

FOR SALE

N 3rd Street @ Locust Street



*Outline is approximate

DENVER, PA 17517

12.2 ACRES OF LAND IN THE HEART OF
DENVER, PA

LARGE PARCEL IN A DENSE, INFILL
AREA

SURROUNDED BY A MIX OF USES,
INCLUDING INDUSTRIAL, PARK, AND
RESIDENTIAL



MICHAEL BOWSER, CCIM

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SALE INFORMATION

Sale Price:	\$850,000
County:	Lancaster
Municipality:	Denver Borough & East Cocalico
Acres:	12.2 Acres
Tax Account Number:	140-20196-0-0000

PROPERTY OVERVIEW

12.2 undeveloped acres in the heart of Denver, PA. This large, undeveloped parcel is located in a dense, infill area and surrounded by a mix of industrial, park, and residential uses.

OFFERING SUMMARY

Water:	Public nearby
Sewer:	Public nearby
Floodplain:	Part of the property is in a floodplain
Zoning:	The majority of the property is zoned Industrial in Denver Borough. The remainder is zoned Conservation in East Cocalico.

ADDITIONAL COMMENTS

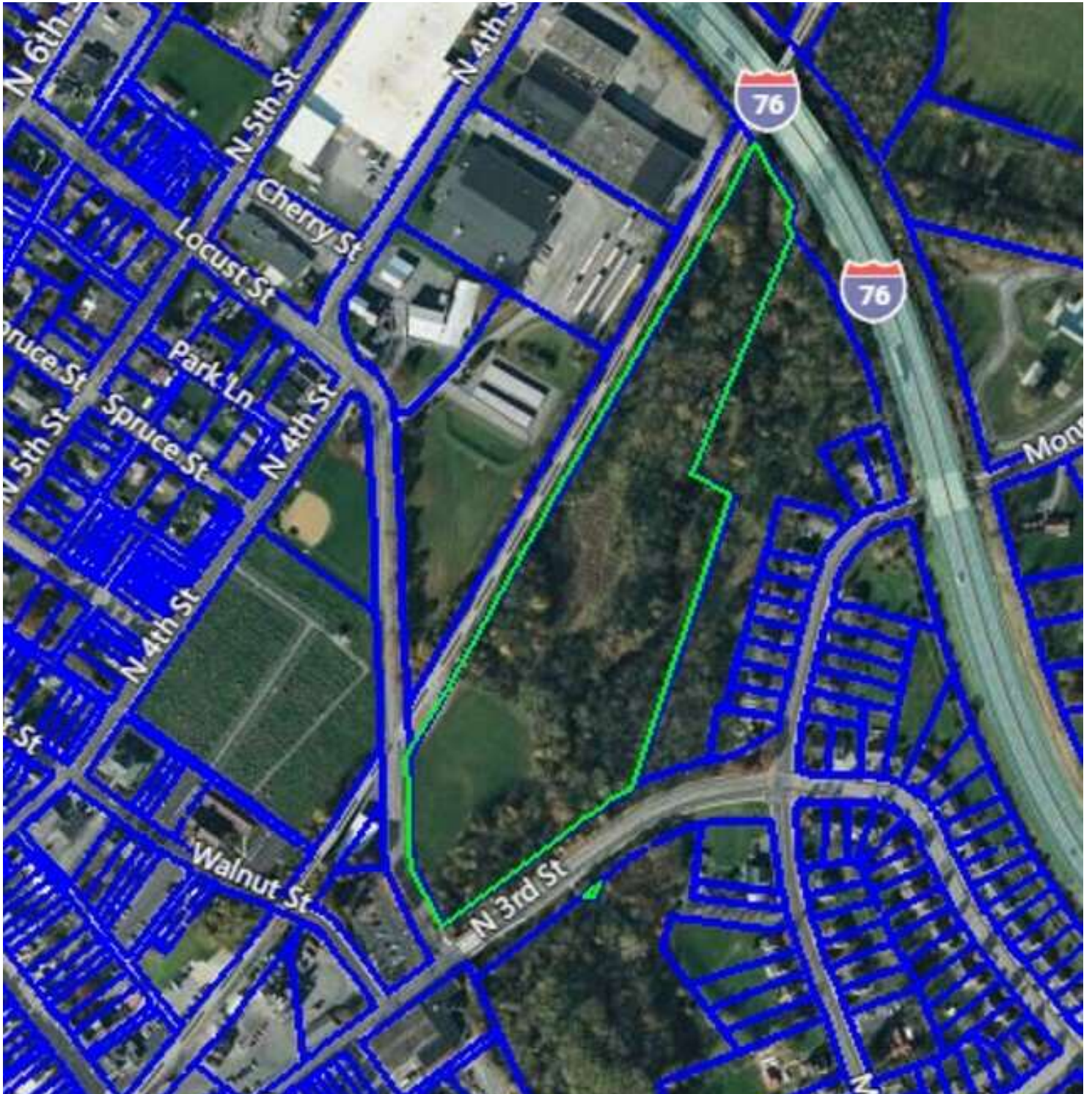
12.2 acres in the heart of Denver at the corner of N 3rd St and Locust St in Denver. The western border of the property is Locust St and the train tracks. The northern border of the property is I-76. The Cocalico Creek passes through the western portion of the property. The southern part of the property is N 3rd St.



