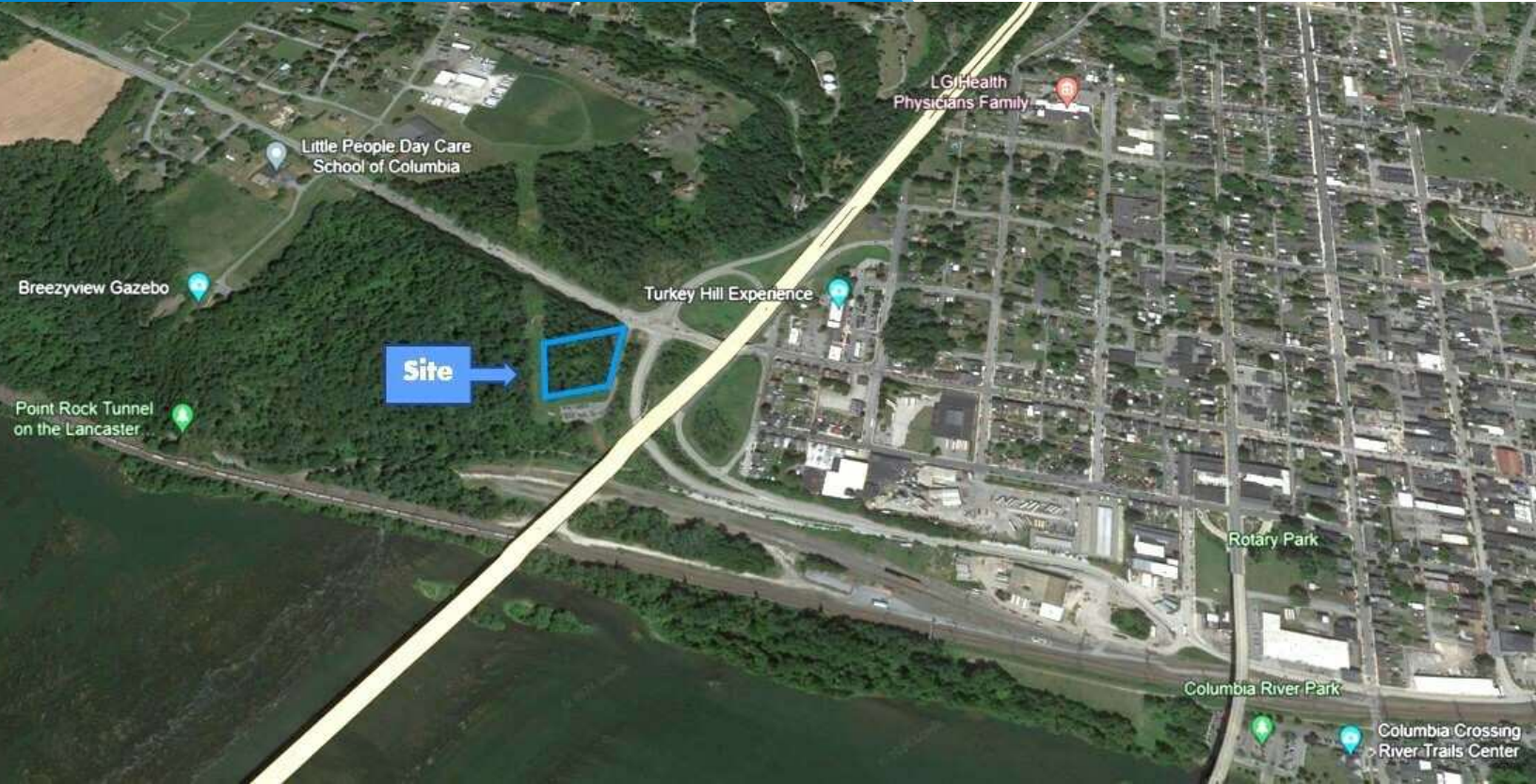


FOR SALE
750 N 3rd St



COLUMBIA, PA 17512

**IDEAL LIGHT INDUSTRIAL (LI)
ZONING IN COLUMBIA BOROUGH**

**VISIBILITY, ACCESSIBILITY AND
LOGISTICAL ADVANTAGES**

**DEVELOPMENT OPPORTUNITY
WITH MINIMAL TOPOGRAPHY**

0.83 ACRES OR 36,155 SF



AARON SKELLY
717.209.4033
askelly@high.net

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

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FOR SALE

750 N 3rd St



SALE INFORMATION

Sale Price:	\$339,999.00
County:	Lancaster
Municipality:	Columbia Borough
Zoning:	Light Industrial (LI)
Acres:	0.83
Square Footage:	36,155 SF

