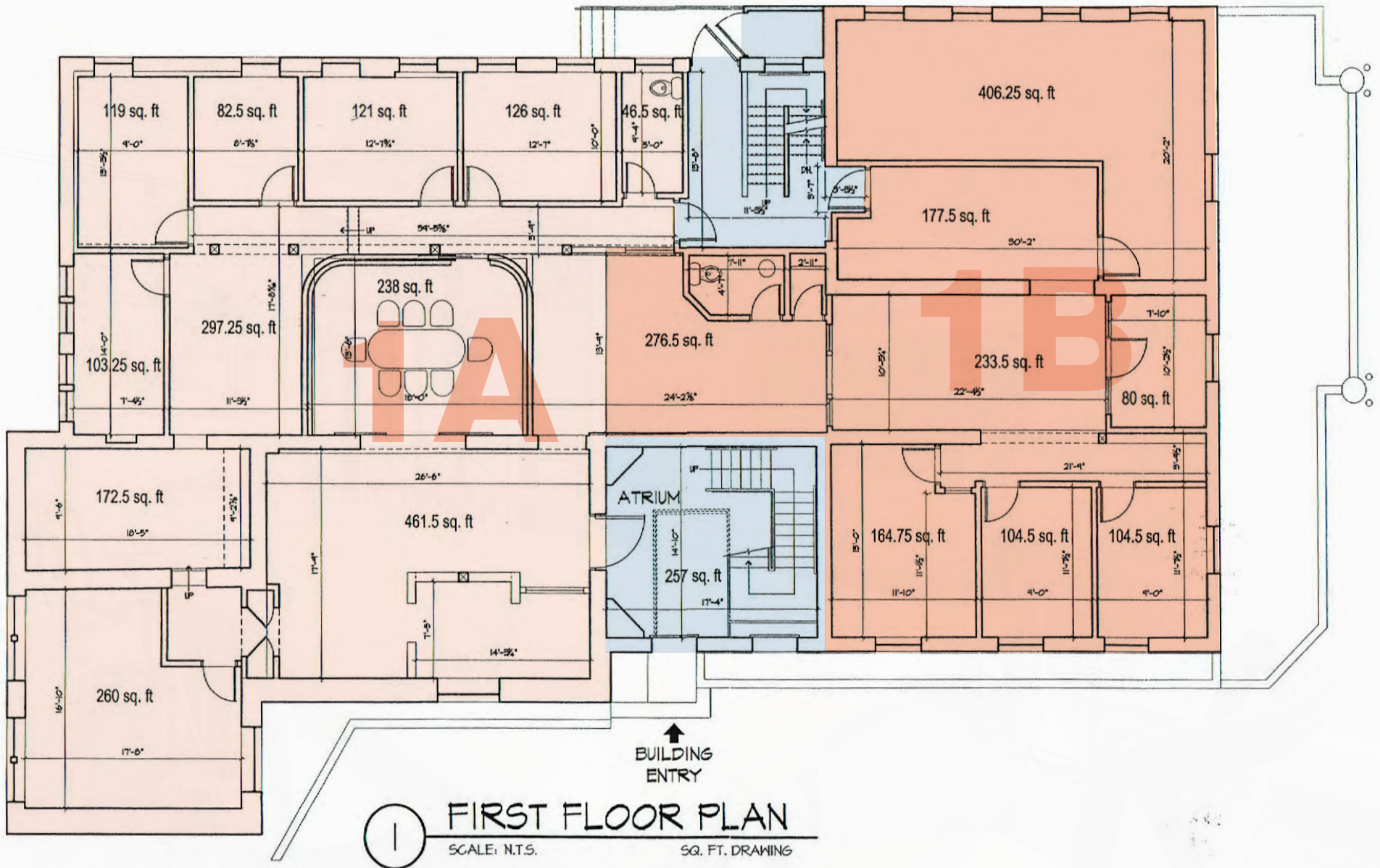
Water Street
Garage

