

# FOR SALE

Professional Building Near Health Campus w/Expansion Potential

18,311 SF • Rare opportunity to own an impressive, high visibility location

951 Rohrerstown Rd., Lancaster, PA



**SABLE**  
Commercial Realty

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245 Butler Avenue, Suite 220  
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**717-399-9361**

FOR MORE INFORMATION, CALL:

**Christine Sable CCIM**  
**717-208 3207 DIRECT**

## Location, Location, Location... Rare high-visibility opportunity.

This professional building is just a stone's throw from the LGH Penn Medicine Health Campus, and minutes from other hospitals, medical practices and outpatient pavilions. You couldn't ask for a better location: Just off the Rohrerstown Road exit of Rt. 30, it is centrally located and easy to reach from anywhere in Lancaster County. Zoned "Regional Commerce Center" in East Hempfield Township, the zoning allows a broad variety of uses: Medical, office, retail, commercial, institutional, mixed use, and many others. The site has incredible visibility from Rohrerstown Road. A generous 10' x 15' monument sign provides room for multiple tenants and branding of the building. The sign can't be missed by the 21,000+ vehicles per day passing by. A signalized intersection makes for easy access, and plenty of parking is available. Bonus: The site also offers room for expansion of the building.

## FEATURES:

- 18,311 SF total building size; including 13,311 SF of nicely finished office space
- Fully equipped 4,058 SF dental practice with 16 operatories, x-ray room and lab area
- 5,220 SF Lower level has labs, training & file rooms plus storage and additional rest room.
- 66 paved parking spaces
- Regional Commerce Center zoning allows a broad variety of commercial uses
- Building can potentially be expanded up to 11,000 SF, or add 2<sup>nd</sup> building on site
- Huge billboard size sign on Rohrerstown Rd
- Site visible to over 21,000 vehicles per day
- Easy on/off Rt.30
- Existing Tenants provide income
- Ideal for medical/dental/healthcare practice

**Offered for sale at \$2,299,000**

Information herein is deemed reliable but not guaranteed. Property is sold as-is. Please verify all facts prior to purchase; Neither Seller or Broker shall be liable for any errors or omissions. Please note our co-Broker compensation policy requires Buyer Agents to arrange and attend the initial showing and all follow up showings in order to receive co-broke fee. Buyers who intend to be represented by a Buyer Agent must have their Agent contact us in advance to arrange the first showing or agent may potentially forfeit their ability to receive a co-broke fee.

| <b>PROPERTY SUMMARY 951 Rohrerstown Rd., Lancaster, PA</b> |   |
|--|---|
| <b>MUNICIPALITY:</b>                                       | East Hempfield Township   |
| <b>TAX PARCEL ID#:</b>                                     | 290-89082-0-0000  |
| <b>DEED REFERENCE #:</b>                                   | 3387-451  |
| <b>CONSTRUCTION:</b>                                       | Brick and frame   |
| <b>YEAR BUILT:</b>   | 1985  |
| <b># STORIES:</b>  | Two, plus basement; which is significantly improved with lab areas, conference and file rooms   |
| <b>SQUARE FOOTAGE TOTAL:</b>                               | 18,311 SF, including improved basement area   |
| <b>OFFICE AREA:</b>  | 13,311 SF   |
| <b>ACREAGE:</b>  | 1.5   |
| <b>ZONING:</b>   | Regional Commerce Center in East Hempfield Township, PA   |
| <b>REAL ESTATE TAXES 2023-24:</b>                          | Total taxes \$31,548.87 (Face Value). With 2% discount, taxes would be \$30,917.90  |
| <b>PARKING:</b>  | Total of 66 lined spaces  |
| <b>UTILITIES:</b>  | Electric; Public Water and Sewer. Propane tank used while practice was active.  |
| <b>HVAC:</b>   | 7 Heat Pumps, forced air  |
| <b>ELECTRIC:</b>   | 200 amp, 120 Volt 3 phase.  |
| <b>ROOF:</b>   | Flat rubber roof, approximately 6 years old with warranty still effective. Metal roof over lobby & waiting room areas.  |
| <b>CEILING HEIGHTS:</b>                                    | 8-9 Ft.; in lobby, up to 18 ft  |
| <b>RESTROOMS:</b>  | Two common rest rooms on first floor + 2 additional restrooms in dental suite and one restroom in 1st floor tenant suite. 2nd floor restroom in tenant space.   |
| <b>CURRENT USE:</b>  | Professional offices and dental practice.   |
| <b>ACCESSIBILITY:</b>                                      | First floor entry is grade level and wheelchair accessible.   |
| <b>ADDITIONAL FEATURES:</b>                                | Alarm system in dental suite and 2nd floor tenant suite.  |
| <b>TENANTS AND LEASE SPACES:</b>                           | There are a total of 5 suites in the building; two on the first floor and three on the second floor. Several of the spaces could be divided into smaller suites. Currently the building has two tenants on the second floor. Leases will be made available to a buyer as part of Buyer's due diligence.   |
| <b>DENTAL SUITE IMPROVEMENTS:</b>                          | <ul style="list-style-type: none"> <li>• 13 fully equipped, functioning operatories; three additional areas are plumbed that were previously used for dental specialties such as oral surgery, periodontics, and pediatric dentistry and are currently used as owner's office.</li> <li>• x-ray processing lab, nitrous oxide room for tank storage, panoramic x-ray area, x-ray equipped in all patient treatment rooms.</li> <li>• Separate mini-labs and sterilization areas. Staff lunchroom. Full dental lab and potential recovery area for anesthesia. Private admin and doctors office. Many other built in features too numerous to list.</li> </ul> |
| <b>SIGNAGE:</b>  | 10 x 20' sign along Rohrerstown Rd.   |
| <b>OTHER:</b>  | <ul style="list-style-type: none"> <li>• A concept plan for expansion of the building as well as a potential second building on the site is available. (Reduced size versions included in brochure.)</li> <li>• A full title search has been performed on the property and will be provided to a buyer at no charge following execution of a sale agreement.</li> </ul>   |

