

# FOR SALE

## 44 Room Renovated Hotel + 4 Unit Apartment Bldg. Located In The Heart of Lancaster's Tourist Area

2140 LINCOLN HIGHWAY EAST, LANCASTER PA 17602



FOR MORE INFORMATION, CALL:

Christine Sable, CCIM  
717-208-3207 Direct



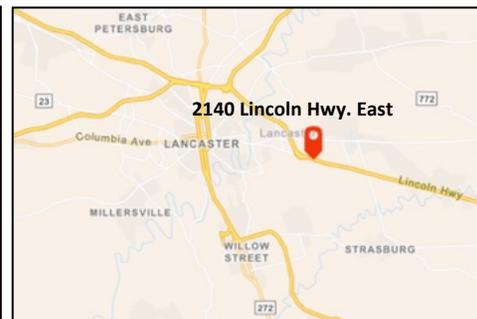
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717-399-9361

### ATTENTION INVESTORS! FANTASTIC OPPORTUNITY IN PRIME TOURIST AREA

Located on a heavily-traveled, high visibility corner along Lincoln Highway East, this just-remodeled two-story hotel offers an amazing opportunity for your lodging business. The fully renovated hotel features all new interiors, as well as new PTAC systems for all rooms. The entire first floor has new furniture and soft goods, and the 2<sup>nd</sup> floor is ready for you to add your own FF&E. The first floor includes a keypad controlled entrance lobby, reception area and manager's office, an in-house laundry, housekeeping closet and a new lobby restroom. All the rooms have brand new baths and showers, new LED lights, flooring and paint. New ceramic tile throughout creates a fresh, modern style that is easy to clean. Next to the hotel is a 4-unit apartment building, with two 3-BR units and two 1-BR units. 2<sup>nd</sup> floor apartments include a balcony or deck. The fenced backyard with a large covered pavilion is a nice tenant amenity! Below market rents offer tremendous upside potential. Schedule a showing today - this will go fast!



### FEATURES:

- 17,000 SF Hotel with 44 Rooms plus a separate 4-unit 5,062 SF fully leased apartment bldg. with covered pavilion
- 1.39 acre lot on high visibility corner
- Hotel was fully remodeled in 2025
- Modern, easy-clean, fixtures and finishes
- Handicapped accessible rooms 1<sup>st</sup> floor
- Individual room keypad entry
- New PTAC heating and cooling systems throughout; new LED lighting
- 1<sup>st</sup> floor rooms are furnished & ready to occupy. 2<sup>nd</sup> floor rooms need only furnishings.
- Entry lobby with reception desk, manager's office and night window
- Apartment rents are below market
- **Listed for Sale at \$3,650,000**

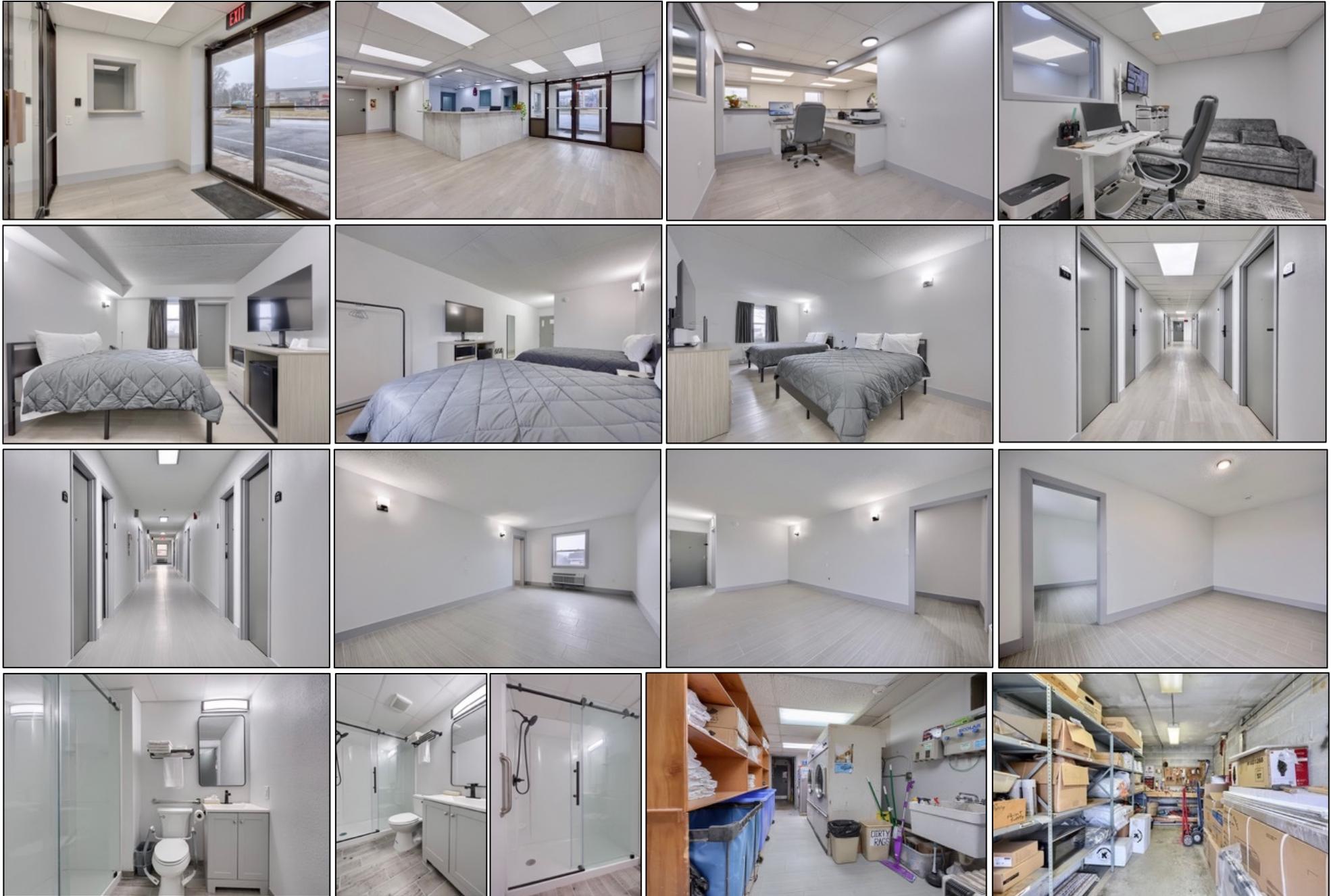
Information herein is deemed reliable but is not guaranteed. Buyer should verify all facts prior to purchase. Property is sold as-is. Owner and Agent make no representation as to allowable uses or financial projections. Please independently verify with zoning officer the uses permitted under the current zoning. Neither Seller nor Broker shall be liable for errors or omissions.

