

445 MOUNTVILLE RD LEBANON PA 17046

FOR SALE | OFFICE | ±1,008 SF



FOR MORE
INFORMATION
PLEASE
CONTACT

John Thiry, CCIM
Broker of Record
717 292 8400
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COMMERCIAL

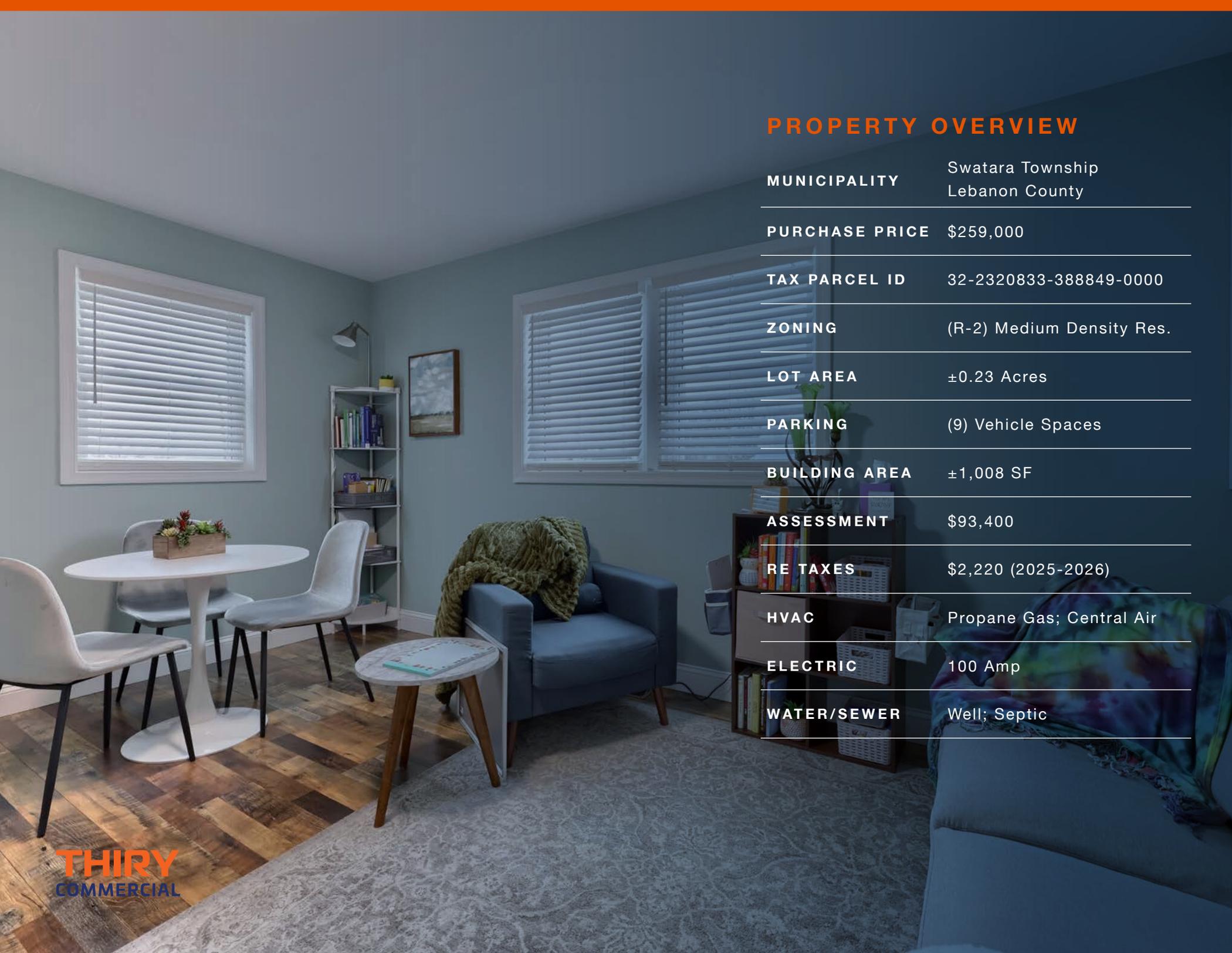
One-story brick office conversion in charming, well maintained condition

