

MIXED -USE INVESTMENT PROPERTY

RETAIL | RESIDENTIAL | INVESTMENT

FOR SALE
\$1,295,000

100-102 S George St, York, PA 17401
York City | York County



18,095 SF
Total Building



12 Apartments
Residential Units



2 Commercial
1st Floor Spaces



Downtown
Prime Location

EXCLUSIVELY LISTED BY:

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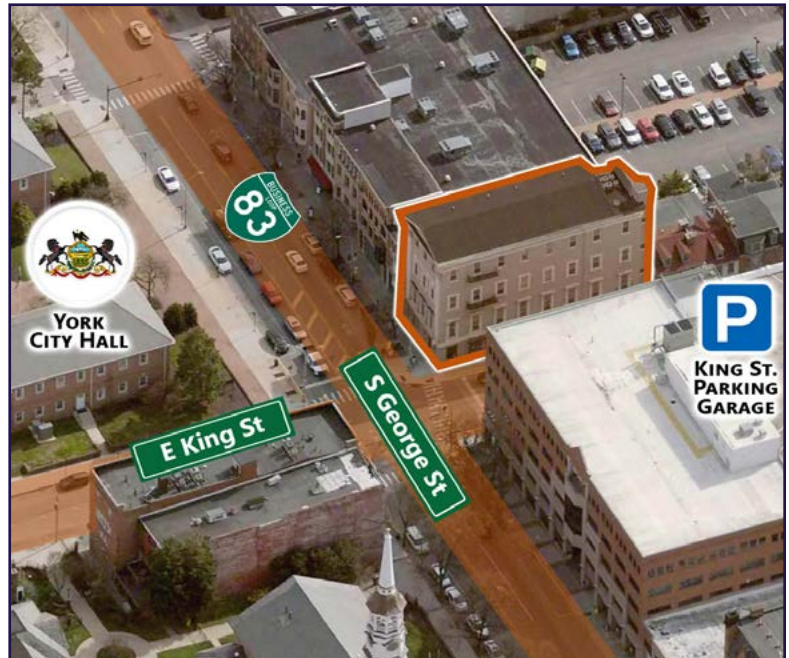
1018 North Christian Street
Lancaster, PA 17602

MIXED-USE INVESTMENT IN DOWNTOWN YORK



A unique opportunity to acquire a historic mixed-use property in the heart of Downtown York. The four-story building features 12 residential apartments and two first-floor commercial spaces, offering a diversified income profile in a highly walkable urban location.

Active ownership and hands-on management have contributed to a well-maintained property with established residential tenancy and stable cash flow. Located directly across from York City Hall and just one block from Historic Continental Square, the property is surrounded by restaurants, retail, government offices, employment centers and entertainment.



PROPERTY SUMMARY

Sale Price	\$1,295,000 \$92,500/unit
Units	12 Apartments 2 Commercial
Total Building Size	18,095 SF
Land/ Lot	4,064 SF / 0.0933 AC
Zoning	CBD with HARB Overlay
Parking	On Street/ Public Garage
Construction	Masonry/ Wood
Year Built	1915
Annual Taxes	\$23,330
Electric	Met-Ed
Water & Sewage	Public
Electric	Met Ed

PROPERTY HIGHLIGHTS

- 18,095 SF Historic architectural property
- 12 residential apartments
- 2 first-floor commercial spaces
- Long-term tenants
- Stable cash flow
- Well-maintained
- Directly across from York City Hall
- Restaurants, retail, government, employment and entertainment nearby
- One block from Continental Square

TRAFFIC COUNTS

S George / Route 83	8,738 VPD
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For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

TWELVE RESIDENTIAL APARTMENTS

STABLE RESIDENTIAL INCOME

The residential component includes 12 apartments across the upper levels of the property. The **June 2026 rent roll reflects 100% occupancy**, with a mix of one- and two-bedroom units and established tenancy.