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Additional Interior Hotel Photos



## Property Summary

| PROPERTY SUMMARY        |   | 2140 Lincoln Highway East |
|-------------------------|---|---------------------------|
| MUNICIPALITY:           | East Lampeter Township  |                           |
| TAX PARCEL ID#:         | 310-09984-0-0000  |                           |
| DEED REFERENCE #:       | 2315-116  |                           |
| CONSTRUCTION:           | Brick   |                           |
| YEAR BUILT:             | 1988  |                           |
| # STORIES:              | Two   |                           |
| SQUARE FOOTAGE TOTAL:   | 17,000  |                           |
| NUMBER OF ROOMS:        | 44; there are 21 rooms on the first floor and 23 rooms on the second floor.   |                           |
| ROOM TYPE:              | Most are single rooms set up for two queen beds. There is one room with a single queen bed, and one room which has both a full bedroom plus a living area. Another room has a small crib room in addition to the primary room.                    |                           |
| ACREAGE:                | 1.39  |                           |
| ZONING:                 | C-2 General Commercial  |                           |
| REAL ESTATE TAXES 2026: | \$30,347.95 (Face value; a 2% discount is available if paid early.) This tax is for both the hotel and apartment building.  |                           |
| PARKING:                | 51 spaces for the hotel, 8 spaces for the apartments  |                           |
| UTILITIES:              | Electric; Natural Gas, Public Water and Sewer.  |                           |
| HVAC:                   | PTAC systems (Packaged Terminal Air Conditioner) serve hotel rooms and common areas   |                           |
| ELECTRIC:               | minimum 200 amp   |                           |
| ROOF:                   | Pitched, asphalt shingle roofs. Both hotel & apartment roofs replaced in 2017 per owner   |                           |
| CEILING HEIGHTS:        | 8-9 Ft.   |                           |
| RESTROOMS:              | Powder room in lobby, all hotel rooms have full bath with brand new vanities and shower   |                           |
| CURRENT USE:            | Hotel   |                           |
| ACCESSIBILITY:          | First floor entry is grade level and wheelchair accessible. Handicap accessible guest room is available.  |                           |
| ADDITIONAL FEATURES:    | Alarm system, security cameras, satellite receiver for television and internet.   |                           |
| APARTMENTS:             | 4-unit apartment building is part of property. See separate apartment summary.  |                           |
| INCLUDED IN SALE:       | All new room furnishings on first floor, room appliances, TV, soft goods, etc. Video surveillance cameras included but computer monitor is not. Office equipment negotiable.  |                           |
| SIGNAGE:                | Pylon sign along Lincoln Highway (Rt. 30 East)  |                           |
| OTHER:                  | Property was fully renovated in 2024-25. All rooms have a new keypad entry which can be programmed remotely. Hotel guests book online, pay online by credit card, and are given an entry code to the hotel door keypad, and a code to their room. |                           |

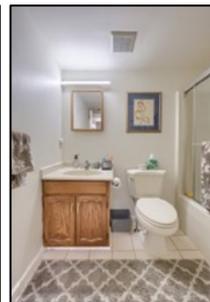
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**Greenland Dr. Apartment Information and Photos**  
(Pictures show a 3 BR, 2 Bath unit and a 1BR, 1 Bath)

|                                  |  |
|----------------------------------|--|
| <b>Date Built:</b>               | 1991   |
| <b>Square footage:</b>           | 5,062  |
| <b># of Units:</b>               | Four   |
| <b>Type:</b>                     | Two 1BR, one bath units, one 3 BR, 2 bath unit, one 3BR one bath unit  |
| <b>Special Features:</b>         | Large, covered pavilion in rear yard<br>Fenced Yard. Dishwasher and laundry in each unit.  |
| <b>Annual Gross Income:</b>      | \$64,800 (2026)  |
| <b>Annual Operating Expense</b>  | \$25,152 (2025) Please note, in 2025 this figure included capital expense of \$11,405 for one-time HVAC & Plumbing replacements. |
| <b>Monthly rent Unit 140</b>     | \$1225 1BR - Rent is under market  |
| <b>Monthly rent Unit 142</b>     | \$1295 2/3 BR – Currently rented as 2BR w/ 1 BR used as the living room.   |
| <b>Monthly rent Unit 144</b>     | \$1500 3 BR  |
| <b>Monthly rent Unit 146</b>     | \$1275 1BR   |
| <b>Landlord Responsible For:</b> | Water, Sewer, Trash, HVAC Maint. & Repair, Lawn care, snow removal of parking lot only   |
| <b>Tenant Responsible For:</b>   | Electric, heat, hot water, phone, cable/internet, pest control, snow & Ice removal walkway & front/back door area.               |