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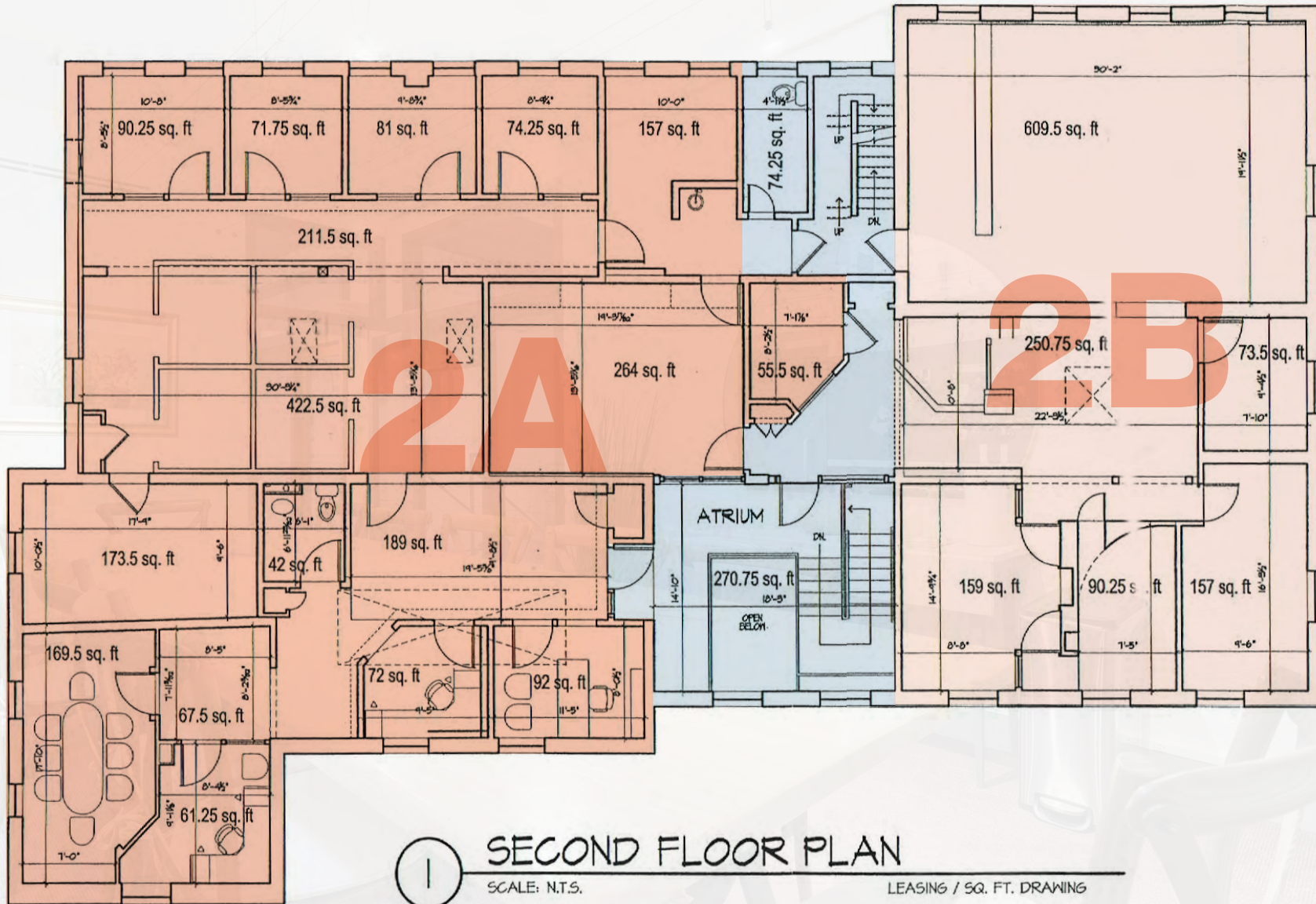
PROPERTY OVERVIEW