RESIDENTIAL PORTFOLIO

- **Apartments**

- 10 One-Bedroom Apartments
- 2 Two-Bedroom Apartments

- **Scheduled Rent**

- Current Scheduled Rent: \$11,205/month
- Current Scheduled Rent: \$134,460/year
- Average Current Rent: \$934/month

FULLY OCCUPIED RESIDENTIAL COMPONENT

- **Long-term Occupancy**
- **Diverse Unit Mix**
- **Stable Income**

VIRTUAL TOUR

Scan the QR code or
use this link:
<https://bit.ly/12res>
to explore the
apartments in 3D



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TWO COMMERCIAL SPACES

FIRST FLOOR COMMERCIAL COMPONENT

Complementing the residential component are two first-floor commercial spaces positioned at the prominent intersection of South George Street and West King Street.

COMMERCIAL SPACE 1

OCCUPIED

\$1,245 / MONTH

Current Scheduled Rent

COMMERCIAL SPACE 2

VACANT

\$950 / MONTH

Stated Market Rent

3D VIRTUAL TOUR

Scan the QR codes or click on the buttons to explore the commercial spaces in 3D

SPACE 1



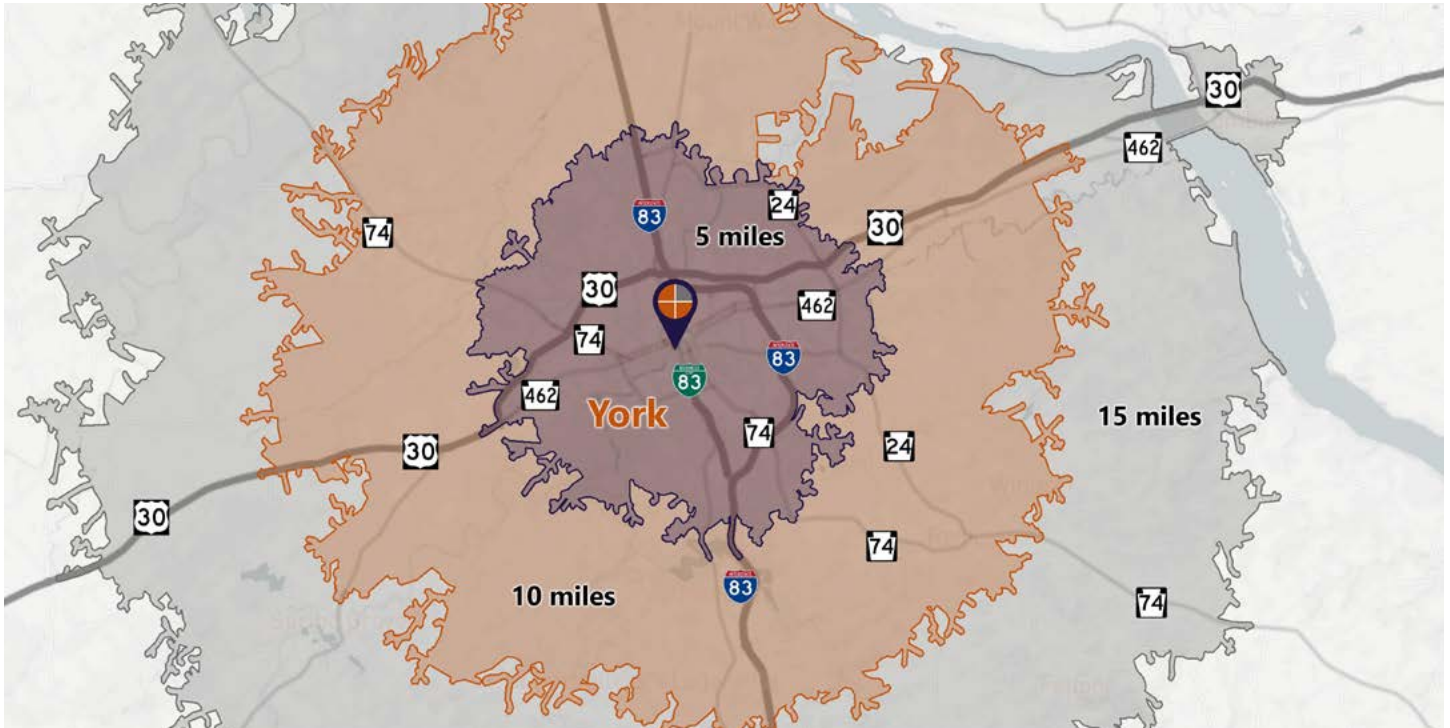
SPACE 2



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LOCATION ADVANTAGE



City Hall

Directly Across the Street



Public Parking

King Street Garage Across the street



Continental Square

One Block Away



Dinning & Entertainment

Vibrant Downtown Scene



Retail & Services

Walkable Urban Amenities



Business District

Established Downtown Corridor

Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	132,909	263,152	346,392
Population Density (Per Sq. Mile)	2,502.2	1,220.1	734.0
Total Daytime Population	156,298	264,879	330,129
Total Households	52,542	103,405	136,678
Per Capita Income	\$38,218	\$40,418	\$40,861
Average Household Income	\$95,649	\$102,029	\$102,900
Average Disposable Income	\$73,752	\$78,552	\$79,299
Aggregate Disposable Income	3.9B	8.1B	10.8B
Total Businesses (NAICS)	5,425	8,068	10,105
Employed Civilian Pop 16+	64,754	132,194	174,830
Annual Budget Expenditures	4.3B	9B	12B
Retail Goods	1.4B	2.87B	3.8B



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YORK DOWNTOWN



LEGEND

- | | |
|---|------------------------------------|
| A Northwest Triangle Redevelopment | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | P3 Philadelphia St. Parking |
| | P4 Central Market Deck |

NORTHWEST TRIANGLE