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Additional Exteriors

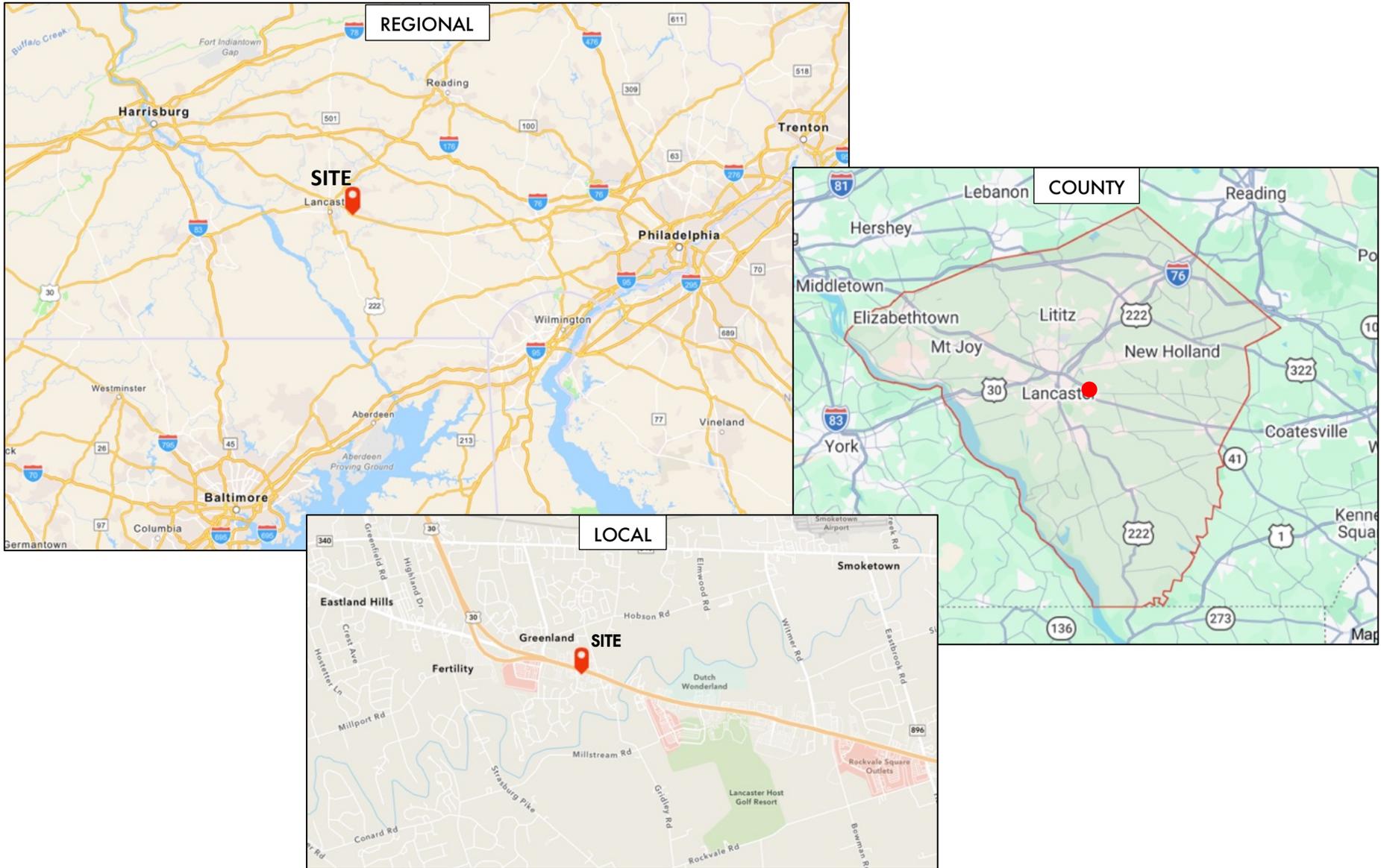


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### Location Maps

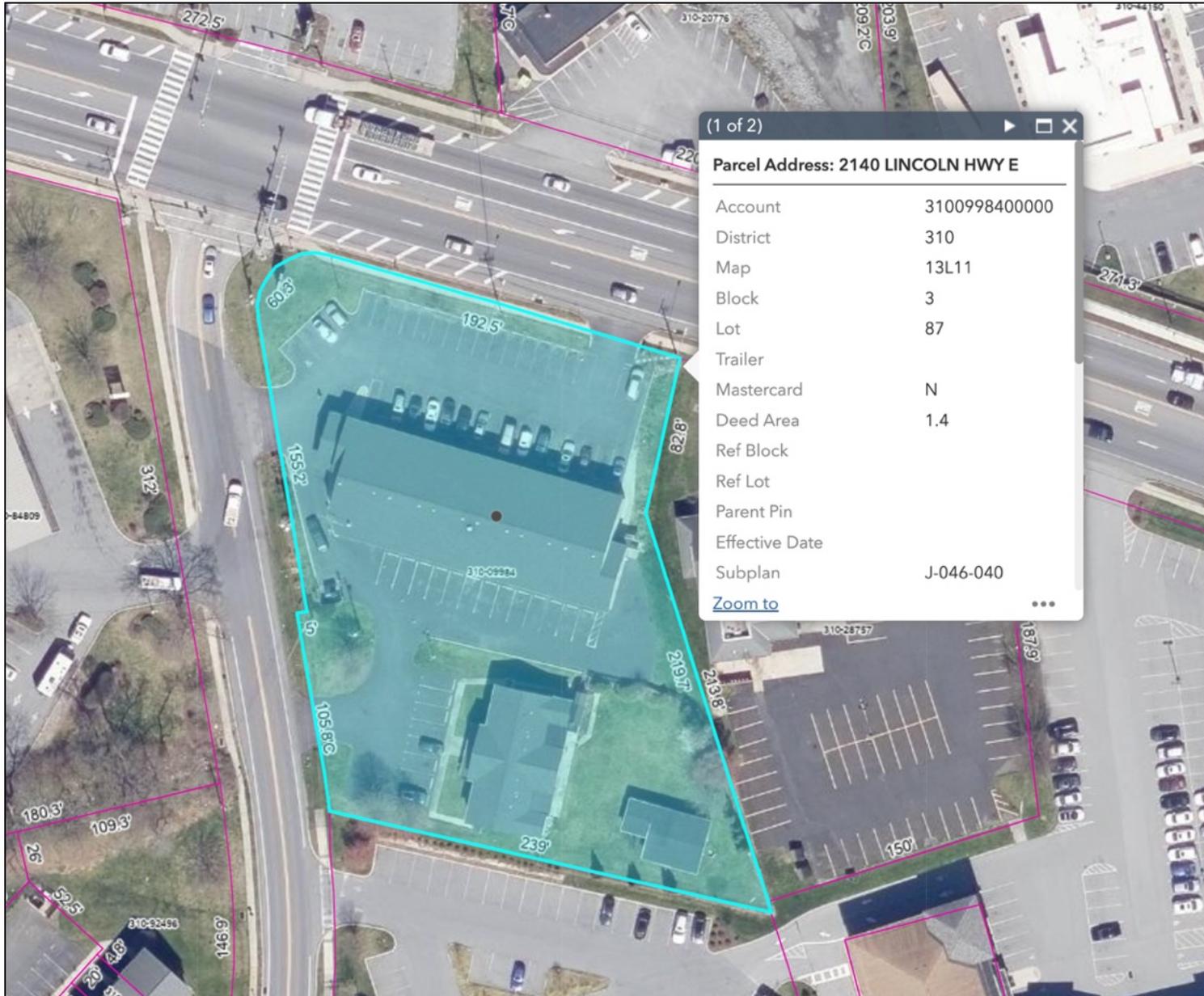


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GIS Tax Parcel and Site Dimensions  
Tax ID# 310-099840-0000



