

OFFICE BUILDING
FOR LEASE

S BELMONT & 3RD AVENUE |
YORK, PA 17403

Presented By:
Naomi Brown,
CCIM

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CAPSTONE
COMMERCIAL
205 W Caracas Ave | Hershey, PA 17033



OVERVIEW

S Belmont & 3rd Avenue | York, PA 17403

PROPERTY DESCRIPTION

Commercial buildings offered for lease or Lease to own. Solidly built properties, formerly medical office now available for conversion to a variety of uses. The zoning is Apartment Office in Spring Garden Township, which offers an array of acceptable uses.

There are 2 buildings still available, each building could be converted into a variety of commercial uses permitted by zoning including Adult Daycare, Church, Medical, Apartments, Salon, Rooming House, Senior Care Facility, Restaurant, school, office or Retail.

Excellent location close to I83 exit and Market St, easily accessible and visible along I83. Buildings are one level and built to former ADA standards.

Each building is a condo and can be sold separately. Each Bld would receive pro-rata parking.

PROPERTY HIGHLIGHTS

- 2 buildings offered for lease
- Each building 3,950 SF
- Former medical office built to quality standards
- Great conversion for Group Home, Adult Day Care & Similar

ADDRESS	BUILDING	SIZE	AVAILABILITY
1788 3rd Ave	Bld A	3,950 SF	For Lease or Sale
1796 3rd Ave	Bld B	3,950 SF	Not Available
1784 4th Ave	Bld C	3,950 SF	Not Available
1785 4th Ave	Bld D	3,950 SF	For Lease or Sale