**FOR SALE**

951 Rohrerstown Road, Lancaster, PA



**AERIAL VIEWS**



**FOR SALE**

951 Rohrerstown Road, Lancaster, PA



**ADDITIONAL AERIAL VIEWS**



FOR SALE

951 Rohrerstown Road, Lancaster, PA



GIS PARCEL - TAX ID # 290-89082-0-0000

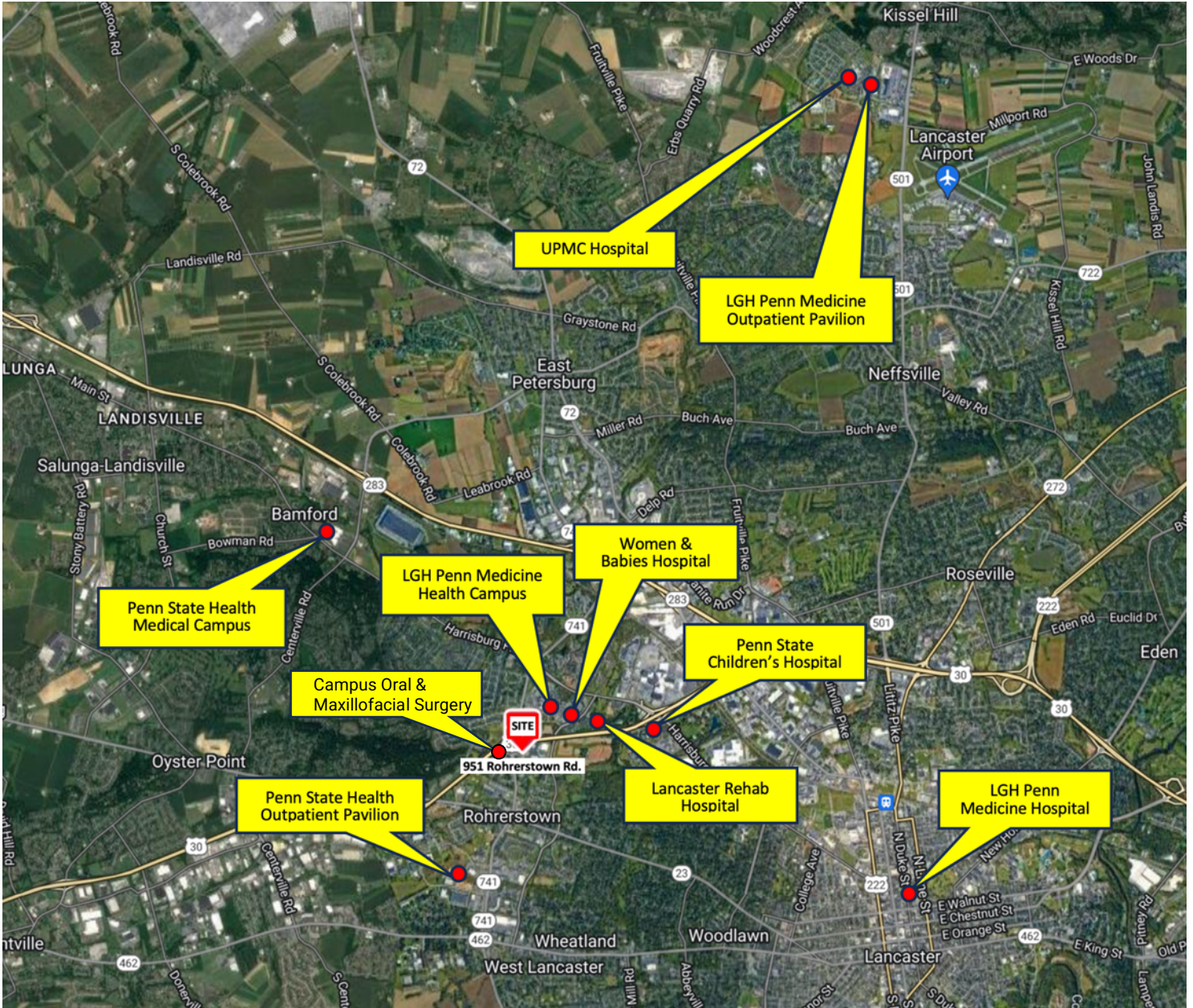


**FOR SALE**

951 Rohrerstown Road, Lancaster, PA



951 ROHRERSTOWN ROAD - NEARBY HOSPITALS AND MEDICAL CENTERS



**FOR SALE**

951 Rohrerstown Road, Lancaster, PA



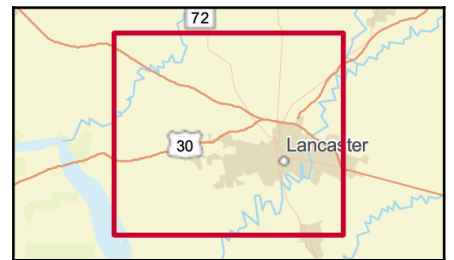
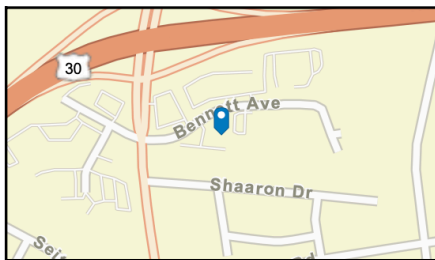
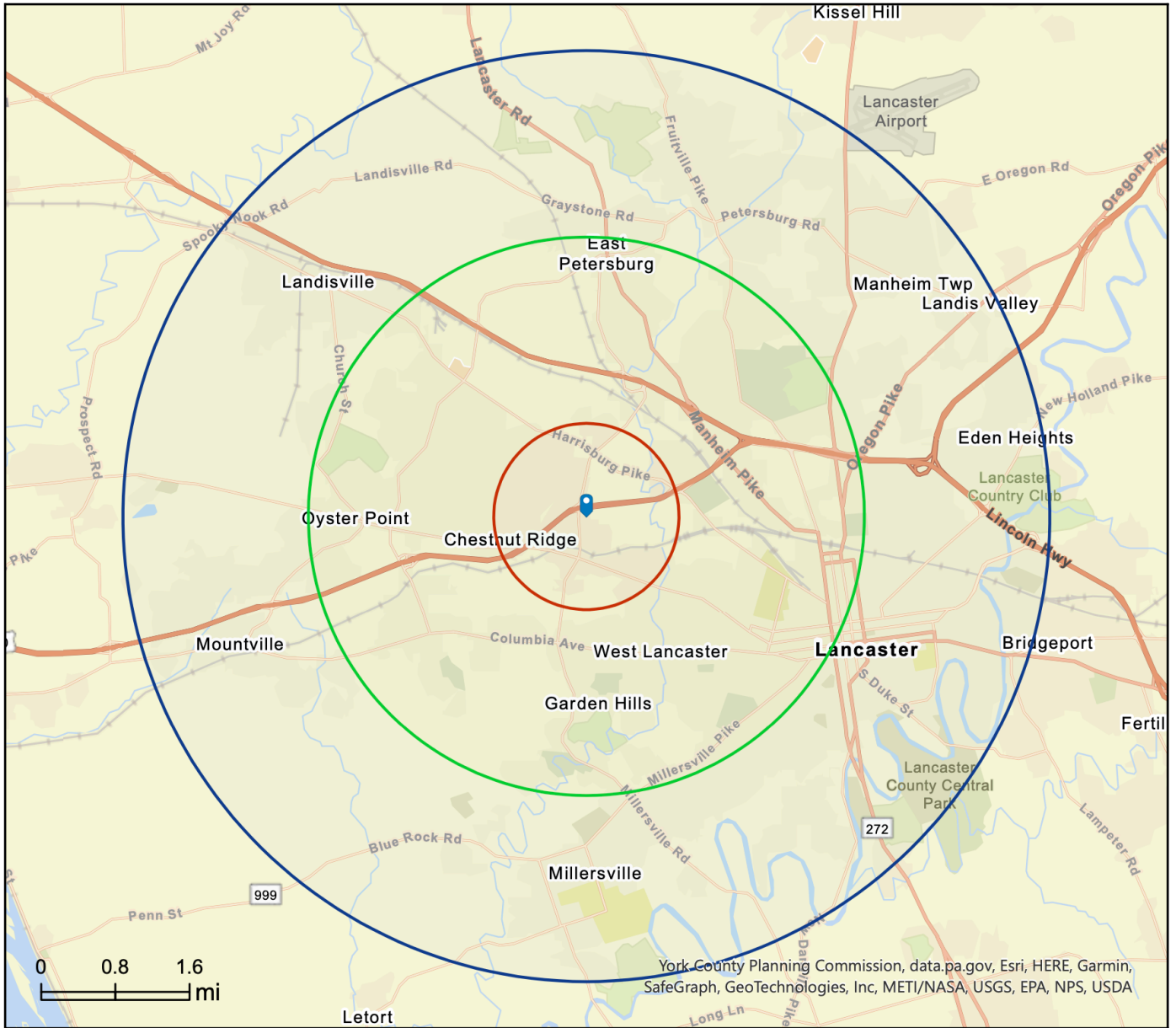
1, 3, and 5 MILE RADIUS FROM SITE



