

FOR SALE

39-47 North Duke Street



LANCASTER, PA 17603

**PROPERTY HIGHLIGHTS**

- 3 parcel assemblage in Downtown Lancaster
- Approximately 30,000 +/- SF
- Single Tenant Net Lease - 100% occupancy through 2027
- On-site parking for 27 vehicles
- Located near retail, restaurants, entertainment, & hotel amenities
- Potential future redevelopment opportunity



F. JEFFREY KURTZ, CCIM, SIOR  
717.293.4554  
jkurtz@high.net

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

39-47 North Duke Street



**SALE INFORMATION**

Sale Price:	\$2,950,000
County:	Lancaster
Municipality:	Lancaster City
Available SF:	30,008 SF
Acres:	0.46 Acres
Tax Account Number:	332-56082-0-0000, 332-64630-0-00000, 332-56851-0-0000
Deed Reference:	6548/367 & 2344/640

**PROPERTY OVERVIEW**

A three parcel assemblage in downtown Lancaster; 37 N Duke St (332-56851-0-0000), 45 N Duke St (332-56082-0-0000) and 37 N Cherry St (332-64630-0-0000). are all included to total 30,008 SF that is currently a NNN lease by single Tenant Murray Insurance. This lease expires 9/30/27. There are 27 parking spaces included in the rear of the building. Charm and appeal through to properties, 37 was built in 1880, 45 in 1916 and 37 Cherry in 1941 and these periods are reflected in the finishes. Great location as it is walkable within a couple blocks to all of downtown, the vibrant retail, restaurants, pubs and entertainment. A must see for one who appreciates the detail the city curb appeal. Potential redevelopment for multi family or mixed use.

**OFFERING SUMMARY**

HVAC:	Heating Type: Forced Air and Natural Gas Cooling Type: Natural Gas and Electric	Total Taxes:	\$64,494
Sprinklers:	No	Lighting:	Various Throughout
Parking:	On-Site for 27 vehicles	Number of Floors:	Two Buildings: Three Floors One Building: Five Floors
Water:	Public	Flooring:	Carpet, Hardwood, Vinyl, and Wood
Sewer:	Public		
Zoning:	CB-Central Business		



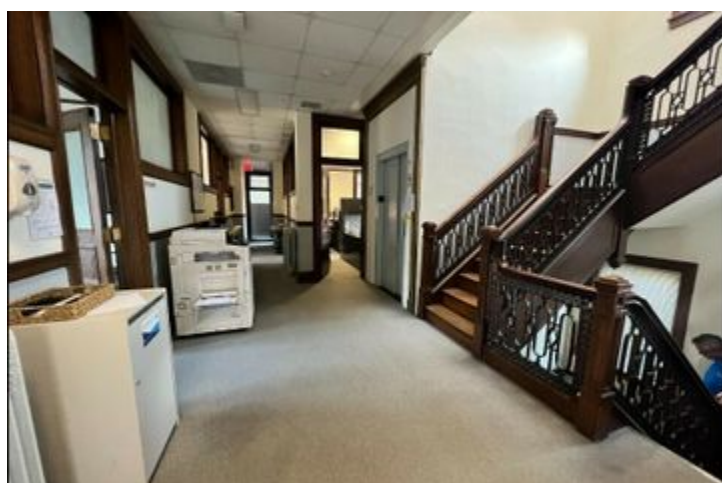
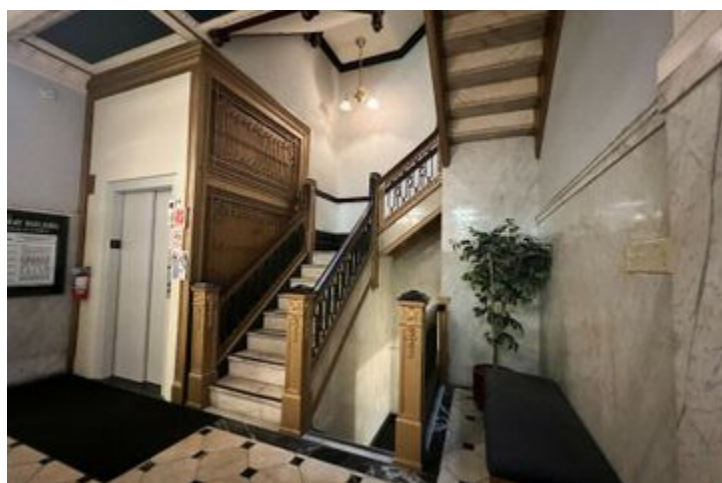
F. JEFFREY KURTZ, CCIM, SIOR  
717.293.4554  
jkurtz@high.net