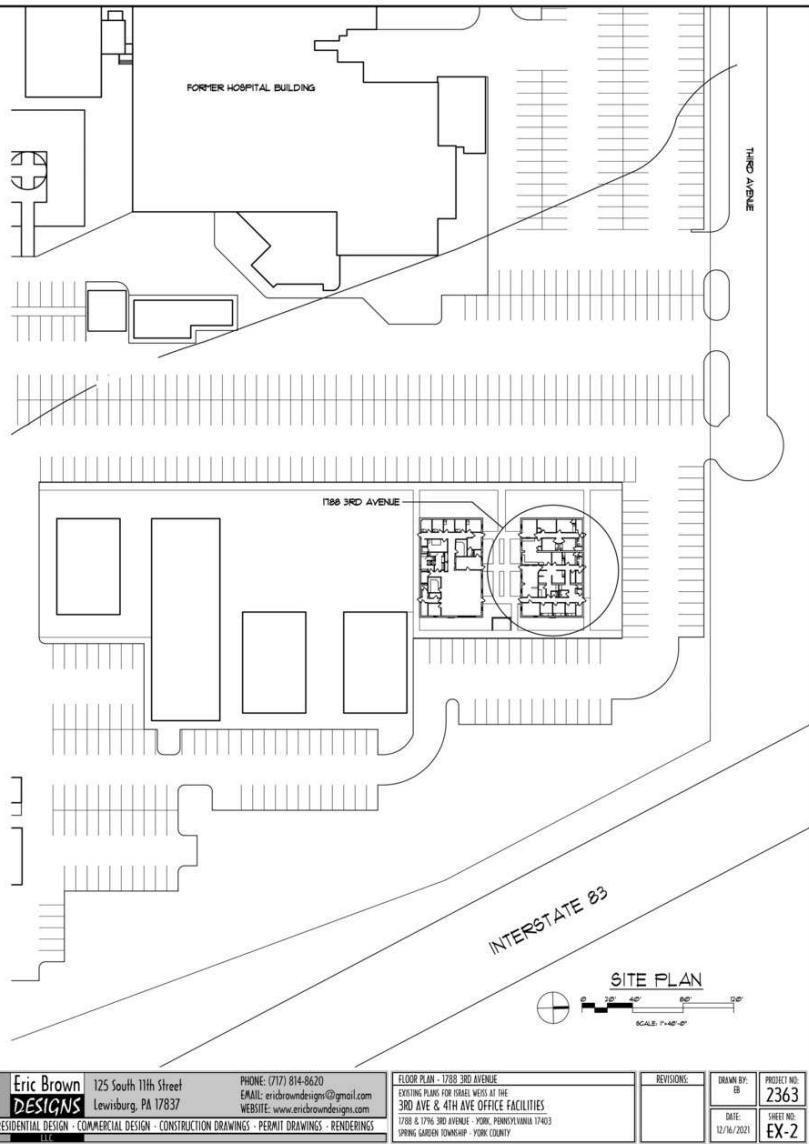
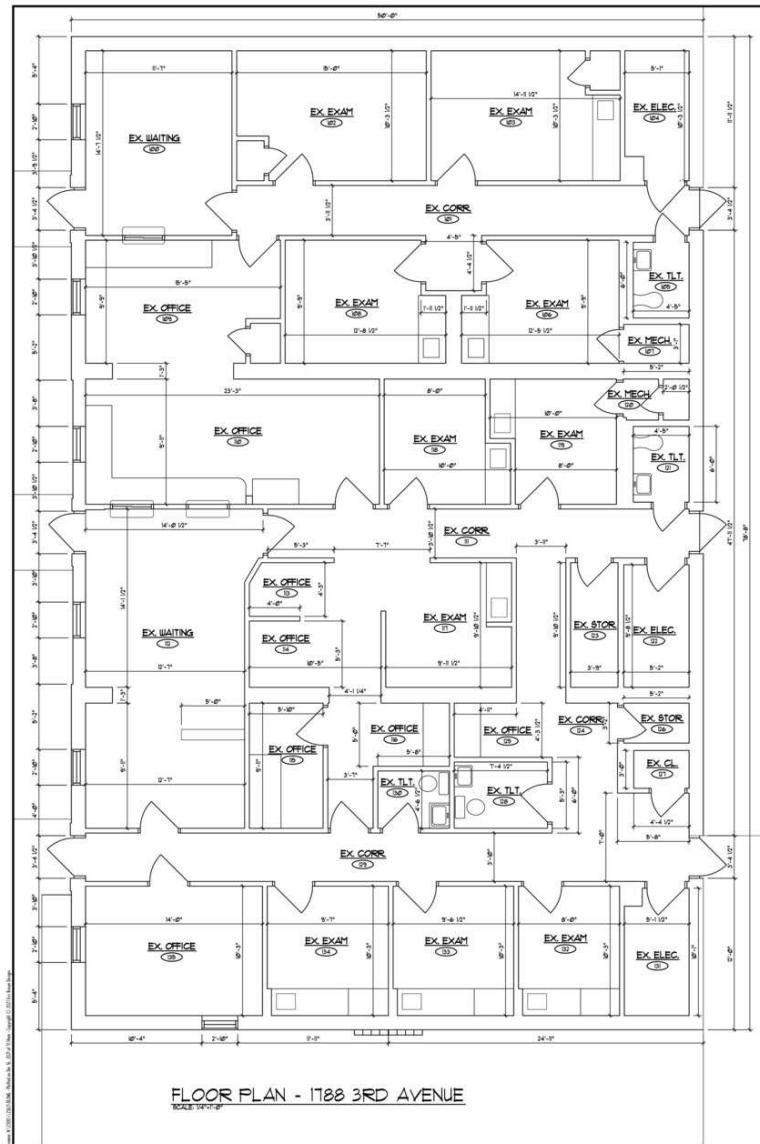


OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	2 Buildings of 3,950 SF each
Lot Size:	1.292 Acres
APN:	48-000-11-0020-E0-0000
Zoning:	Apartment - office
Municipality:	Spring Garden Twp
County:	York

