

WILLIAM RAVEIS

Top Brokerage

The #1 Real Estate Company in the U.S.

 inman 2023



**Commercial Lease Space
1980 Lunenburg Road | Lancaster**

9,800 sq. ft. | Subdividable

exclusively marketed by:



GROWING OUR FAMILY ONE HOME AT A TIME

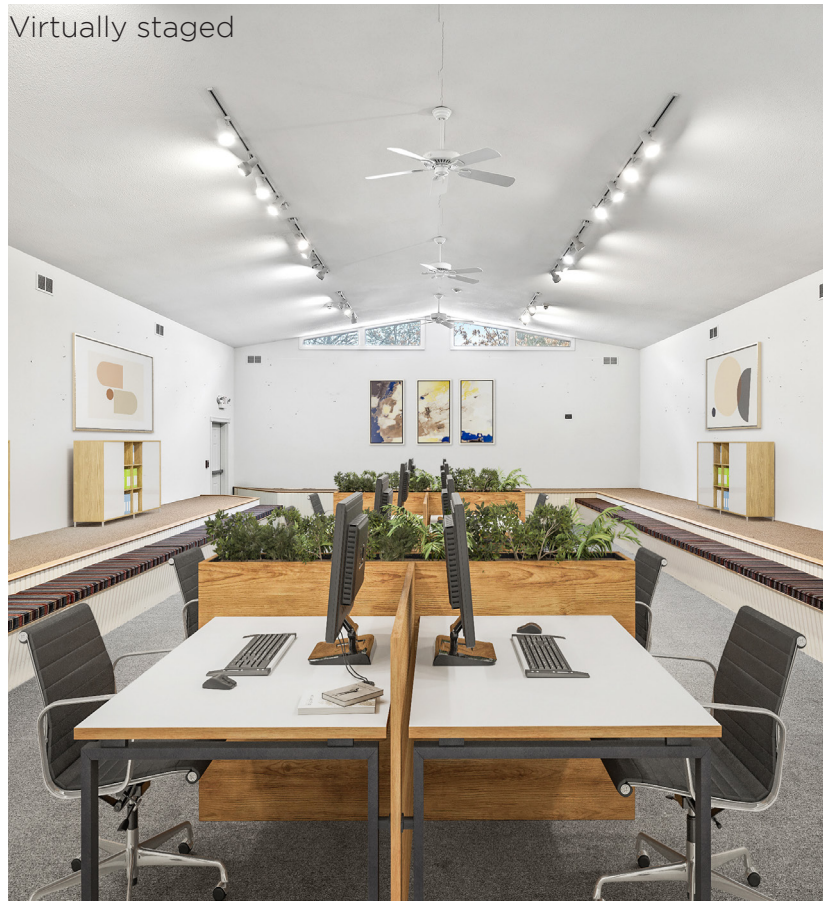
David Haschig, REALTOR®, Residential Appraiser
c. 978.833.1363 | HaschigHomes@raveis.com

Tammy Haschig, REALTOR®, Staging Professional
c. 508.641.5829 | HaschigHomes@raveis.com





Virtually staged



Virtually staged





Commerical Lease Property

This stand alone building with aprx 10,000 sqft flex space sits on 3 beautiful acres directly off of Rt 2 (Exit 103) and Rt 70 and minutes to Rt.190! Super location in between Target plaza, Kimball Farms, Lancaster Auto Mile, Lancaster Town Beach on Spec Pond, and Fort Pond YMCA - potential for multiple spaces and uses with separate entrances and utilities! Roof replaced in 2010 and exterior freshly painted in 2022! Property features a full kitchen, large rooms with high ceilings, 5 bathrooms, and plenty of parking. Space was previously used as a retail shop, office space, meeting rooms, and a gallery -- so much potential to grow your business in this high visibility location or partner with multiple businesses and share the space! A variety of office sizes and spaces to choose from- floor plans available! Easy to show, schedule your appointment today!!

