


INVESTMENT PROPERTY
FOR SALE

**267-269 EAST MARKET STREET
YORK, PA 17403**



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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267-269 EAST MARKET STREET

PROPERTY DETAILS

FOR SALE

\$1,200,000

OFFERING SUMMARY

Sale Price	\$1,200,000
Lot Size	0.11 Acres
Building Size	12,000 SF
Cap Rate	9.58%

PROPERTY SUMMARY

Address	267-269 East Market Street York, PA 17403
Municipality	York City - Second Ward
County	York County
Tax Parcel #	01-023-01-0011-00-00000
Year Built	1890
Year Last Renovated	2024

PROPERTY HIGHLIGHTS

- 100% leased, 12,000 SF mixed-use building
- NOI \$114,921.23, Proforma \$121,221.23
- One (1) leased commercial unit - leased, tenant open to signing an extension
- Four (4) 2-bedroom apartments on 2nd and 3rd floor of property
- Accessible parking available

PROPERTY DESCRIPTION

Fully-leased, multi-tenanted property available for sale in the City of York. Comprised of one (1) commercial space and four (4) 2-bedroom apartments, the building has been recently improved and sits on 0.11 acres.

LOCATION DESCRIPTION

This building is located within the Historic Arts District of the City of York. Surrounded by office, multi-family and retail properties, within close proximity to I-81 and I-83.



BUILDING INFORMATION

# of Floors	Three (3)
Restrooms	Six (6)
Roof	Rubber
Floor Type	Varies
Basement	Yes
Business ID Sign	Yes
Parking	Street, with spaces in separate lot for rent

UTILITIES & ZONING

Zoning	Central Business District
Water & Sewer	Public
Electric	200 Amp

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ADDITIONAL PHOTOS

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\$1,200,000



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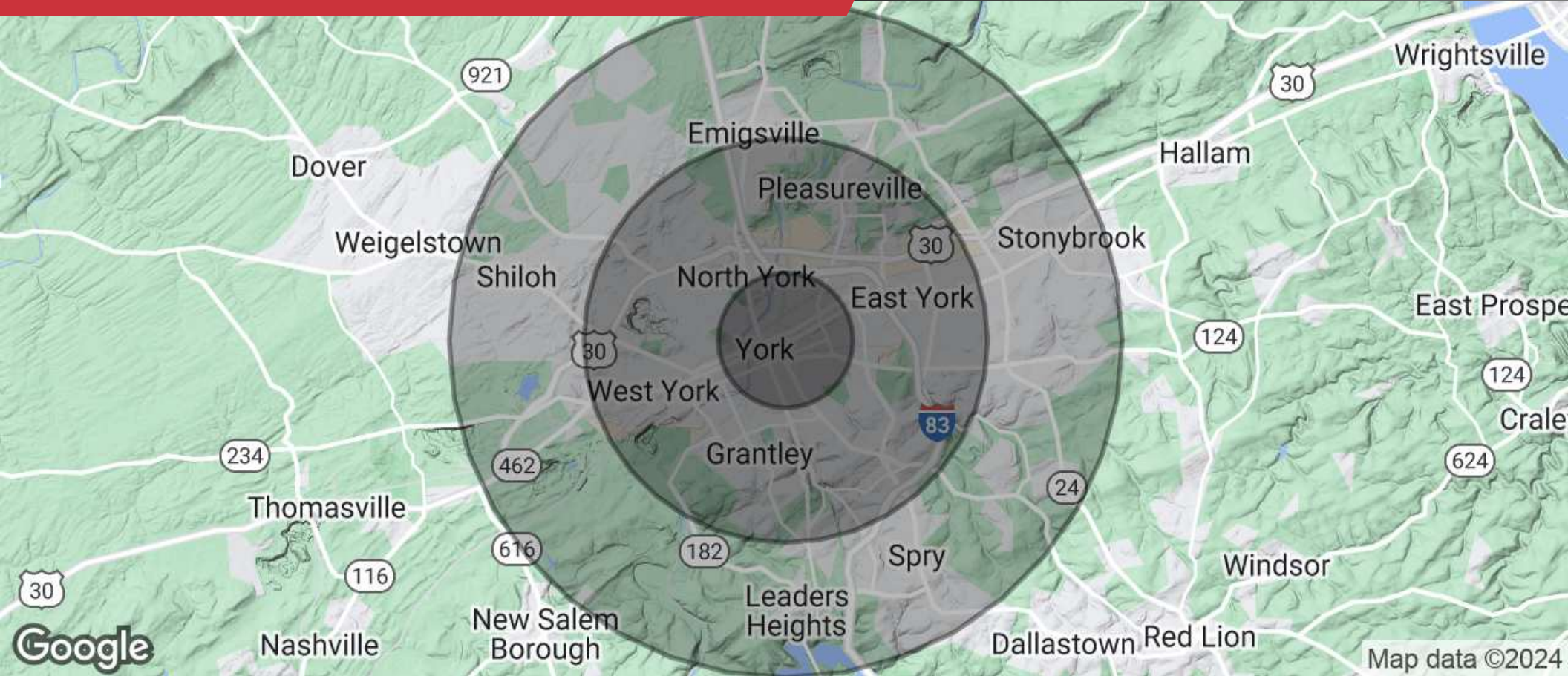


267-269 EAST MARKET STREET

DEMOGRAPHICS

FOR SALE

\$1,200,000



POPULATION

1 MILE	3 MILES	5 MILES
29,813	93,959	151,434



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
11,496	36,695	58,675



INCOME

1 MILE	3 MILES	5 MILES
\$56,416	\$79,935	\$93,306

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