BUILDING A FLOOR PLAN

S Belmont & 3rd Avenue | York, PA 17403



Eric Brown
DESIGNS
RESIDENTIAL DESIGN • COMMERCIAL DESIGN • CONSTRUCTION DRAWINGS • PERMIT DRAWINGS • RENDERINGS
LLC

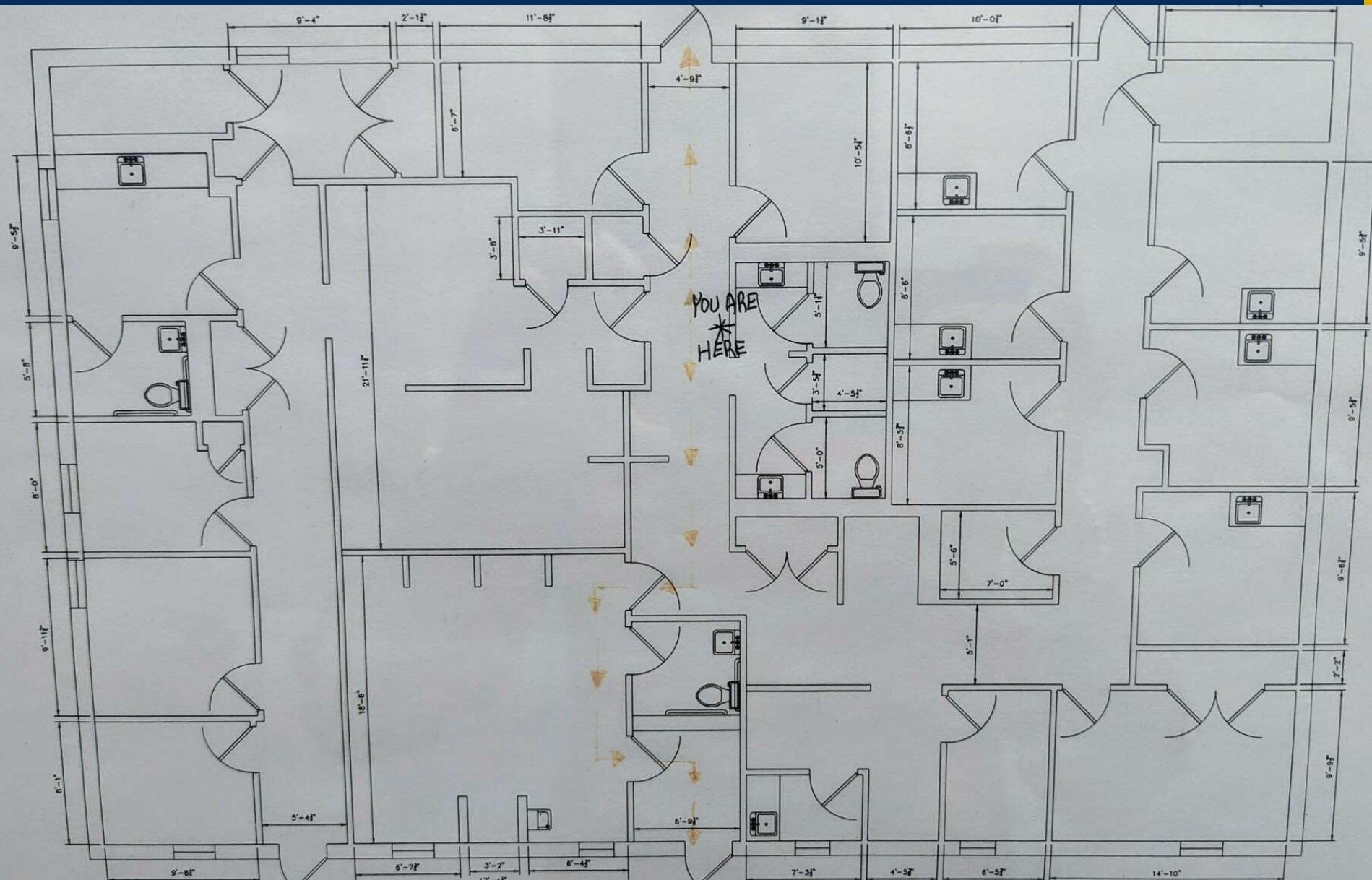
125 South 11th Street
Lewistown, PA 17043
PHONE: (717) 814-8620
EMAIL: ericbrown@brown.com
WEBSITE: www.ericbrown.com

FLOOR PLAN - 1788 3RD AVENUE
EXISTING PLANS FOR RETAIL W/BS AT THE
3RD AVE & 4TH AVE OFFICE FACILITIES
1788 & 1796 3RD AVENUE • YORK, PENNSYLVANIA 17403
SPRING GARDEN TOWNSHIP • YORK COUNTY

REVISIONS: DRAWN BY: PROJECT NO: 2363
DATE: 12/16/2021 SHEET NO: EX-2

BUILDING D FLOOR PLAN

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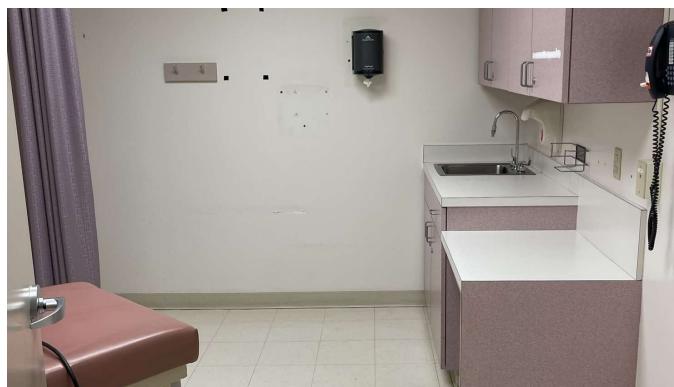
EXTERIOR PHOTOS