A 4 acre mixed use redevelopment site that will feature a mix of 70,000 SF of retail & restaurant space, 300 market rate apartments, and over 50,000 SF of office, flex, & conference space.

YORK JUDICIAL CENTER



One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. & S. Beaver St., W. Philadelphia St., N. George St., and W. Market St. Shop, dine and be entertained.

CONTINENTAL SQUARE



The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many businesses, office tenants, and new market rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists. Royal Square is an emerging arts and shopping destination in Downtown York.



Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

DRINKING & DINING

- | | |
|------------------------------------|----------------------------------|
| 1. Central Market | 19. Skillet2Plate Soul Bistro |
| 2. White Rose Bar & Grill | 20. The Handsome Cab |
| 3. Splitshift | 21. World Grills |
| 4. Marcello's Pizza | 22. Sips Cafe |
| 5. Liquid Hero Brewery - Taproom | 23. Holy Hound Taproom |
| 6. McDonald's | 24. Liquid Hero Brewery |
| 7. Harmony Cafe | 25. First Capital Dispensing Co. |
| 8. Pizza Boli's York | 26. Tutoni's Restaurant |
| 9. The Original Men in the Kitchen | 27. Granfaloon's Tavern |
| 10. Mudhook Brewing Co. | 28. Chinatown Express |
| 11. Archetype Pizza | 29. Subway |
| 12. Collusion Tap Works | 30. Rockfish Public House |
| 13. Prince St. Cafe | 31. LettUsKnow |
| 14. Gift Horse Brewing Co. | 32. Levant Mediterranean Cafe |
| 15. Bloom Kitchen & Bar | 33. Fig & Barrel |
| 16. Beaver Street Bistro | 34. Hamir's Indian Fusion |
| 17. Cupcakes & More | 35. Iron Horse York |
| 18. The Green Bean Roasting Co. | 36. Alley's |
| | 37. Stage Deli |

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Escape Games Live
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel
47. Grace Manor Bed & Breakfast

SHOPPING

48. Downtown Inc.
49. Feral Heart Club

50. House of Flowers
51. Root & Relic
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Editionstyles Vintage Shop
62. Sunrise Soap Co.
63. In Between Pages
64. The Watchmaker's Daughter
65. Venture
66. Charles A. Schaefer Flowers
67. Kitsch-enette
68. Creatives on King

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