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Aerial Views

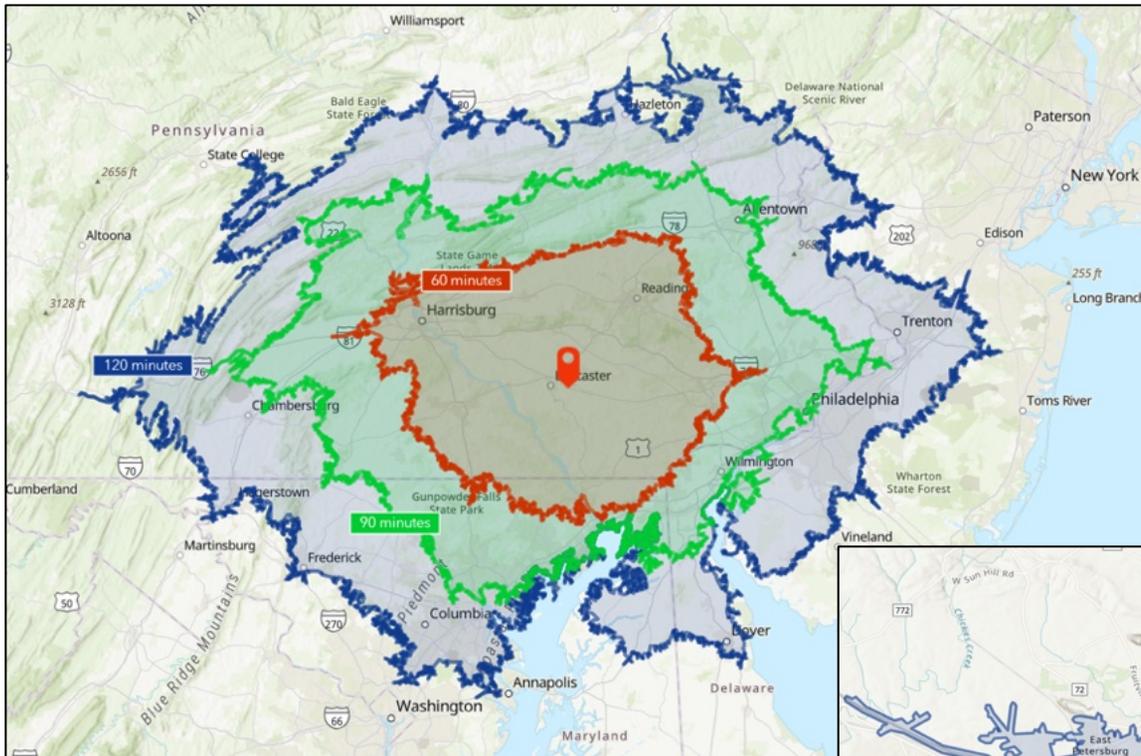


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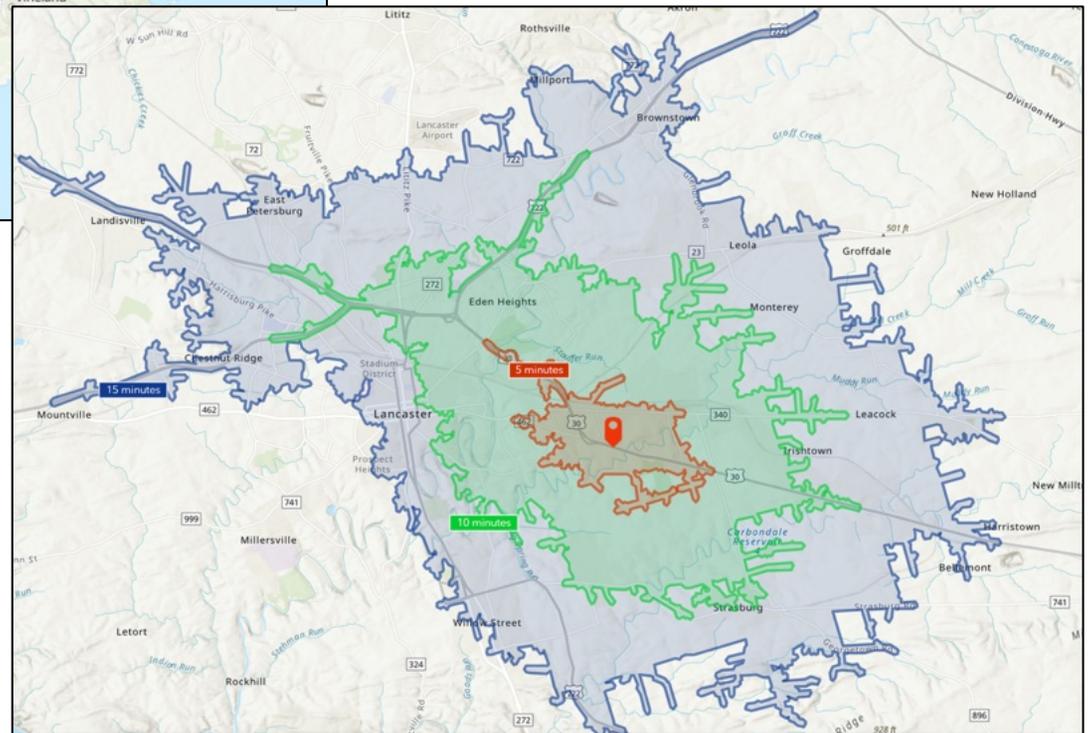
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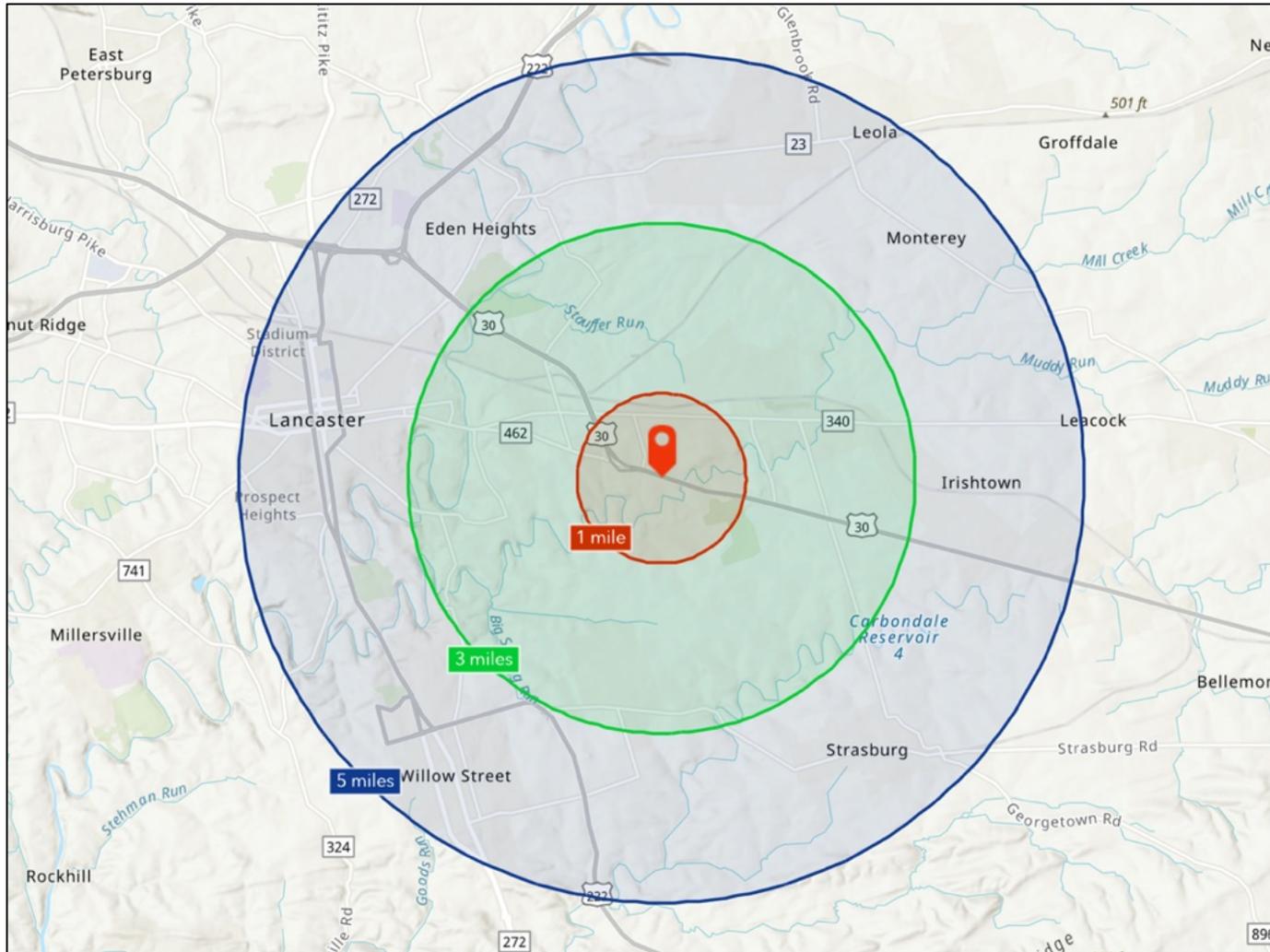
Drive Time Radius Map - 60, 90 and 120 Minute Drive Time