### Site Map

951 Rohrerstown Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM  
Latitude: 40.05934  
Longitude: -76.35833



**FOR SALE**

951 Rohrerstown Road, Lancaster, PA



**5, 10 and 15 MINUTE DRIVE TIME RADIUS**



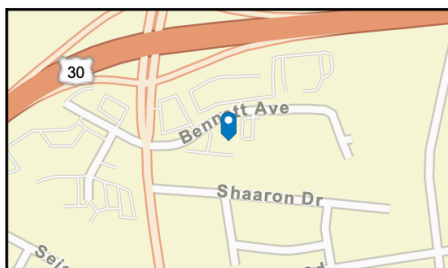
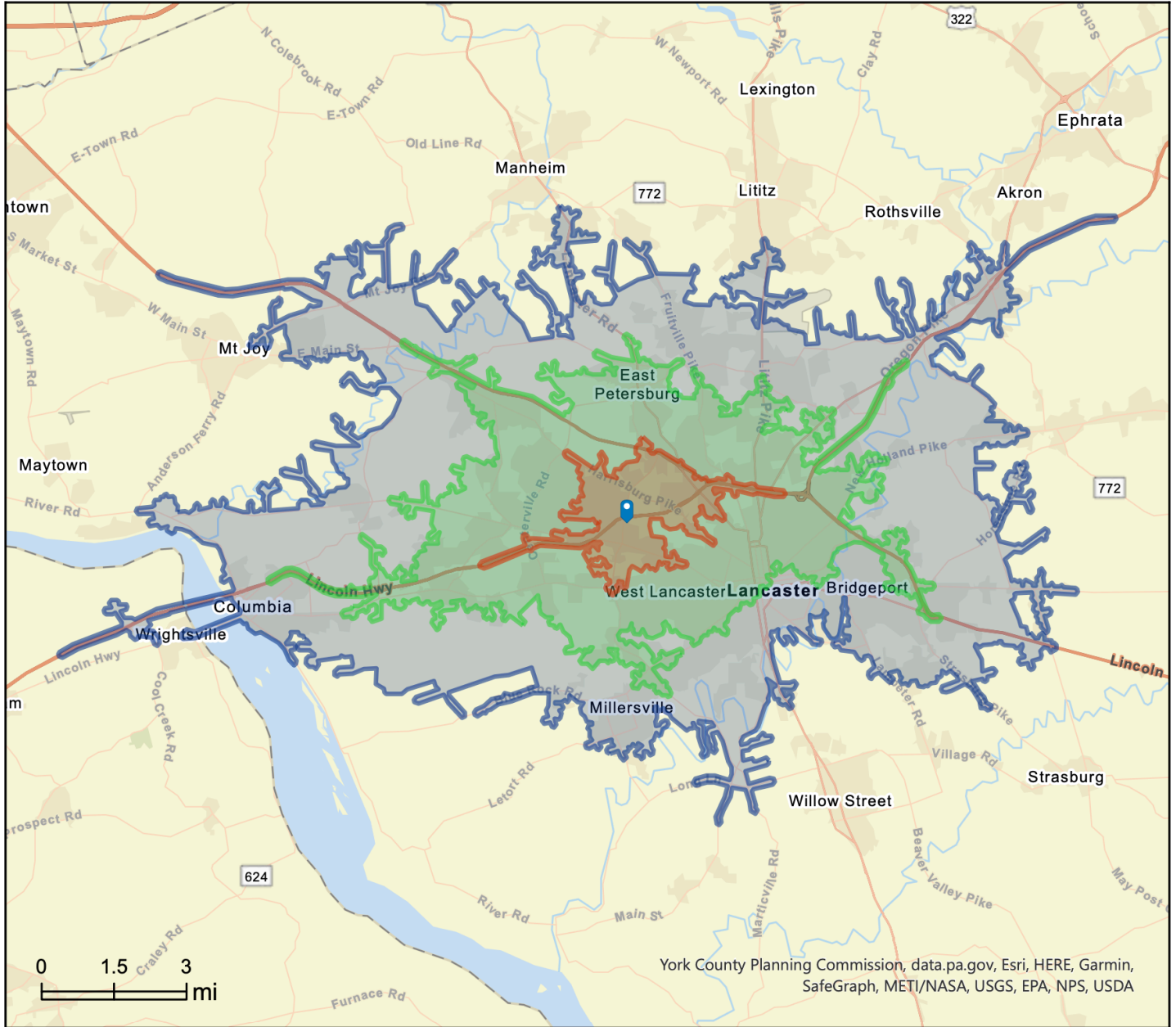
**Site Map**