MUNICIPALITY	Lancaster City Lancaster County
PURCHASE PRICE	\$1,590,000
TAX PARCEL ID	331-54117-0-0000
ZONING	(R-3) Medium Density Res.
LOT AREA	±0.24 Acres
PARKING	(11) Vehicle Spaces
BUILDING AREA	±9,704 SF
YEAR BUILT	1850
HVAC	Gas; Central Air
CEILING HEIGHT	10' to vaulted
ROOF	Rubber
SPRINKLERS	100% Wet (Suite 1B only)
INCOME IN PLACE	Suite 1B currently rented until 12/31/27@ \$2,433/mo

FLOOR PLAN

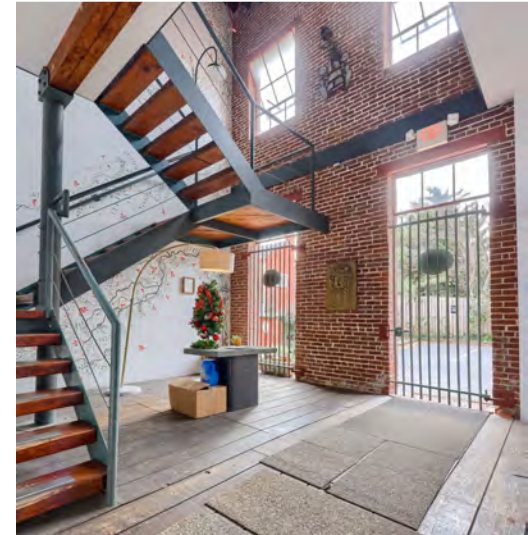


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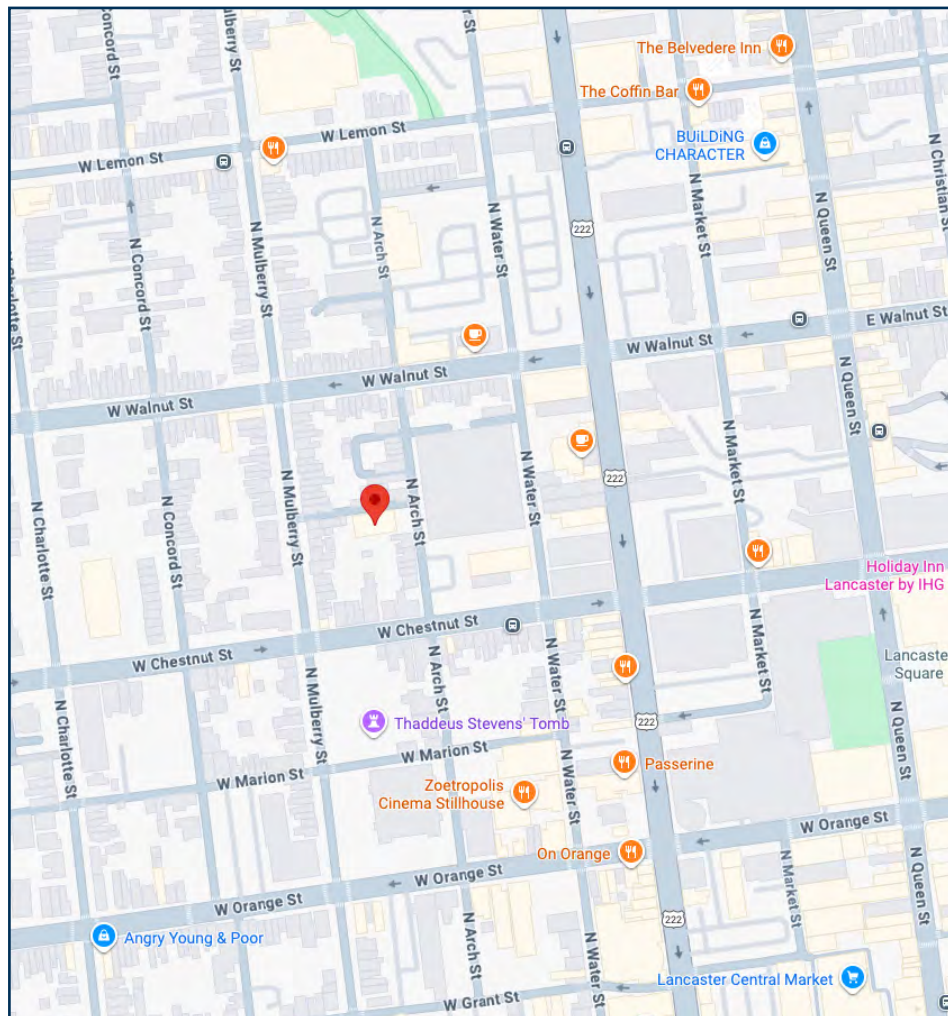