PROPERTY OVERVIEW

750 N 3rd Street in Columbia Borough has remained undeveloped and is situated in a choice location along Rt. 441, with immediate access points to Rt. 30 in both directions. The property's positioned between Lancaster and York Counties allowing for ideal positioning for users with needs on both sides of the river. Prior to 2000, the piece of land spent most of its life in residential zoning, where a rezoning to Light Industrial (LI) took place. The property itself has electric available nearby, but will require water, sewer and gas service established. This property is lightly wooded but has minimal topography in comparison to the surrounding area of Chickies Hill. From an aesthetic perspective, this site's unparalleled view overlooks the Susquehanna River where it enjoys a clear view of both the Wrights Ferry Bridge (Rt. 30) and the Columbia-Wrightsville Bridge (PA-462). In total, this plot offers 0.81 acres or 36,155 SF.

OFFERING SUMMARY

Water:	None
Sewer:	None
Electric:	Available
Gas:	None

Assessed Value:	\$3,800.00 - 2023
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ADDITIONAL COMMENTS

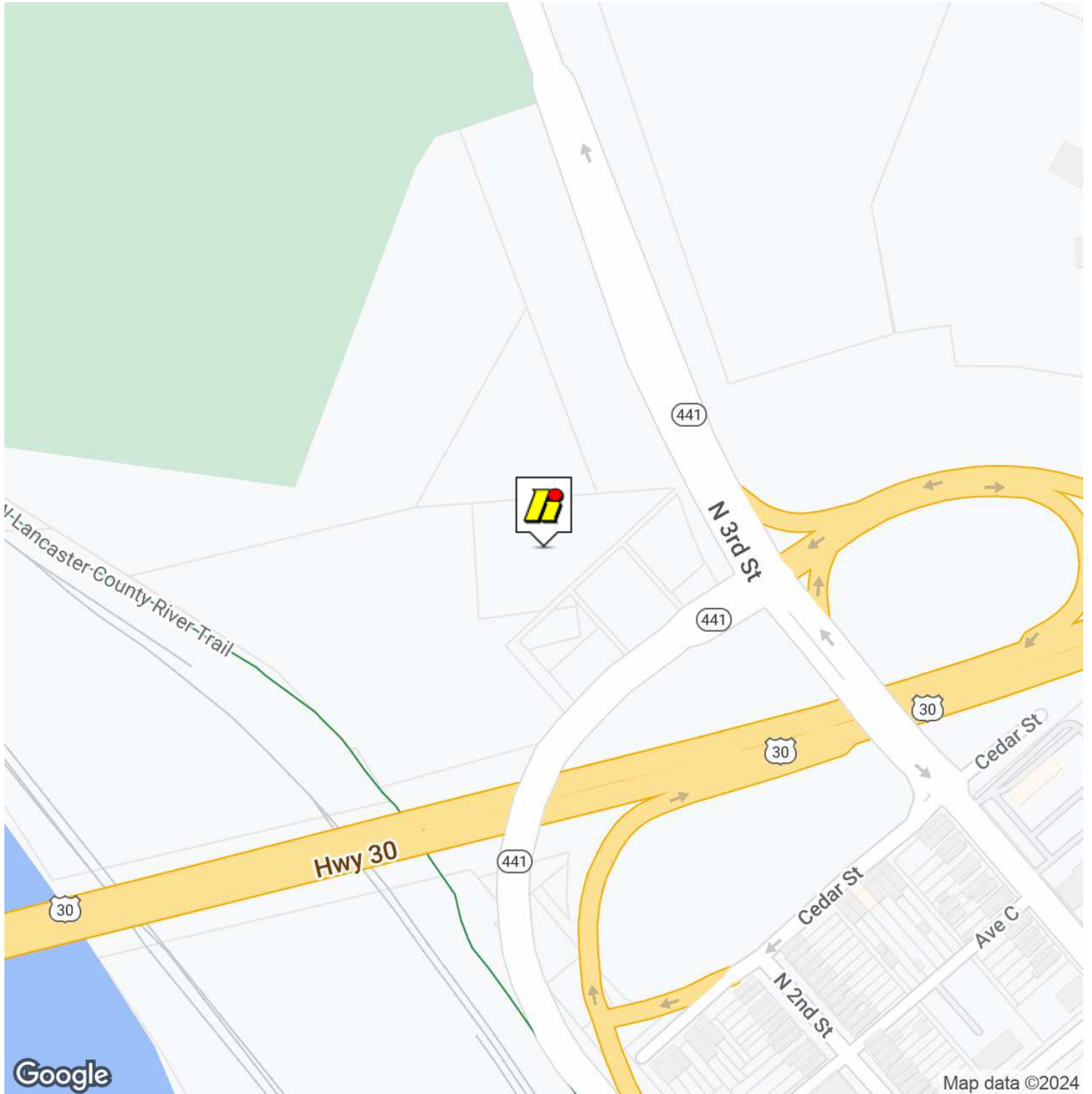
Under the Light Industrial Zoning classification within Columbia Borough, a multitude of permitted uses are provided. Any and all confirmation of a Buyer's intended use at this property shall be the Buyer's responsibility and provided by Columbia Borough Zoning Office.