Drive Time Radius Map - 5, 10 and 15 Minute Drive Time



**Radius Map and Demographic Summary - 1, 3, and 5 mile Radius**



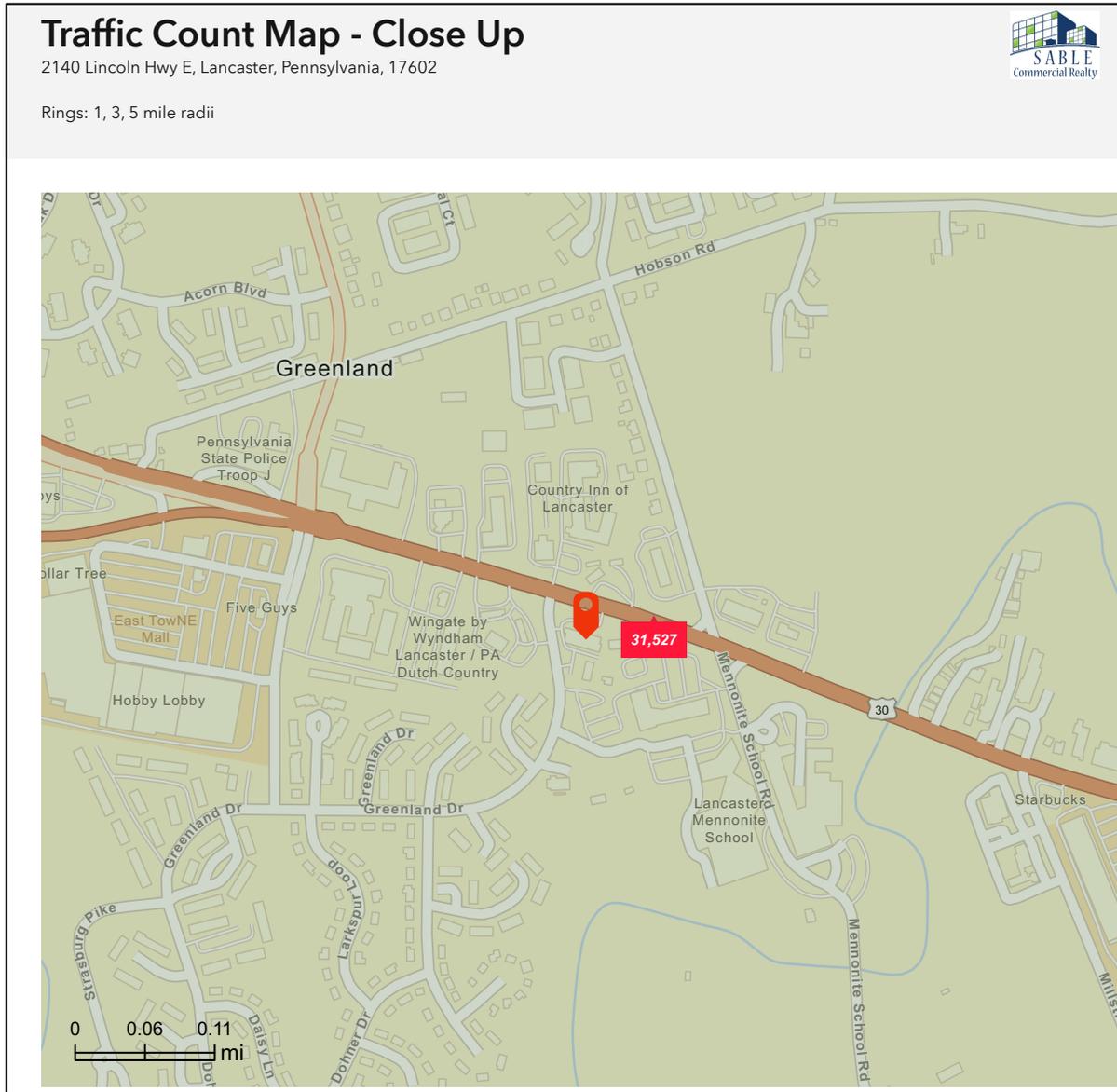
| <b>2025 DEMOGRAPHIC SNAPSHOT</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|----------------------------------|---------------|----------------|----------------|
| Total Population:                | 6,086         | 28,165         | 132,517        |
| Total Households:                | 2,565         | 10,695         | 50,826         |