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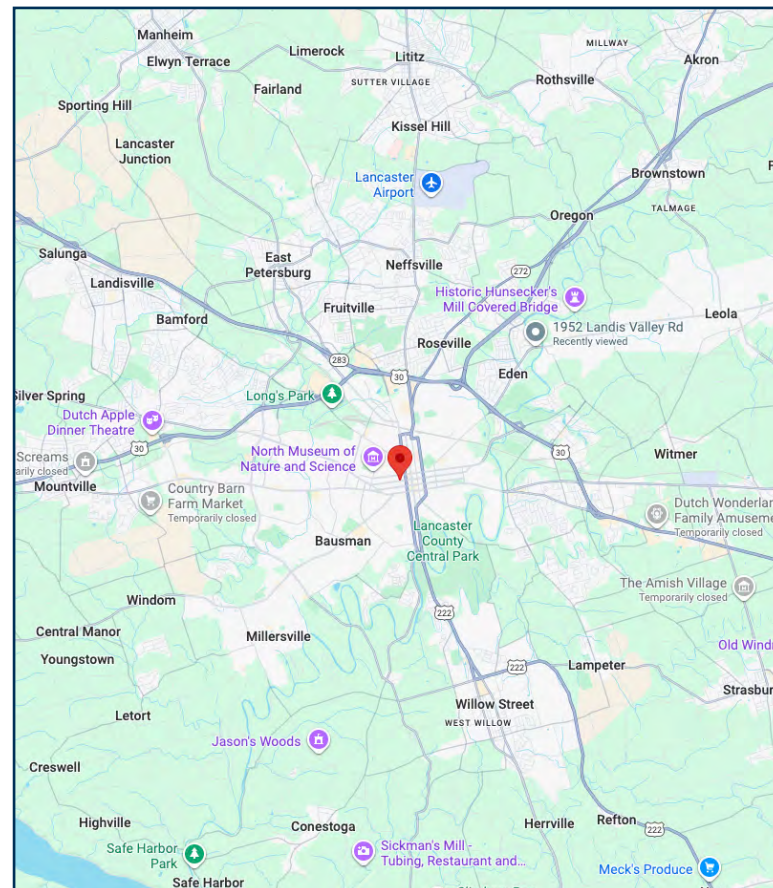
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LOCAL MAP



REGIONAL MAP



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PERMITTED USES IN THE R-3 DISTRICT

- Single-family, detached and semi-detached; two-family and multifamily dwellings
- Home occupation
- Accessory dwelling unit
- Short-term rental

SPECIAL EXCEPTION USES IN THE R-3 DISTRICT

- Bed-and-breakfast, tourist home
- Beauty or barber shop, nail salon, personal service
- Bowling alley
- Business/professional/service office per size restriction
- Community center
- Church, synagogue, mosque, temple or similar place of worship
- Day care center
- Eating and drinking establishment - Up to 3,000 square feet
- Field house or gymnasium
- Fire or police station
- Fitness center
- Funeral service
- Group home
- Hospital
- Library
- Medical and health service
- Museum, planetarium or aquarium
- Nursing home, personal care center, assisted living center
- Pet grooming
- Pharmacy - Up to 3,000 square feet
- Retail store - Up to 2,000 square feet
- School
- Social Service Agency
- Veterinarian clinic - Without boarding kennel

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