

OFFICE BUILDING  
**FOR SALE**

**2 E MARKET ST**  
YORK, PA 17401



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 1015 Mumma Road  
Lemoyne, PA 17043  
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**NAICIR**

# 2 E MARKET ST

## PROPERTY DETAILS

# FOR SALE

## CONTACT AGENT

### OFFERING SUMMARY

<b>Sale Price</b>	Contact Agent
<b>Number of Units</b>	Two (2)
<b>Lot Size</b>	0.17 Acres
<b>Building Size</b>	9,792 SF
<b>NOI</b>	\$60,605.28

### PROPERTY SUMMARY

<b>Address</b>	2 E Market Street York, PA 17401
<b>Municipality</b>	City of York
<b>County</b>	York County
<b>Tax Parcel #</b>	01-001-01-0021-00000
<b>Year Built</b>	1810
<b>Zoning</b>	Central Business District

### PROPERTY DESCRIPTION

NAI CIR is pleased to present the opportunity to acquire 2 E Market Street in York, Pennsylvania, a two-unit commercial investment property located along East Market Street in downtown York. The asset features a first-floor retail/office suite and a second-floor office suite, along with additional income from CAM reimbursement and parking. The property generates strong in-place income and offers investors a stable, well-located downtown asset in the York market.

### PROPERTY HIGHLIGHTS

- Two-unit investment property in downtown York
- First-floor retail/office and second-floor office configuration
- Strong in-place gross annual income of \$60,605.28
- Well-positioned along East Market Street
- Walking distance to county courthouse
- Walkable downtown location near government, retail, and service-oriented uses

### LOCATION DESCRIPTION

The property is located along East Market Street in downtown York, one of the area's primary commercial and commuter corridors. York serves as a well-established regional market in South Central Pennsylvania and is strategically positioned between Harrisburg, Lancaster, and Baltimore. The location benefits from visibility, accessibility, and proximity to downtown employers, government offices, restaurants, and neighborhood services. This central location supports consistent tenant demand and provides convenient access for customers, employees, and visitors.



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ADDITIONAL PHOTOS

FOR SALE  
SUBJECT TO OFFER



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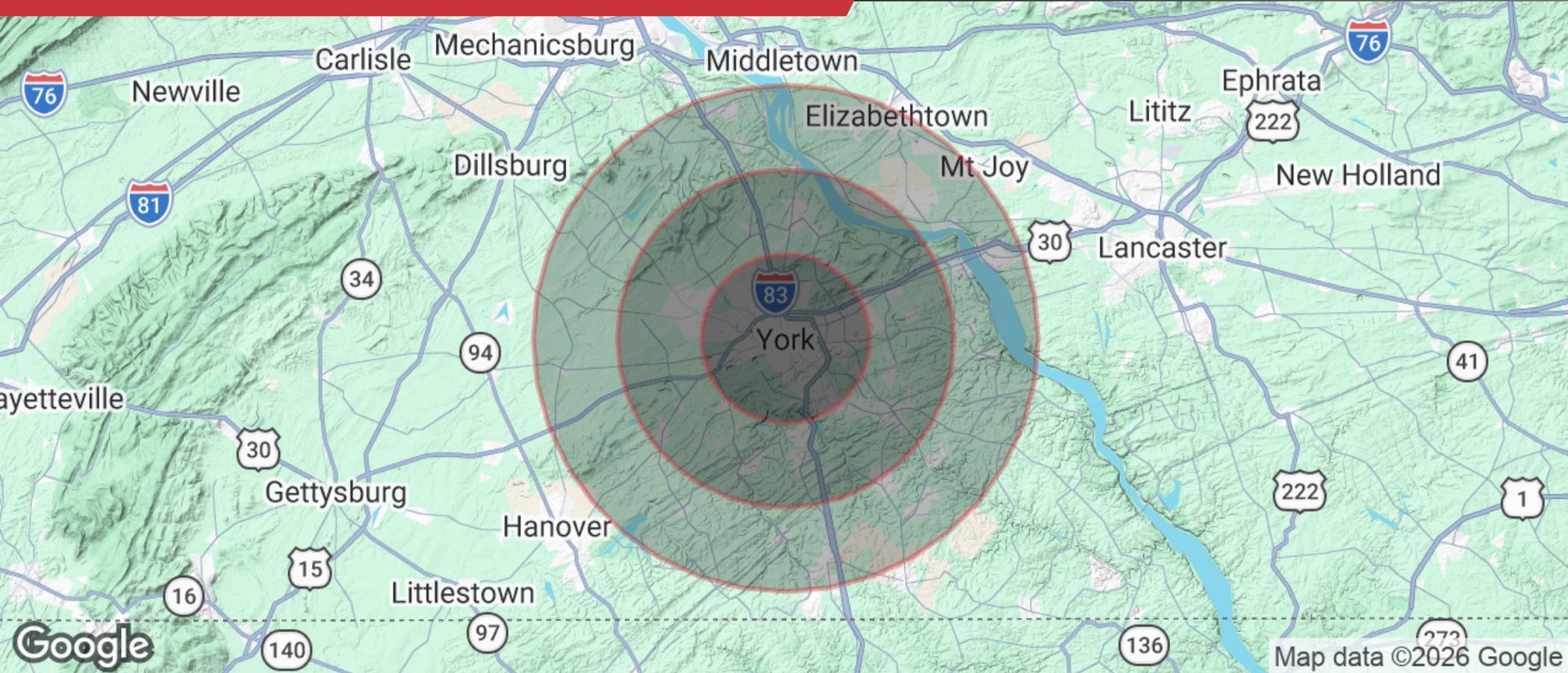
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# 2 E MARKET ST

## DEMOGRAPHICS

**FOR SALE**  
CONTACT AGENT



**POPULATION**

5 MILES	10 MILES	15 MILES
152,986	277,612	407,545

**HOUSEHOLDS**

5 MILES	10 MILES	15 MILES
60,020	109,027	160,463

**INCOME**

5 MILES	10 MILES	15 MILES
\$94,756	\$97,007	\$99,191

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