Purpose-built layout with waiting area, 4 treatment rooms, kitchen/break area & powder room

Includes vinyl replacement windows and updated plumbing/electric

On-site parking for approximately 9 vehicles with front-door ADA ramp access

Excellent exposure and easy access just off State Route 72, convenient to greater Lebanon



PROPERTY OVERVIEW

MUNICIPALITY	Swatara Township Lebanon County
PURCHASE PRICE	\$259,000
TAX PARCEL ID	32-2320833-388849-0000
ZONING	(R-2) Medium Density Res.
LOT AREA	±0.23 Acres
PARKING	(9) Vehicle Spaces
BUILDING AREA	±1,008 SF
ASSESSMENT	\$93,400
RE TAXES	\$2,220 (2025-2026)
HVAC	Propane Gas; Central Air
ELECTRIC	100 Amp
WATER/SEWER	Well; Septic

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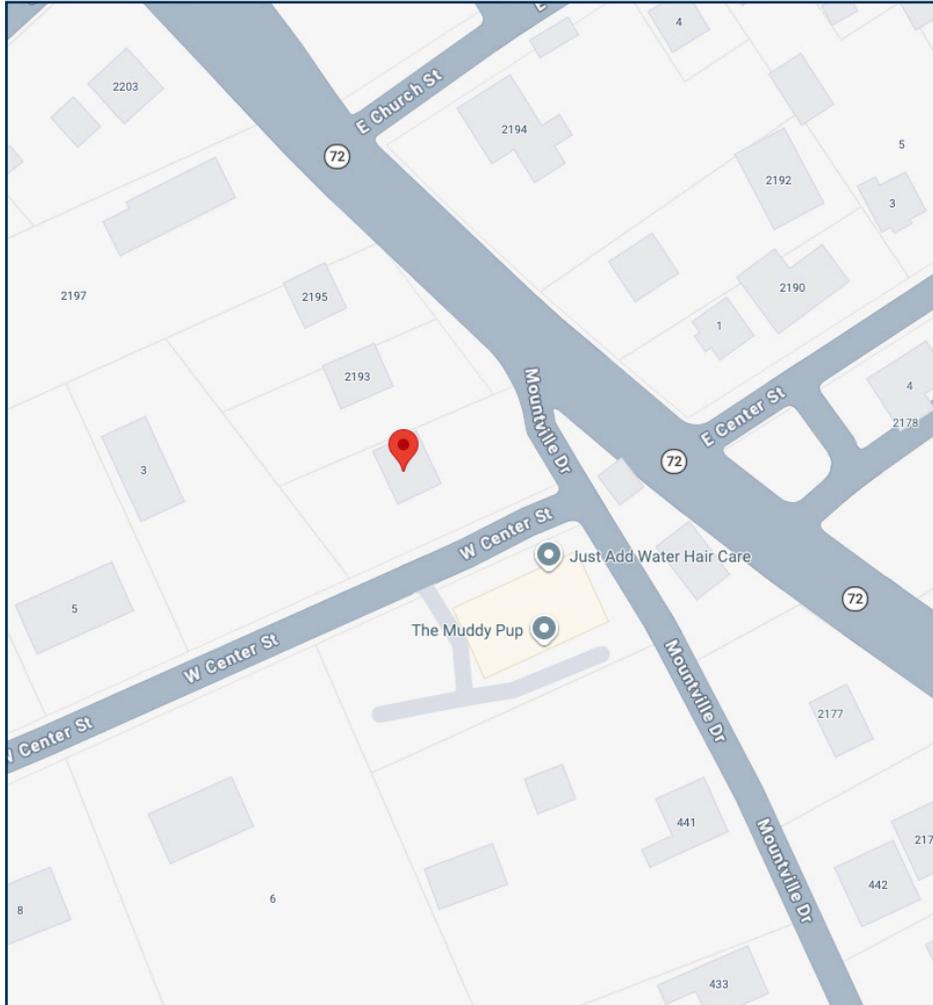