| Average Household Income:        | \$98,425      | \$108,353      | \$97,858       |
| Average Household Size           | 2.36          | 2.57           | 2.51           |
| 2025 Median Age:                 | 37.9          | 41             | 37.4           |

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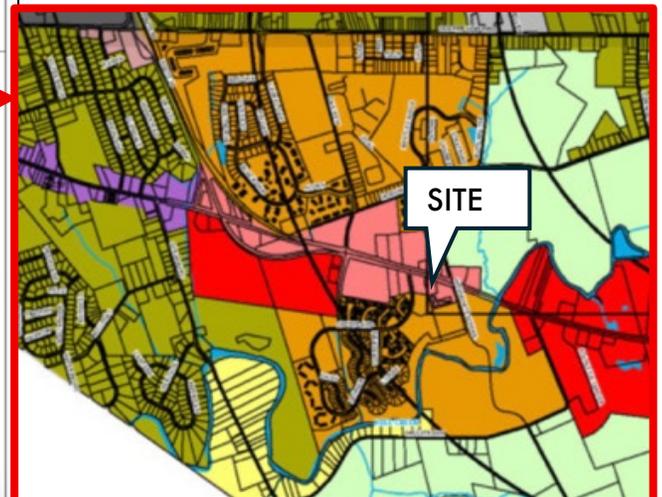
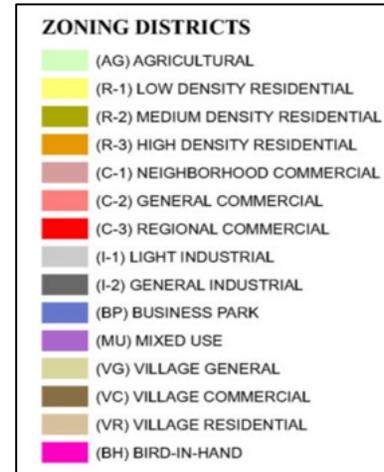
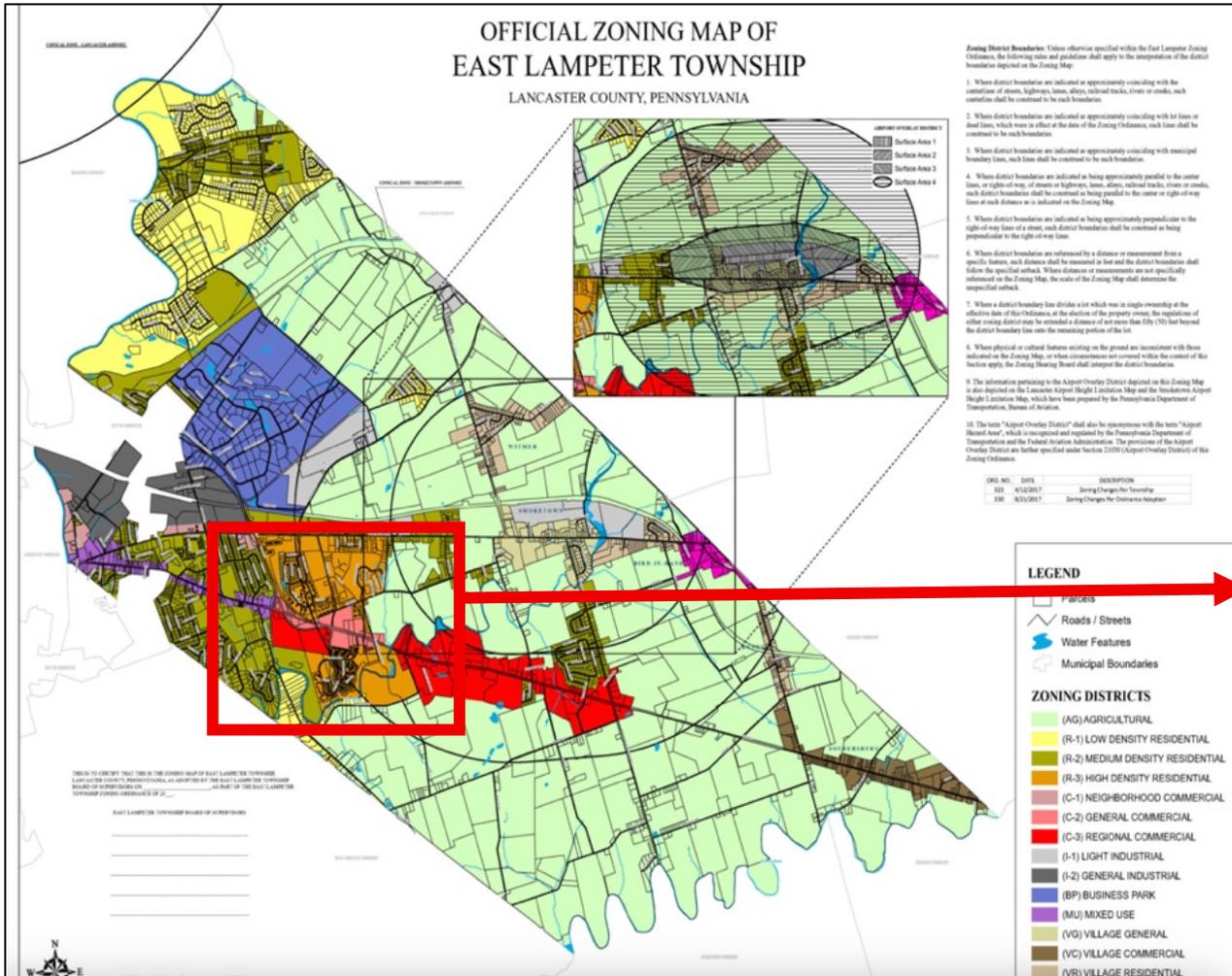
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### Traffic Count Map -Local