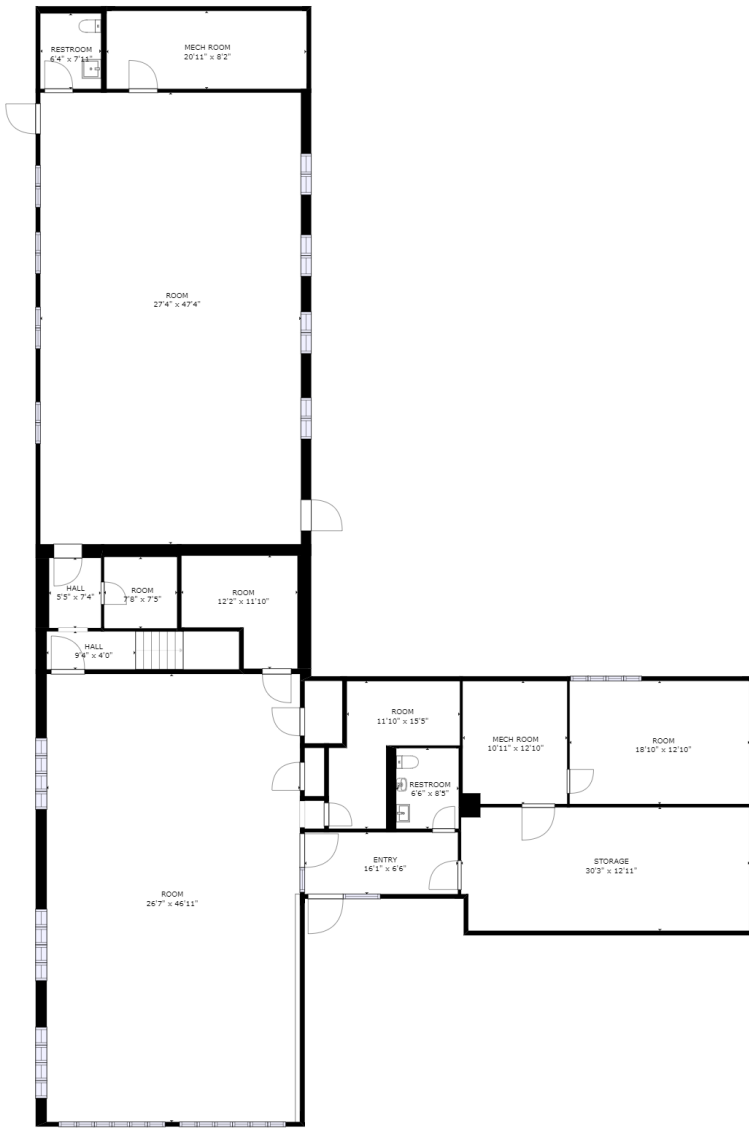
- Construction Frame
- Year Built 1970
- Building Size 9,800 sq. ft. | Sub-dividable
- Lot Size 130,680 sq. ft. (3 acres)
- Frontage 330 sq. ft.
- Parking 31 Spaces, Paved
- Location Suburban, Free Standing,
Interstate, Highway Access,
Public Transportation
- Roof Material Shingle
- Site Condition Level, Open
- Utilities Private Water / Private Sewer

Tax Info

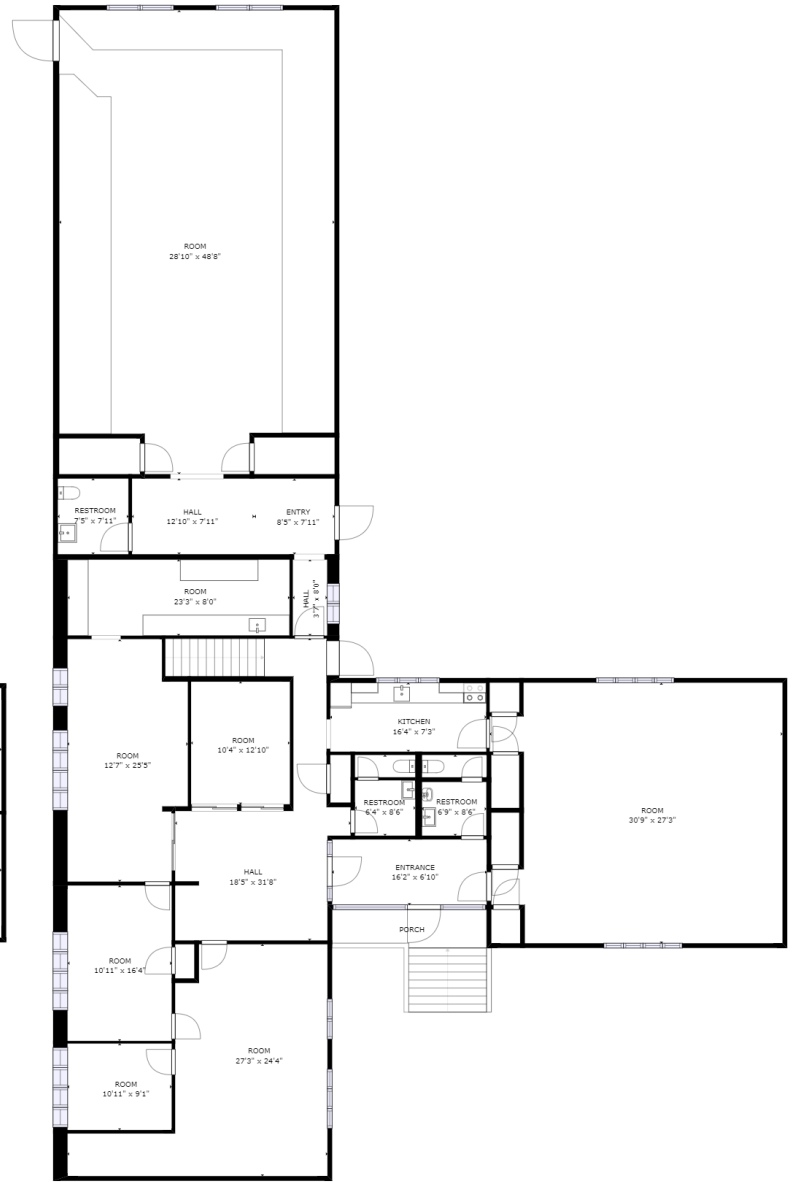
- Zoning Enterprise
- Assessment 2023 \$652,600
- Taxes \$11,218
- Lease Price \$1.00 / sq. ft.
- Lease Type Triple Net (NNN)
- Lease Includes Building, Land



This information deemed reliable, but not guaranteed, and should be independently verified. Some photos have been virtually staged.



FLOOR 1



FLOOR 2

WILLIAM RAVEIS
 REAL ESTATE • MORTGAGE • INSURANCE



GROWING OUR FAMILY ONE HOME AT A TIME

David Haschig, REALTOR®, Residential Appraiser
 c. 978.833.1363 | HaschigHomes@raveis.com

Tammy Haschig, REALTOR®, Staging Professional
 c. 508.641.5829 | HaschigHomes@raveis.com