951 Rohrerstown Rd, Lancaster, Pennsylvania, 17601  
Drive time: 5, 10, 15 minute radii

Prepared by Christine T. Sable, CCIM

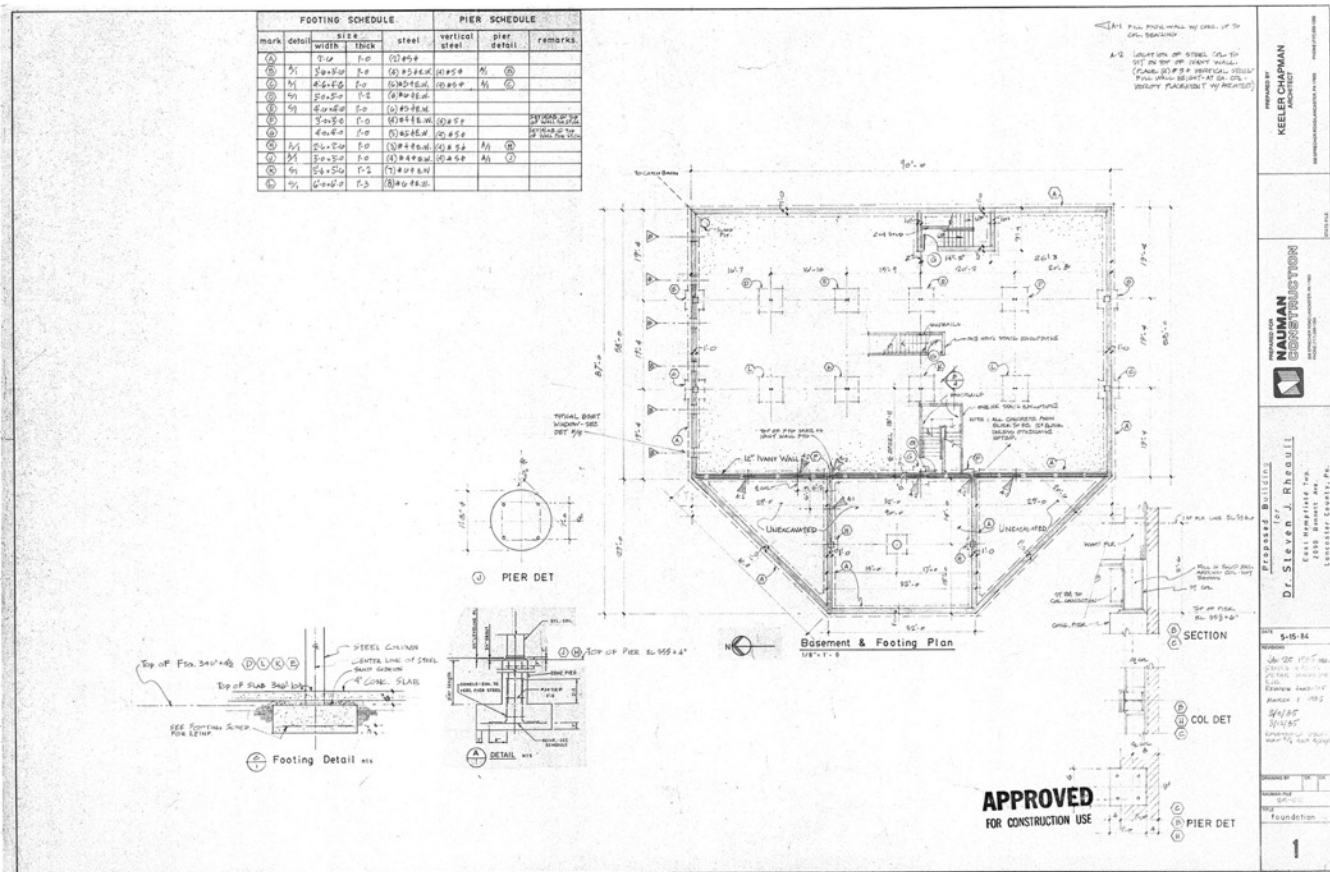
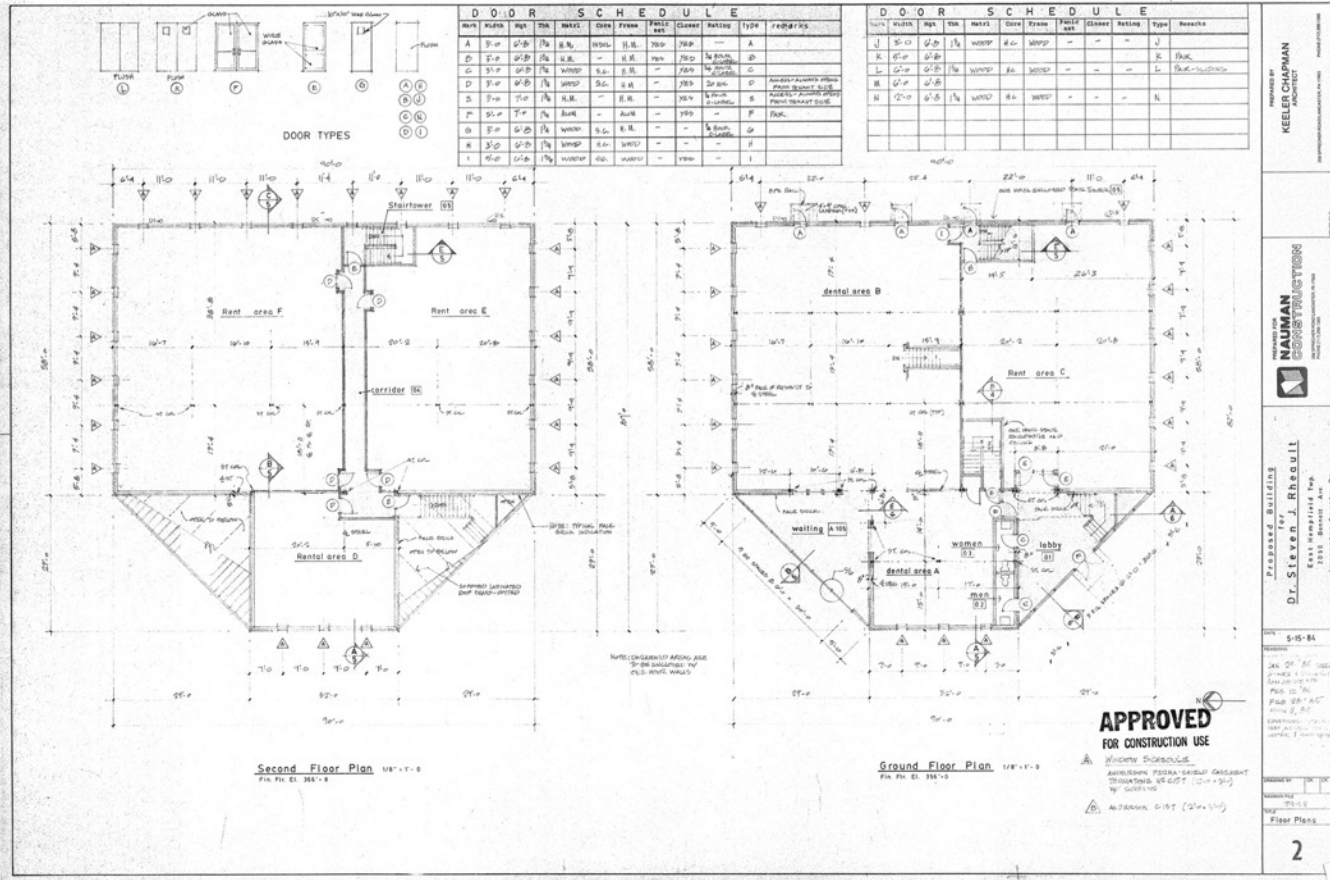
Latitude: 40.05934