Zoning Map - Property is Zoned C-2 Commercial  
(Please Consult East Lampeter Township Zoning Officer Regarding Permitted Uses.)



## Permitted Uses in C-2 General Commercial District

Provided as a courtesy only – please contact East Lampeter Township Zoning Officer for all Zoning related questions.  
Neither Broker nor Owner make any representation as to allowed uses.

§ 375-9020 **Permitted uses.**

**A.** Principal uses permitted by right:

- (1) Agricultural operation, subject to the provisions specified under § 375-23030 of this chapter. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
- (2) Automobile repair and/or automobile service station, subject to the provisions specified under § 375-23080 of this chapter.
- (3) Automobile sales, subject to the provisions specified under § 375-23090 of this chapter.
- (4) Bowling alley, subject to the provisions specified under § 375-23130 of this chapter.
- (5) Contractor storage yard within an enclosed building, subject to the provisions of § 375-23190 of this chapter.
- (6) Convenience store, subject to the provisions specified under § 375-23200 of this chapter.
- (7) Day-care facility as a commercial use, subject to the provisions specified under § 375-23220 of this chapter.
- (8) Emergency service facility, subject to the provisions under § 375-23250 of this chapter.
- (9) Financial institution containing a maximum no more than two drive-through service lane, subject to the provisions specified under § 375-23280 of this chapter.
- (10) Forestry, subject to the provisions specified under § 375-23290 of this chapter.
- (11) Greenhouse as a commercial use, subject to the provisions specified under § 375-23330 of this chapter.
- (12) Home improvement and/or building supply store, subject to the provisions specified under § 375-23360 of this chapter.
- (13) Hotel and/or motel containing a maximum of 125 rental units or rooms, subject to the provisions specified under § 375-23400 of this chapter.
- (14) Mass transportation depot, subject to the provisions specified under § 375-23460 of this chapter.
- (15) Medical, dental, vision care, or counseling clinic, subject to the provisions specified under § 375-23470 of this chapter.
- (16) Municipal use, subject to the provisions specified under § 375-23500 of this chapter.
- (17) Museum, subject to the provisions specified under § 375-23510 of this chapter.
- (18) Office uses, subject to the provisions specified under § 375-23540 of this chapter.
- (19) Personal service facility, subject to the provisions specified under § 375-23570 of this chapter.
- (20) Places of worship, subject to the provisions specified under § 375-23580 of this chapter.
- (21) Public utility building and/or structures, subject to the provisions specified under § 375-23610 of this chapter.
- (22) Recreation use that is classified as a commercial recreation use, subject to the provisions specified under § 375-23620 of this chapter.
- (23) Recreation use that is defined as a municipal recreation use, subject to the provisions specified under § 375-23620 of this chapter.
- (24) Recreation use that is defined as a restricted recreation use, subject to the provisions specified under § 375-23620 of this chapter.
- (25) Restaurant containing no drive-through service lanes, subject to the provisions specified under § 375-23680 of this chapter.
- (26) Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under § 375-23690 of this chapter.
- (27) Retail sales containing no drive-through service lanes, subject to the provisions specified under § 375-23700 of this chapter.
- (28) School that is defined as a commercial school, subject to the provisions specified under § 375-23740 of this chapter.

(29) Single-family dwelling, which existed prior to the adoption of this chapter shall follow the regulations for the R-3 Zoning District regarding single-family dwellings.

(30) Shopping center, subject to the provisions specified under § 375-23770 of this chapter.

(31) State or county highway maintenance facility, subject to the provisions specified under § 375-23800 of this chapter.

(32) Theater, subject to the provisions specified under § 375-23820 of this chapter.

**B.** Accessory uses permitted by right:

(1) Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this chapter.

(2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under § 375-23050.1 of this chapter.

(3) Amusement arcade as an accessory use within a building occupied by a permitted commercial use. The maximum floor area of an amusement arcade shall not exceed 5% of the gross floor area of the permitted commercial use.

(4) Grocery store as an accessory use within a building occupied by a permitted shopping center or retail use, subject to the provisions specified under § 375-23340 of this chapter.

(5) Home occupation use as a no-impact accessory residential use, subject to the provisions specified under § 375-23370 of this chapter.

