

FOR SALE

1205 East Market Street



YORK, PA 17403

THREE STORY SPRINKLERED OFFICE BUILDING

MIX OF PRIVATE AND SHARED OFFICES

ON-SITE PARKING FOR 16 VEHICLES

GARAGE FOR ADDITIONAL PARKING OR STORAGE



BREE ROBINSON

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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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SALE INFORMATION

Sale Price:	\$720,000
County:	York
Municipality:	York City
Building Area:	7,806 SF
Acres:	0.485 Acres
Tax Account Number:	12-367-05-0001.00-00000

PROPERTY OVERVIEW

This well-maintained, fully sprinklered, three-story property offers professional finishes and lots of character. Reception area, mix of private and shared offices, multiple restrooms on each level, two kitchens, 1 large conference room, and garage storage space. Surface lot with 16 on-site spaces as well as street parking available in the front of the building. High visibility along East Market Street with great signage opportunity. Ideal for professional office use.

OFFERING SUMMARY

HVAC:	Central Air, Heat - Forced Air Unit	Total Taxes:	\$17,428
Sprinklers:	Wet System	Lighting:	Fluorescent
Parking:	Surface Lot with 16 Spaces plus Garage	Number of Floors:	3
Water:	Public	Flooring:	Hardwood, Carpet, Tile
Sewer:	Public		
Zoning:	UN1- Urban Mixed Residential Commercial District		
ADT:	up to 15,000		

ADDITIONAL COMMENTS

Well-positioned property that offers easy access to downtown York, Route 30, and 1-83.