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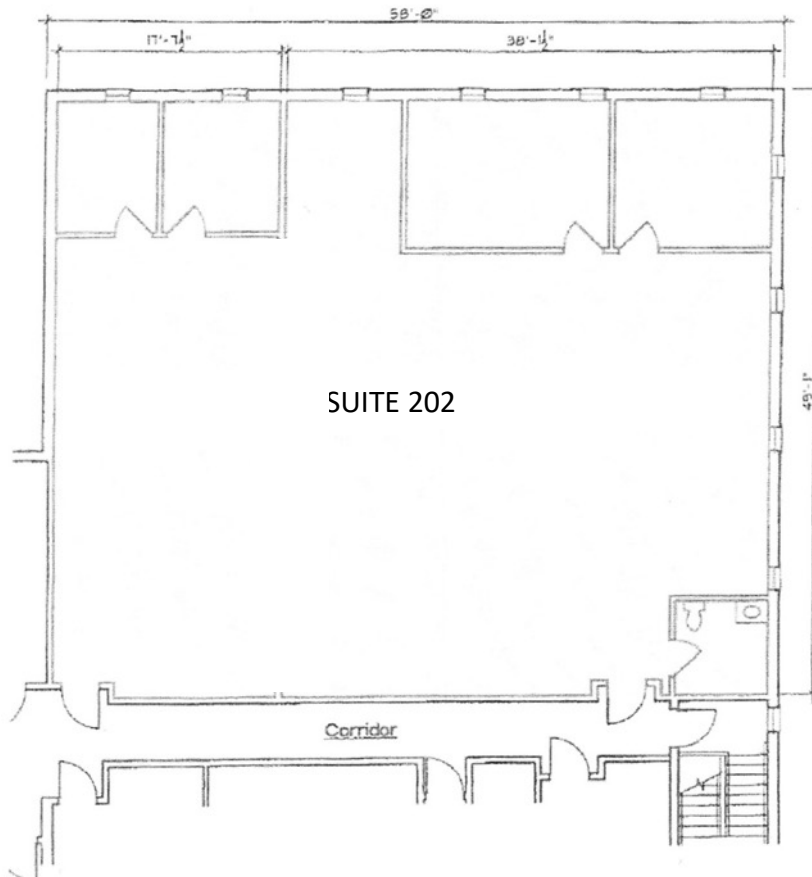
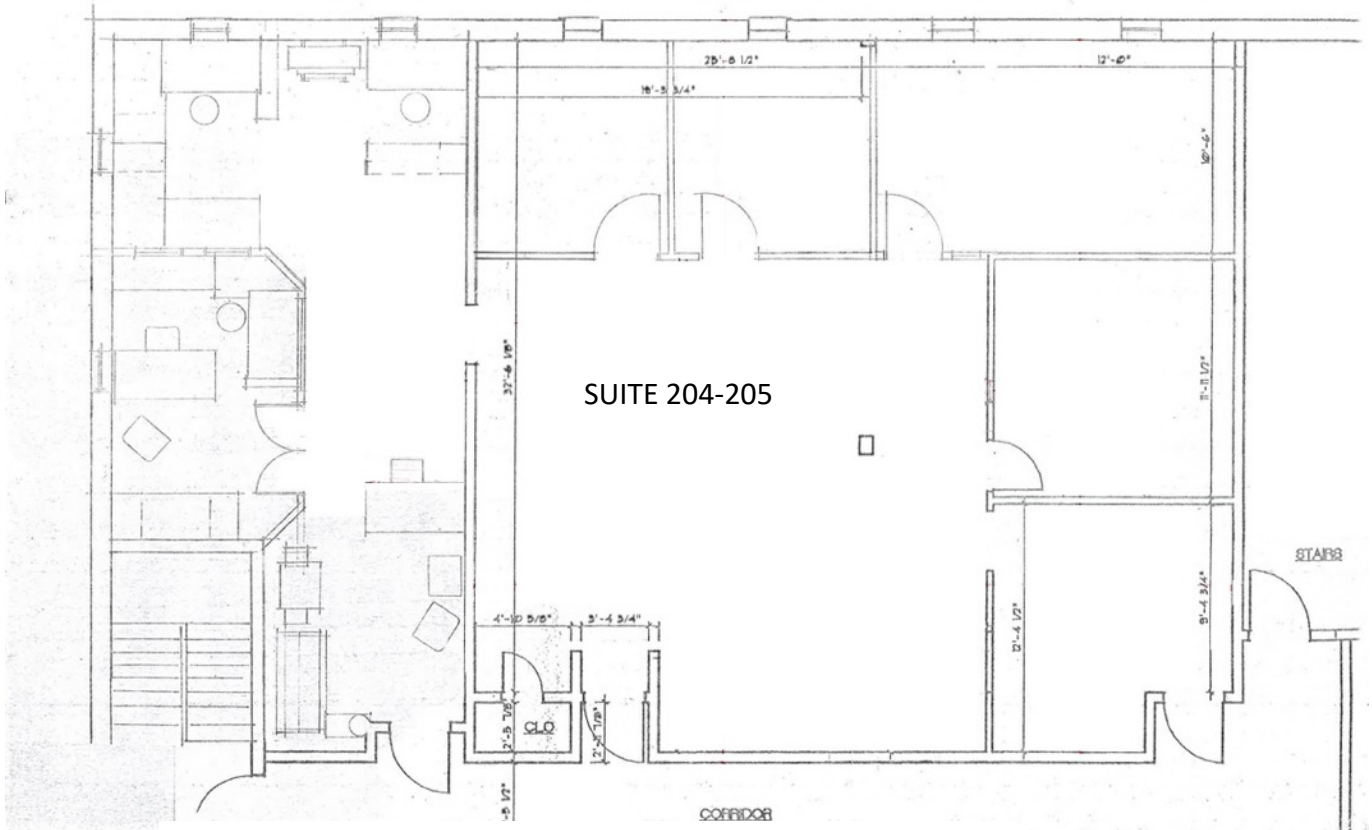
BUILDING PLANS (Full Size PDF's available)





ADDITIONAL FLOORPLANS – 2<sup>ND</sup> FLOOR SUITES

(Please note, As-Built layout may vary slightly from plans shown.)



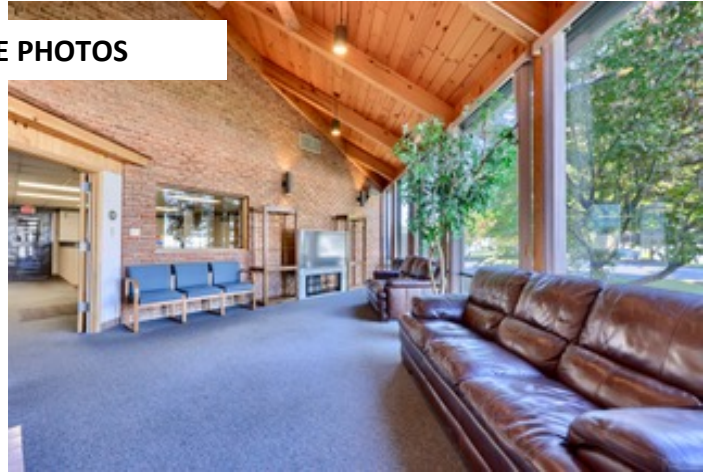
NOT SHOWN:  
Suite 102, 1st floor and  
Suite 201, 2<sup>nd</sup> floor.  
Also, there is no longer a  
suite 203 – this suite was  
combined to make a  
larger suite 202.