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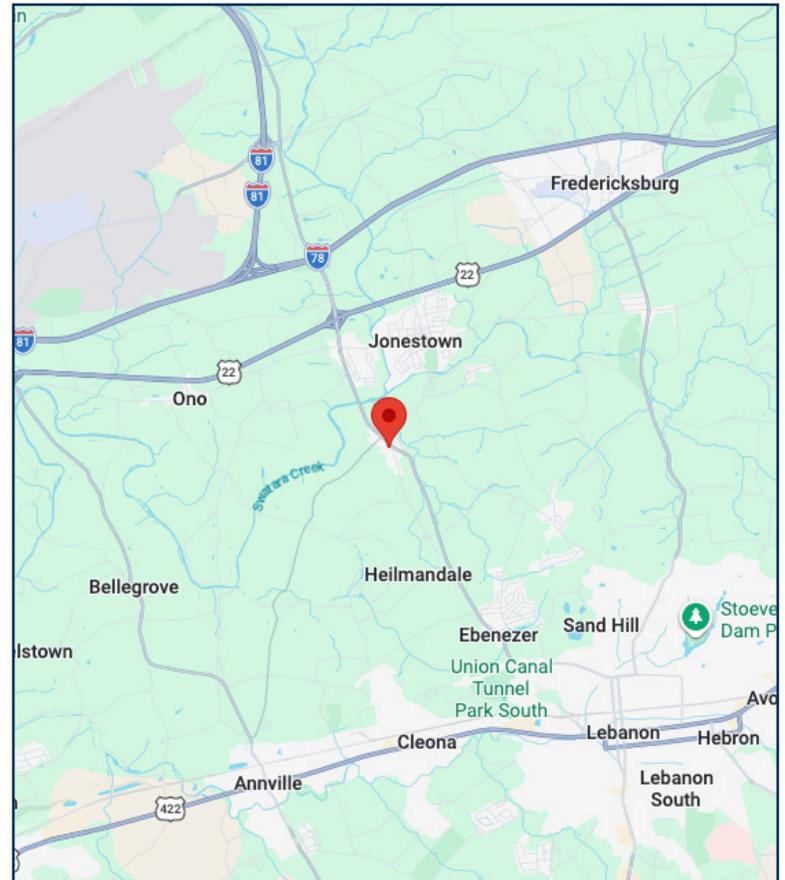
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LOCAL MAP



REGIONAL MAP



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PERMITTED USES IN THE R-2 DISTRICT

- Accessory uses and buildings incidental to any permitted use
- Family day-care homes
- Garden apartments.
- Guest homes
- Home occupations
- Municipal buildings and community facilities such as police and fire protection facilities, museums, libraries, etc., without restaurants, cafes, membership clubs, or other places offering food, beverages, dancing, or entertainment
- Public parks and public playgrounds
- Publicly owned nursery, kindergarten, elementary, middle, and high schools
- Single-family detached dwellings
- Single-family semidetached dwellings, provided they are served by public water and sewer
- Townhouses
- Two-family detached dwellings, provided they are served by public water and sewer
- Two-family semidetached dwellings, provided they are served by public water and sewer

SPECIAL EXCEPTION USES FROM R-1 DISTRICT, WHICH ARE EXPRESSLY PERMITTED AS SPECIAL EXCEPTIONS IN THE R-2 DISTRICT

- Hospitals, nursing or convalescent homes, and cemeteries
- Clinics, professional offices, and banks
- Nonprofit, church-related homes for the elderly, including custodial/sanitarium, intermediate care, and individual residential living quarters
- Semipublic and private recreation uses such as golf courses, country clubs, swimming and/or tennis clubs
- Privately owned nursery, elementary, middle, and high schools
- Private institutions of higher education, convents, and monasteries
- Group day-care homes
- Day-care centers

CONDITIONAL USES IN THE R-2 DISTRICT

- Accessory keeping of animals
- Bed-and-breakfast
- Group home dwellings
- Short-term rentals

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 **MOVE
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