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750 N 3rd St



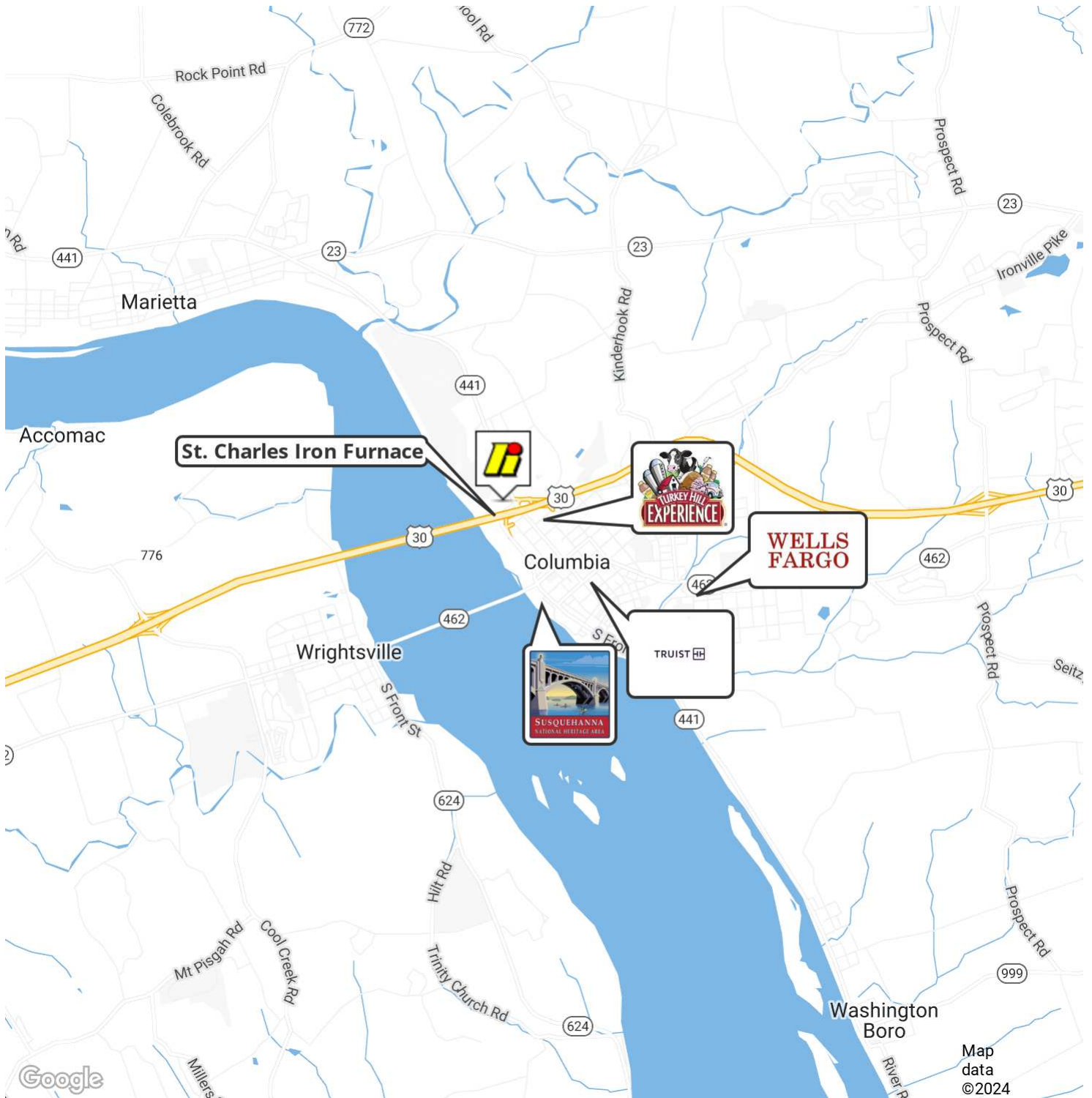
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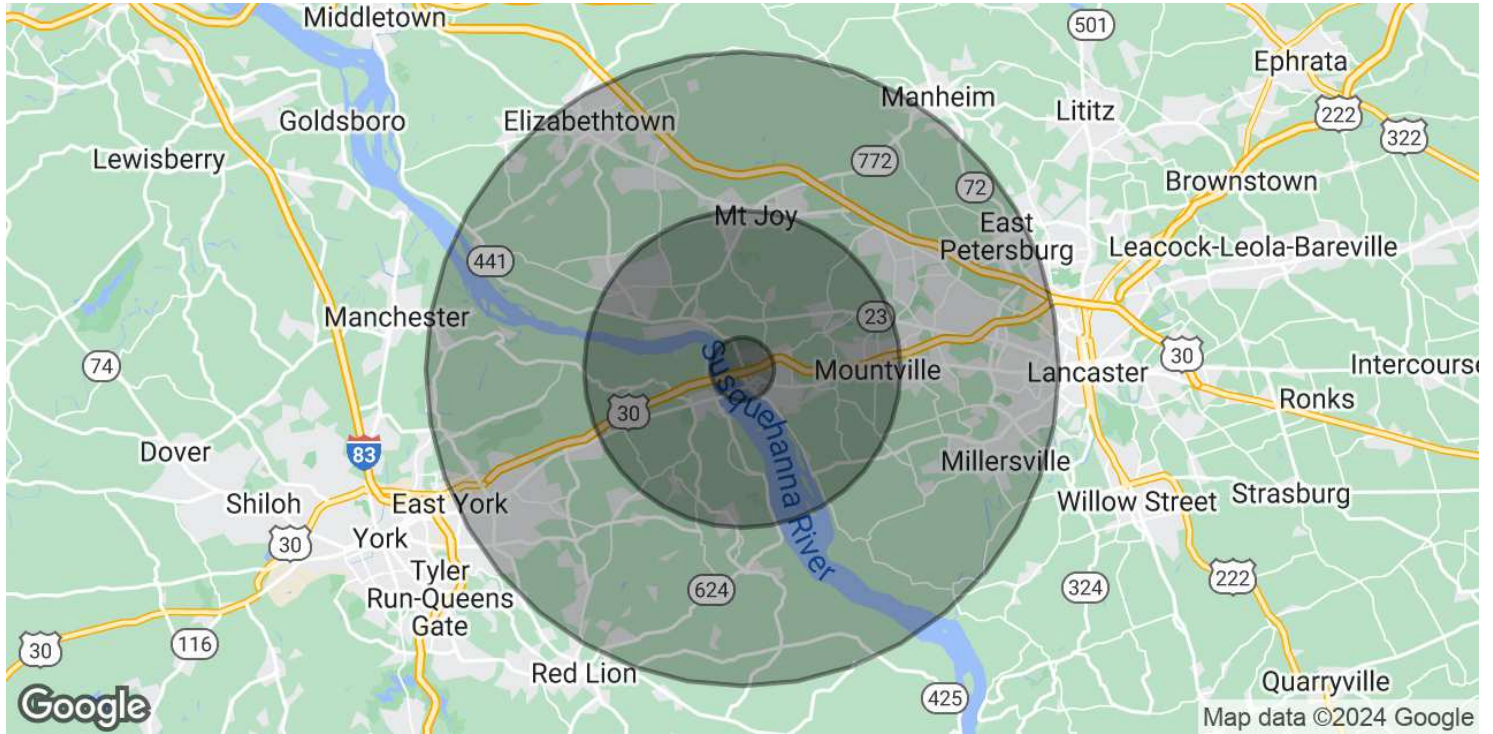
FOR SALE
750 N 3rd St