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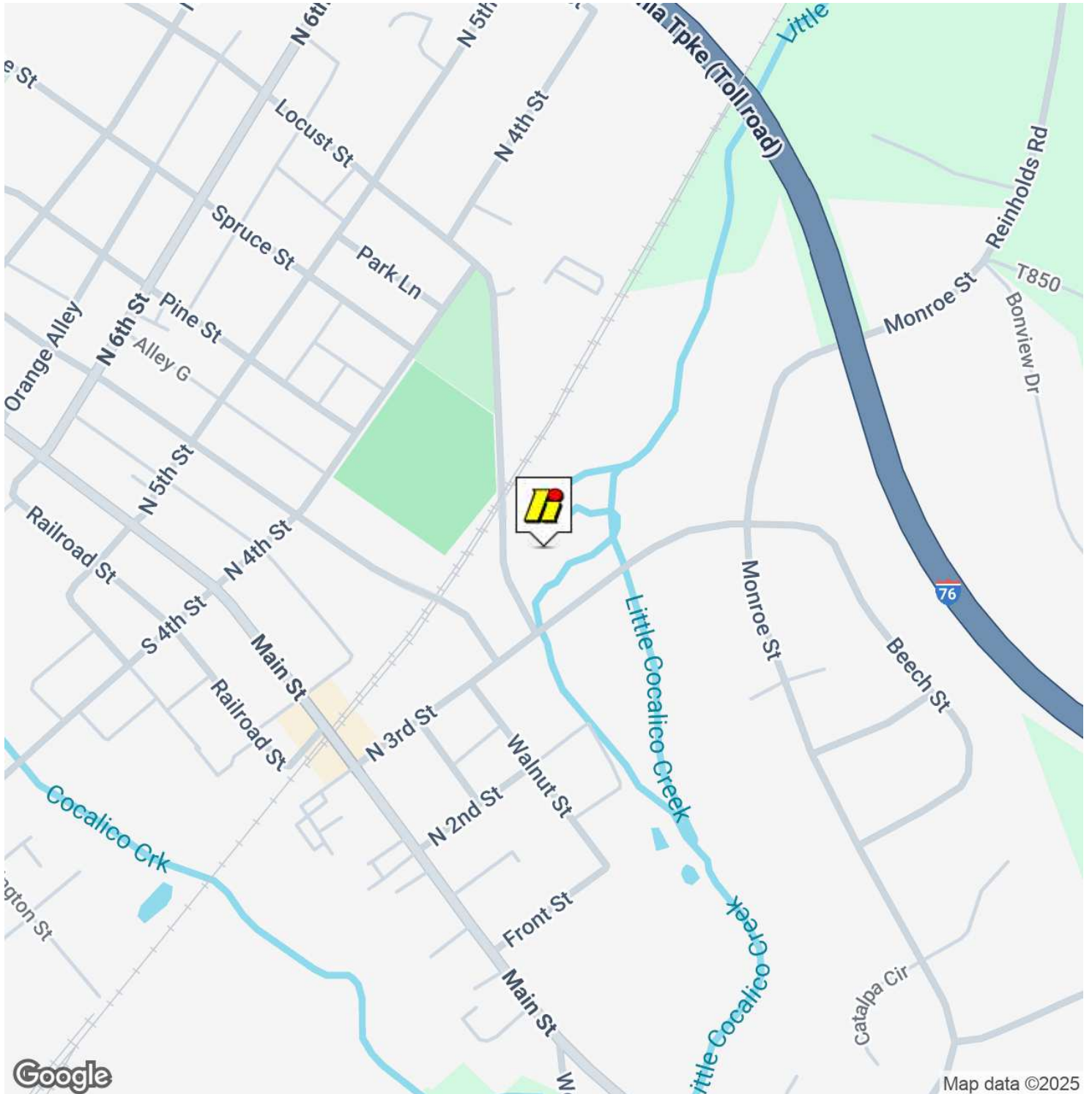
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An Affiliate of High Real Estate Group LLC

*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.

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