FOR SALE

951 Rohrerstown Road, Lancaster, PA



DENTAL SUITE PHOTOS

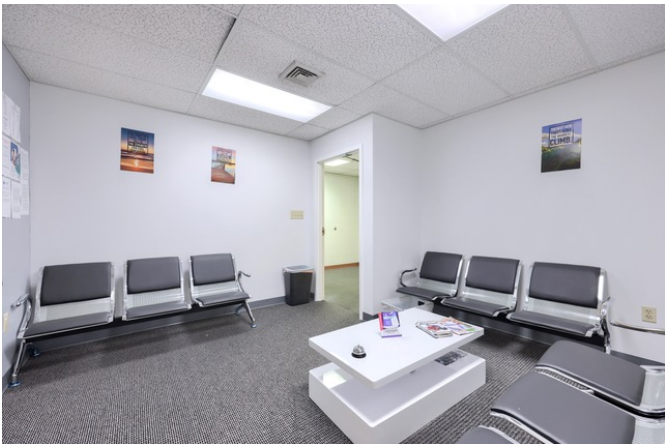
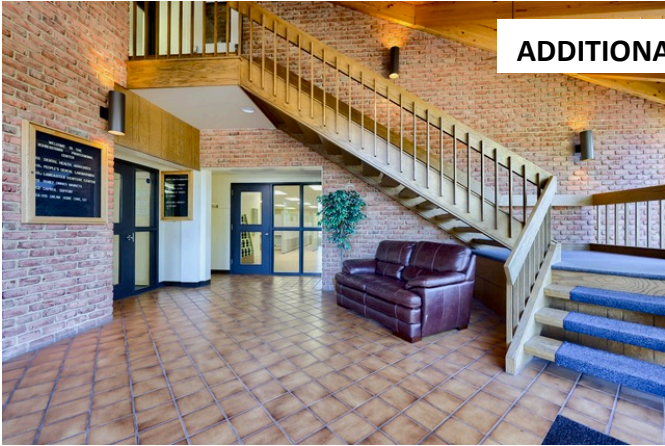


FOR SALE

951 Rohrerstown Road, Lancaster, PA



ADDITIONAL PHOTOS

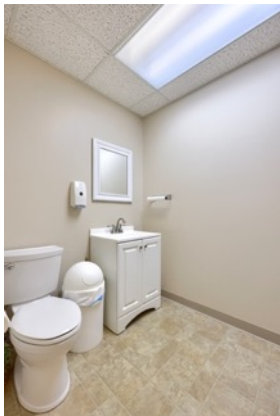


**FOR SALE**

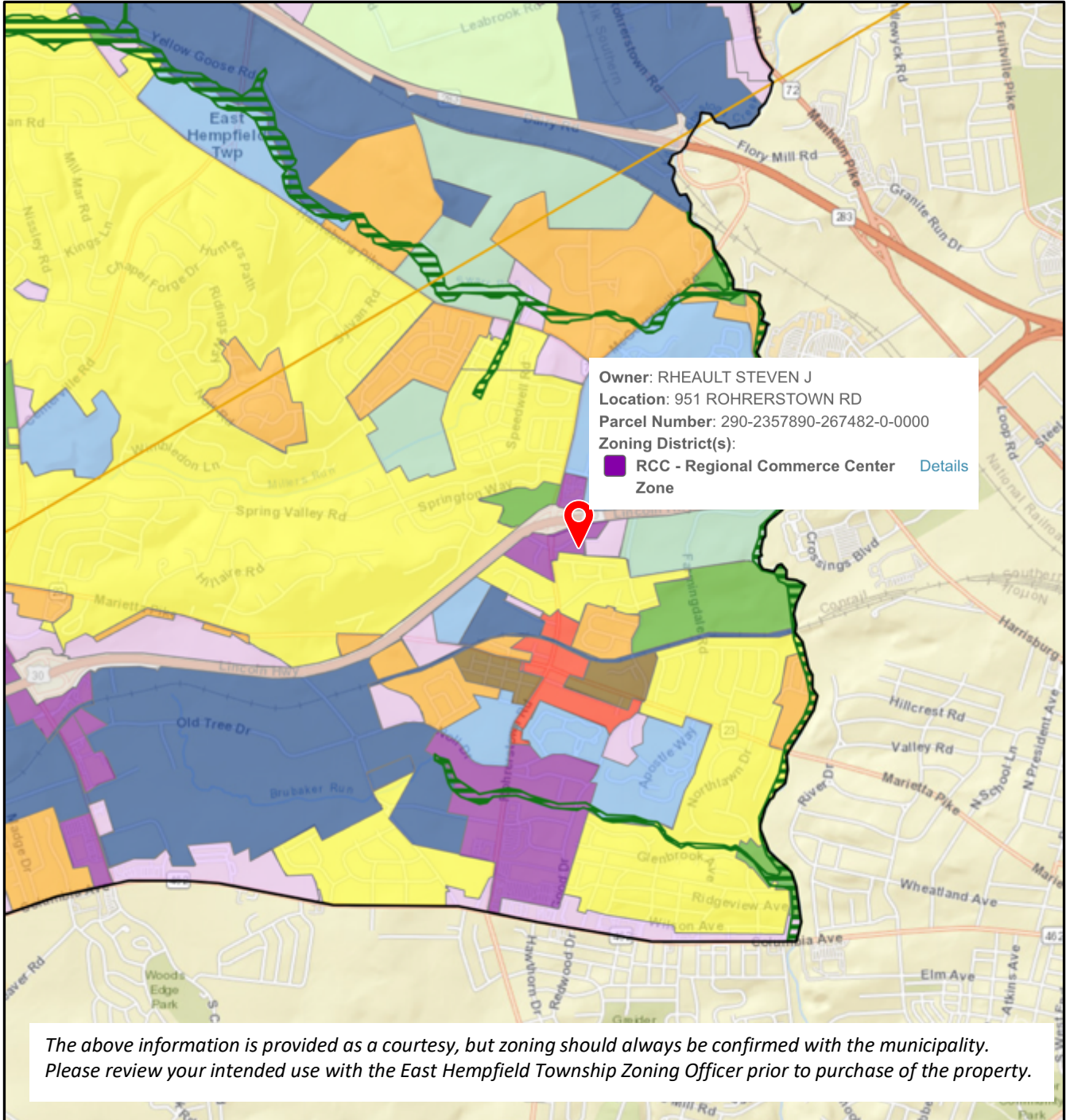
951 Rohrerstown Road, Lancaster, PA



**ADDITIONAL PHOTOS**



**ZONING MAP**  
Property is zoned Regional Commerce Center



## REGIONAL COMMERCE CENTER ZONING USES

← Township of East Hempfield, PA / Part III: Land Use Legislation / Zoning  
Article 3 Zone Regulations →

§ 270-3.10 Regional Commerce Center Zone (RCC).