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FOR SALE
750 N 3rd St

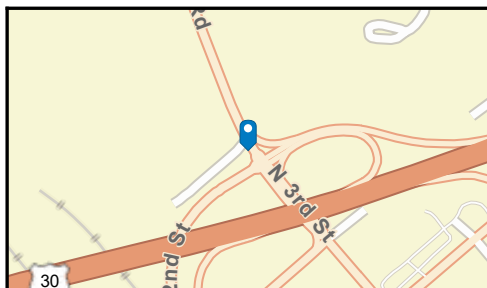


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,833	50,219	221,850
Average Age	39.4	41.3	42.1
Average Age (Male)	38.6	40.6	41.0
Average Age (Female)	39.5	41.2	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,028	21,097	91,020
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,926	\$76,959	\$83,284
Average House Value	\$131,853	\$203,880	\$212,972

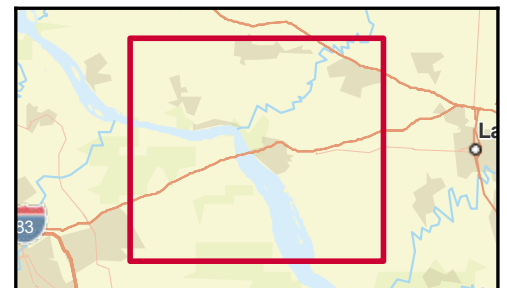
* Demographic data derived from 2020 ACS - US Census

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

FOR SALE

750 N 3rd St



HIGH
ASSOCIATES
LTD.

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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