S Belmont & 3rd Avenue | York, PA 17403



INTERIOR PHOTOS

S Belmont & 3rd Avenue | York, PA 17403



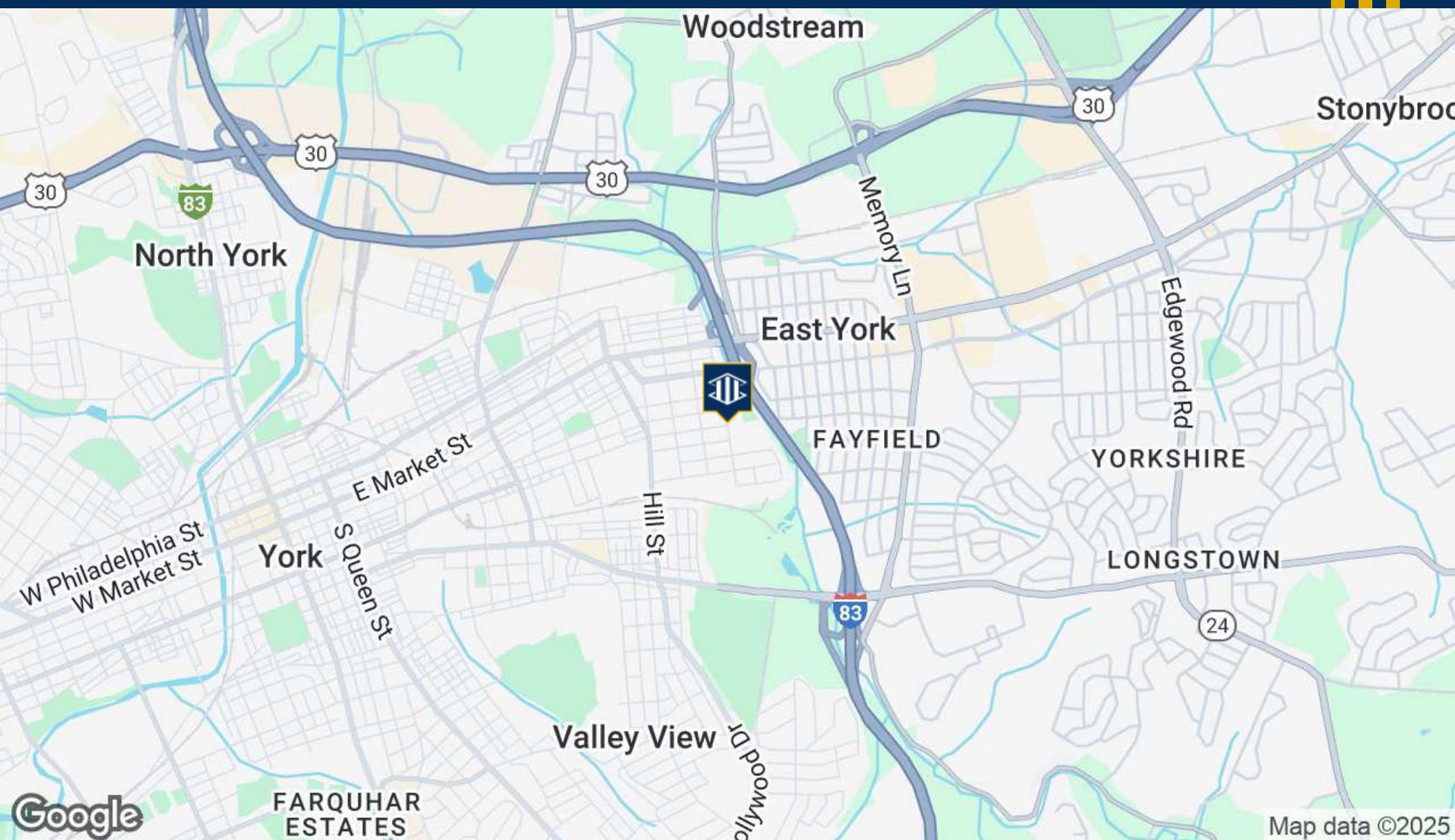
LOCATION ON SITE

S Belmont & 3rd Avenue | York, PA 17403



YORK PROXIMITY

S Belmont & 3rd Avenue | York, PA 17403

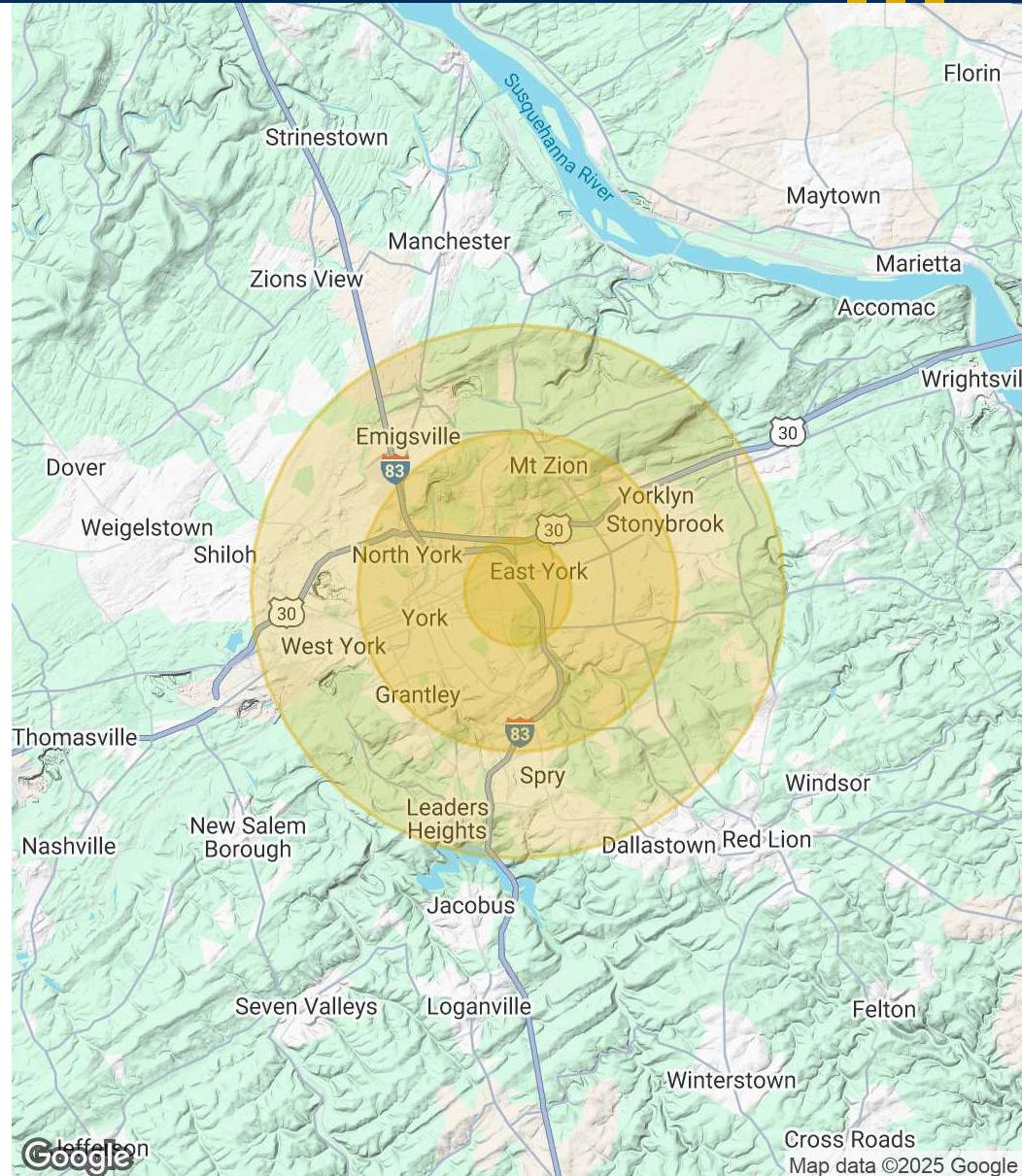


DEMOGRAPHICS

S Belmont & 3rd Avenue | York, PA 17403

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,447	92,520	153,206
Average Age	39	39	41
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,778	35,328	58,947
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$79,363	\$80,390	\$92,784
Average House Value	\$194,439	\$212,985	\$240,409

Demographics data derived from AlphaMap



BROKER BIO

S Belmont & 3rd Avenue | York, PA 17403



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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020. This is a coveted certification with extensive training which provides the designee a high level of understanding from which to guide clients through the Commercial Real Estate cycle.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

LEGAL

S Belmont & 3rd Avenue | York, PA 17403

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