- (1) Agricultural uses:
  - (a) Forestry activities.
  - (b) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (Single-family dwellings).
- (2) Residential uses:
  - (a) Personal care home/shelter care home.
- (3) Business uses:
  - (a) Amusement, fitness, and entertainment businesses.
  - (b) Auction, retail.
  - (c) Bed-and-breakfasts.
  - (d) Contractor business and storage.
  - (e) Convenience store.
  - (f) Day-care services, commercial.
  - (g) Drive-through and drive-in services.
  - (h) Finance and insurance.
  - (i) Grocery stores.
  - (j) Industrial, light.
  - (k) Lodging and overnight accommodations.
  - (l) (Reserved)<sup>[1]</sup>  
*[1] Editor's Note: Former Subsection B(3)(l), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.*
  - (m) Motor vehicle sales, leasing, and service.
  - (n) Private club.
  - (o) Professional, scientific and technical offices.
  - (p) Restaurants.
  - (q) Retail sales, service and repair.
  - (r) Self-storage facilities.
  - (s) Shopping complexes.
  - (t) Veterinary clinic.
  - (u) Veterinary hospital.
  - (v) Personal care service.  
[Added 3-18-2015 by Ord. No. 2015-03]
  - (w) Car wash and detailing.  
[Added 5-1-2019 by Ord. No. 2019-07]
  - (x) Drive-through restaurant.  
[Added 5-18-2022 by Ord. No. 2022-09]

The above information is provided as a courtesy only and should not be relied upon in and of itself. Please contact the East Hempfield Zoning Officer to confirm any intended use.



## (REGIONAL COMMERCE CENTER USES, Continued)

 § 270-3.10 Regional Commerce Center Zone (RCC).

- (4) Civic/social/utility uses:
- (a) Assisted living facilities.
  - (b) Community activity buildings.
  - (c) Municipal use.
  - (d) Park and recreation facilities, private and/or commercial.
  - (e) Park and recreation facilities, public.
  - (f) Place of worship, local.
  - (g) Public use.
  - (h) Public utilities.
  - (i) Recycling facilities less than 300 square feet.
  - (j) School, post-secondary.
  - (k) WF collocations and ROW WF collocations.  
[Added 7-15-2020 by Ord. No. 2020-03]
  - (l) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal proper macrocell WFs.  
[Added 7-15-2020 by Ord. No. 2020-03]
- (5) Accessory uses customarily incidental to the above permitted uses:
- (a) Alternative energy systems, accessory.
  - (b) Accessory dwelling units.  
[Amended <sup>[2]</sup>  
[2] 2-2-2022 by Ord. No. 2022-02]
  - (c) Home-based business, no-impact.<sup>[3]</sup>  
[3] *Editor's Note: Former Subsection B(5)(d), Personal communications devices, which immediately followed this subsection, was repealed 2-2-2022 by Ord. No. 2022-02.*
  - (d) Home-based business, impact.  
[Added 9-7-2022 by Ord. No. 2022-12]
- ∴ Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Industrial, general.<sup>[4]</sup>  
[4] *Editor's Note: Former Subsection C(2), Nightclubs, which immediately followed this subsection, was repealed 2-2-2022 by Ord. No. 2022-02.*
- i. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations Article 9 and specific use provisions in Article 5.
- (1) Bars/taverns.
  - (2) (Reserved)<sup>[5]</sup>  
[5] *Editor's Note: Editor's Note: Former Subsection D(2), home-based business, impact, was repealed 9-7-2022 by Ord. No. 2022-12.*
  - (3) Nightclubs.  
[Amended 2-2-2022 by Ord. No. 2022-02]
  - (4) (Reserved)<sup>[6]</sup>  
[6] *Editor's Note: Former Subsection D(4), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.*
  - (5) Place of worship, regional.
  - (6) Small cell WFs and macrocell WFs.  
[Added 7-15-2020 by Ord. No. 2020-03]

The above information is provided as a courtesy only and should not be relied upon in and of itself. Please contact the East Hempfield Zoning Officer to confirm any intended use.



## LEASE SPACE SUMMARY

Complete copies of leases will be made available to a Buyer once an agreement has been signed, as part of the due diligence process. **As provided for the two leases, purchaser will be responsible for paying any ongoing lease commissions due on spaces which have been leased by brokers. Please contact listing agent for amounts. Those with lease commission obligations are starred with an asterisk below.**

| TENANT/SUITE                        | SQ. FT.   | SECURITY DEPOSIT  | CURRENT RENT  | LEASE START | EXPIRES  | RENEWAL OPTION   | OPERATING EXPENSE RESPONSIBILITY  |
|-------------------------------------|---|-------------------|---|-------------|----------|--|---|
| 102                                 | 2,050   |                   | Vacant; offered for lease at \$14.95/SF NNN; as-is.   |             |          |  |   |
| 202                                 | 2,845   |                   | Vacant; offered for lease at \$11.00/SF NNN   |             |          |  |   |
| * Family-Owned Markets Suite 201    | 962   | YES<br>\$1,098.29 | \$1,125.75 (\$817.60 base rent +\$308.15 Op. exp.)<br>\$13,508.95 annually.<br>(built in 2.5% annual increase)    | 1/1/22      | 12/31/24 | NO   | Split. Landlord pays for roof and structure, outdoor maintenance, water, sewer, building insurance and trash removal as well as HVAC repairs. Tenant pays its own renter's insurance, janitorial, HVAC maintenance contract, interior repairs, security system monitoring, pro-rata share of R.E. taxes, and utilities (paid direct to provider.) |
| * Dream Home Care LLC Suite 204/205 | 2,145   | YES<br>\$2,448.87 | \$2,510.09 (\$1,823.03 base rent + \$687.06 op. exp.)<br>\$30,121.01 annually.<br>(built in 2.5% annual increase) | 12/1/21     | 11/30/25 | YES, auto renews unless either party gives 90-day notice not to renew. | Split. Landlord pays for roof and structure, outdoor maintenance, water, sewer, building insurance and trash removal as well as HVAC repairs. Tenant pays its own renter's insurance, janitorial, HVAC maintenance contract, interior repairs, security system monitoring, pro-rata share of R.E. taxes, and utilities (paid direct to provider.) |
| Dental Health Associates Suite 101  | 4,058 SF on first floor, 5,220 SF in lower level. Currently vacant, but previous practice paid \$8,500 per month total for both floors. Averages out to \$15/SF for the 4,058 SF first floor, and \$8.00/SF for 5,220 SF lower level. Much of lower level is finished out as lab space, and includes plumbing, lighting, heat & AC plus restroom with shower. Both spaces could be rented for more. |                   |   |             |          |  |   |

*Please note: The leased square footage of 2<sup>nd</sup> floor spaces includes a pro-rata share of common area square footage incorporated into the base square footage (load factor.) This is based on each tenant's pro-rata use of common areas such as lobby, hallways, and restrooms.*

## DEMOGRAPHIC SUMMARY



## Executive Summary

951 Rohrerstown Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM

Latitude: 40.05934

Longitude: -76.35833

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 6,134  | 67,384  | 172,346 |
| 2020 Population        | 6,740  | 71,876  | 184,568 |
| 2023 Population        | 6,883  | 73,985  | 187,751 |
| 2028 Population        | 7,120  | 75,682  | 190,429 |
| 2010-2020 Annual Rate  | 0.95%  | 0.65%   | 0.69%   |
| 2020-2023 Annual Rate  | 0.65%  | 0.89%   | 0.53%   |
| 2023-2028 Annual Rate  | 0.68%  | 0.45%   | 0.28%   |
| 2023 Male Population   | 47.7%  | 48.3%   | 48.4%   |
| 2023 Female Population | 52.3%  | 51.7%   | 51.6%   |
| 2023 Median Age        | 44.9   | 41.0    | 39.5    |

In the identified area, the current year population is 187,751. In 2020, the Census count in the area was 184,568. The rate of change since 2020 was 0.53% annually. The five-year projection for the population in the area is 190,429 representing a change of 0.28% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

**Median Age**

The median age in this area is 39.5, compared to U.S. median age of 39.1.