(6) Satellite receiving and/or transmitting dish antenna with a maximum diameter of three feet, which may be mounted on the side or rear facade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of § 375-23730 of this chapter.

(7) Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under § 375-23810 of this chapter.

**C.** Uses permitted by special exception, pursuant to the provisions specified under § 375-25070 of this chapter:

(1) Car wash, subject to the provisions specified under § 375-23150 of this chapter.

(2) Farm-support business use as a business operation, subject to the provisions specified under § 375-23260 of this chapter.

(3) Farmers market, subject to the provisions specified under § 375-23270 of this chapter.

(4) Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under § 375-23370 of this chapter.

(5) Residential accessory uses and structures for a nonconforming use, subject to the provisions specified under § 375-22030 and § 375-23660 of this chapter.

(6) Restaurant containing no more than one drive-through service lane, subject to the provisions specified under § 375-23680 of this chapter.

(7) Retail bakery or confectioner containing no more than one drive-through service lane, subject to the provisions specified under § 375-23690 of this chapter.

(8) Retail sales containing no more than one drive-through service lane, subject to the provisions specified under § 375-23700 of this chapter.

(9) Satellite receiving and/or transmitting dish antenna with a diameter of less than three feet that is located on the front facade of a building and/or located as a ground-mounted structure, subject to the provisions specified under § 375-23730 of this chapter.

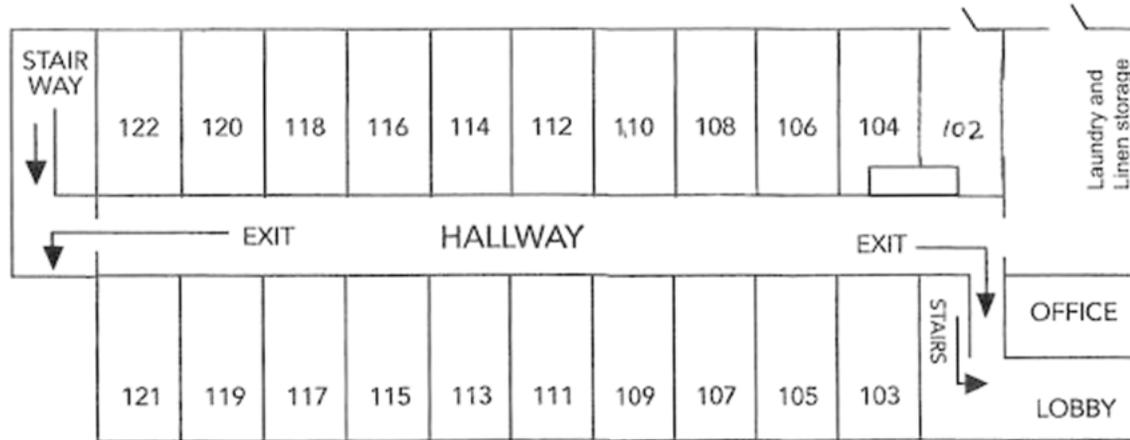
(10) Social club and/or fraternal lodge, subject to the provisions of § 375-23790 of this chapter.

**D.** Uses permitted by conditional use, pursuant to the provisions specified under § 375-25080 of this chapter:

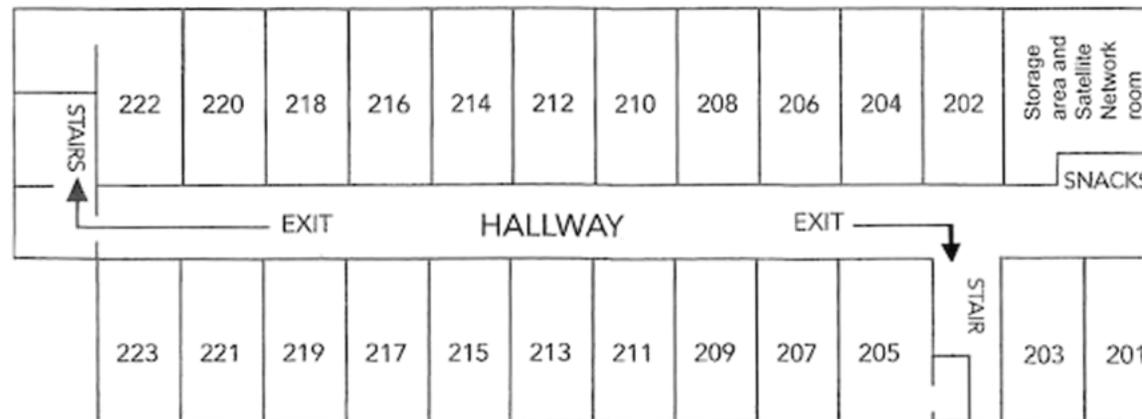
(1) Historic resource overlay uses and site improvements, subject to the provisions specified under § 375-21050 of this chapter.

(2) Regional impact development containing the permitted uses within the C-2 Zoning District, subject to the provisions specified under § 375-23640 of this chapter.

Hotel Floor Plan  
(The as-built structure may vary slightly. Plan is not drawn to exact scale.)



FIRST FLOOR



SECOND FLOOR

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ADDITIONAL PHOTOS



***TO POTENTIAL BUYERS AND BUYER AGENTS:***

**This Property is sold AS-IS and not based upon any representation or information provided 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 data is provided by outside sources and can sometimes conflict with actual property facts. Property data and conditions can change during the course of a listing; and 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, and certain images, documents and drawings may not be the most current or accurate. 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. Listing Agent may still submit offers on a 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 the various forms of real estate agency representation so that you are well informed.

We welcome cooperation with Buyer's Agents and do offer a co-broke fee on most of our listings. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to publish or mention a co-broke fee in BrightMLS. Please contact our office directly with any questions regarding cooperating broker compensation.

Please note that if a Co-Broke fee is applicable, our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings, as well as conduct all Buyer follow-up, in order to receive a fee. Once we have shown a property to a prospect, presented the property details, or spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may not be honored.

**BUYERS:** If you intend to be represented by a Buyer Agent, you must have your Agent contact us in advance to arrange the first showing, or Agent may potentially forfeit the ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fees prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may apply. Please do NOT go into the property on your own to see it. You must be accompanied by an agent.