FOR SALE

39-47 North Duke Street

**HIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

[jkurtz@high.net](mailto:jkurtz@high.net)

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



FOR SALE

# 39-47 North Duke Street

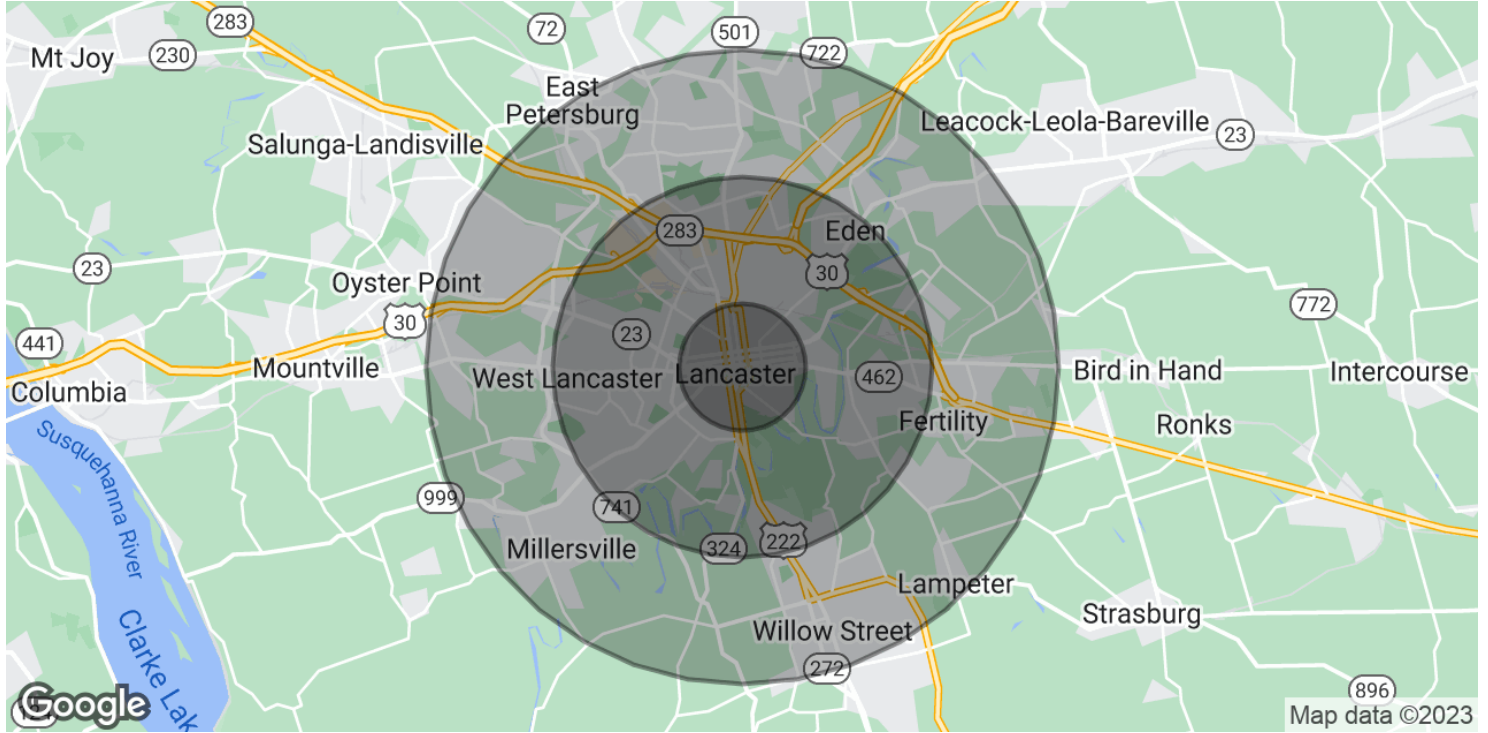


F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

FOR SALE

# 39-47 North Duke Street



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	45,055	106,945	177,213
Average Age	33.2	38.0	39.7
Average Age (Male)	32.2	36.8	38.9
Average Age (Female)	34.0	39.0	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,278	43,326	72,728
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$56,123	\$73,153	\$81,814
Average House Value	\$140,867	\$174,141	\$200,712

\* Demographic data derived from 2020 ACS - US Census

F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

FOR SALE

39-47 North Duke Street



*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