**Race and Ethnicity**

|  |       |       |       |
|--|-------|-------|-------|
| 2023 White Alone                         | 75.7% | 68.6% | 64.8% |
| 2023 Black Alone                         | 4.4%  | 7.1%  | 8.5%  |
| 2023 American Indian/Alaska Native Alone | 0.3%  | 0.3%  | 0.4%  |
| 2023 Asian Alone                         | 7.1%  | 5.9%  | 5.1%  |
| 2023 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2023 Other Race                          | 5.5%  | 8.6%  | 10.9% |
| 2023 Two or More Races                   | 6.9%  | 9.6%  | 10.3% |
| 2023 Hispanic Origin (Any Race)          | 11.7% | 19.1% | 23.1% |

Persons of Hispanic origin represent 23.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.8 in the identified area, compared to 72.1 for the U.S. as a whole.

**Households**

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2023 Wealth Index           | 131   | 98     | 96     |
| 2010 Households             | 2,595 | 27,548 | 66,393 |
| 2020 Households             | 2,935 | 28,869 | 70,256 |
| 2023 Households             | 3,020 | 29,770 | 71,730 |
| 2028 Households             | 3,129 | 30,714 | 73,465 |
| 2010-2020 Annual Rate       | 1.24% | 0.47%  | 0.57%  |
| 2020-2023 Annual Rate       | 0.88% | 0.95%  | 0.64%  |
| 2023-2028 Annual Rate       | 0.71% | 0.63%  | 0.48%  |
| 2023 Average Household Size | 2.24  | 2.40   | 2.50   |

The household count in this area has changed from 70,256 in 2020 to 71,730 in the current year, a change of 0.64% annually. The five-year projection of households is 73,465, a change of 0.48% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2020. The number of families in the current year is 44,183 in the specified area.

## DEMOGRAPHIC SUMMARY (Continued)



## Executive Summary

951 Rohrerstown Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

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Latitude: 40.05934

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|   | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| <b>Mortgage Income</b>  |           |           |           |
| 2023 Percent of Income for Mortgage   | 21.9%     | 21.2%     | 21.2%     |
| <b>Median Household Income</b>  |           |           |           |
| 2023 Median Household Income  | \$88,367  | \$77,057  | \$75,839  |
| 2028 Median Household Income  | \$99,624  | \$83,683  | \$82,336  |
| 2023-2028 Annual Rate   | 2.43%     | 1.66%     | 1.66%     |
| <b>Average Household Income</b>   |           |           |           |
| 2023 Average Household Income   | \$122,904 | \$103,761 | \$103,293 |
| 2028 Average Household Income   | \$139,794 | \$117,008 | \$116,702 |
| 2023-2028 Annual Rate   | 2.61%     | 2.43%     | 2.47%     |
| <b>Per Capita Income</b>  |           |           |           |
| 2023 Per Capita Income  | \$53,520  | \$41,816  | \$39,837  |
| 2028 Per Capita Income  | \$60,887  | \$47,550  | \$45,395  |
| 2023-2028 Annual Rate   | 2.61%     | 2.60%     | 2.65%     |
| <b>GINI Index</b>   |           |           |           |
| 2023 Gini Index   | 39.0      | 39.2      | 39.7      |
| <b>Households by Income</b>   |           |           |           |
| Current median household income is \$75,839 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$82,336 in five years, compared to \$82,410 for all U.S. households        |           |           |           |
| Current average household income is \$103,293 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$116,702 in five years, compared to \$122,048 for all U.S. households |           |           |           |
| Current per capita income is \$39,837 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,395 in five years, compared to \$47,525 for all U.S. households          |           |           |           |
| <b>Housing</b>  |           |           |           |
| 2023 Housing Affordability Index  | 101       | 103       | 102       |
| 2010 Total Housing Units  | 2,720     | 29,042    | 69,894    |
| 2010 Owner Occupied Housing Units   | 1,660     | 17,044    | 41,207    |
| 2010 Renter Occupied Housing Units  | 936       | 10,505    | 25,186    |
| 2010 Vacant Housing Units   | 125       | 1,494     | 3,501     |
| 2020 Total Housing Units  | 3,242     | 30,635    | 74,251    |
| 2020 Vacant Housing Units   | 307       | 1,766     | 3,995     |
| 2023 Total Housing Units  | 3,322     | 31,638    | 75,916    |
| 2023 Owner Occupied Housing Units   | 1,812     | 18,494    | 45,158    |
| 2023 Renter Occupied Housing Units  | 1,208     | 11,276    | 26,572    |
| 2023 Vacant Housing Units   | 302       | 1,868     | 4,186     |
| 2028 Total Housing Units  | 3,428     | 32,513    | 77,531    |
| 2028 Owner Occupied Housing Units   | 1,937     | 19,174    | 46,715    |
| 2028 Renter Occupied Housing Units  | 1,192     | 11,540    | 26,750    |
| 2028 Vacant Housing Units   | 299       | 1,799     | 4,066     |
| <b>Socioeconomic Status Index</b>   |           |           |           |
| 2023 Socioeconomic Status Index   | 61.0      | 50.9      | 49.2      |

Currently, 59.5% of the 75,916 housing units in the area are owner occupied; 35.0%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 74,251 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.68%. Median home value in the area is \$268,049, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.12% annually to \$297,736.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

**TO POTENTIAL BUYERS AND BUYER AGENTS:****Property is sold AS-IS and not based upon any representation by Seller or Agent.**

The information in this brochure has been provided to the best of Seller's and Agent's knowledge, however, this information cannot be guaranteed. Some information is provided by outside sources. Property data and conditions can change during the term of a listing; while the listing Agent attempts to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective buyer verify information and details that are important to them in any intended purchase of real estate as well as engage the appropriate professionals and consultants to advise you. Neither Seller nor Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer should never rely on marketing materials alone to verify property facts or conditions. Seller cannot guarantee that it has complete or accurate knowledge of every aspect of the property. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information.

Listing Agent is solely the representative of the Seller in any contemplated transaction. Agent may still submit offers on Buyer's behalf but doing so does not imply representation of Buyer. Please read the PA Consumer Notice provided by your agent, for further information on agency representation.

We welcome cooperation with Buyer's Agents. A co-broke fee of 2.75% is offered to cooperating agents as per the following conditions:

Please note that our Co-Broker compensation policy requires Buyer Agents to arrange and attend the initial showing and subsequent visits to the listing, as well as handle all buyer follow-up, to receive the stated co-broke fee. Once we have conducted a showing with a prospect and presented the property details, any after-the-fact request by a buyer agent to receive a co-broke fee will be considered only on a case by case basis, and at a reduced fee.

Buyers who intend to be represented by a Buyer Agent must have their Agent contact us in advance to arrange the first showing or Agent may potentially forfeit their ability to receive a co-broke fee. The Buyer's Agent should always verify the co-broke fee prior to showing the property.