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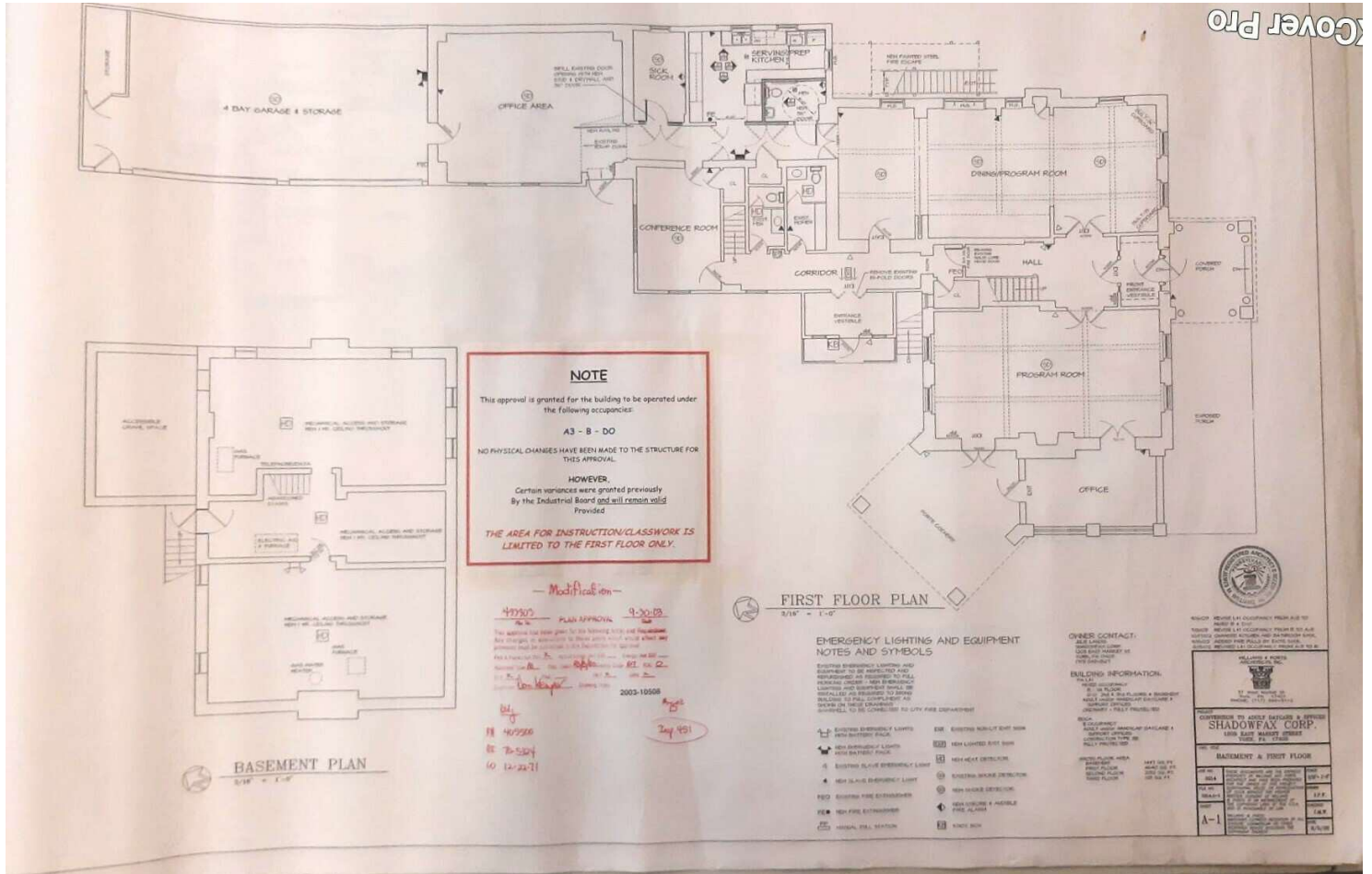
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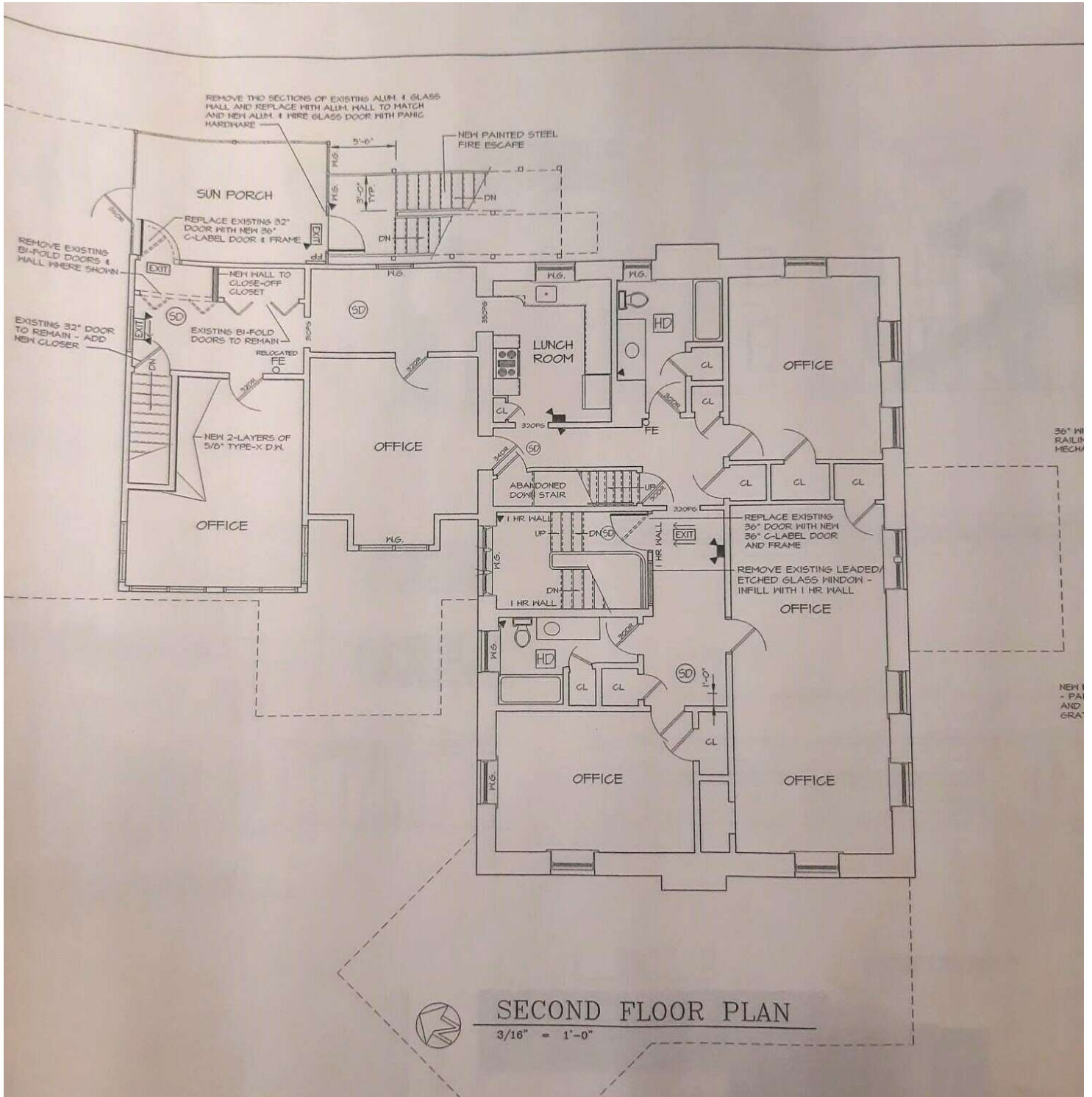
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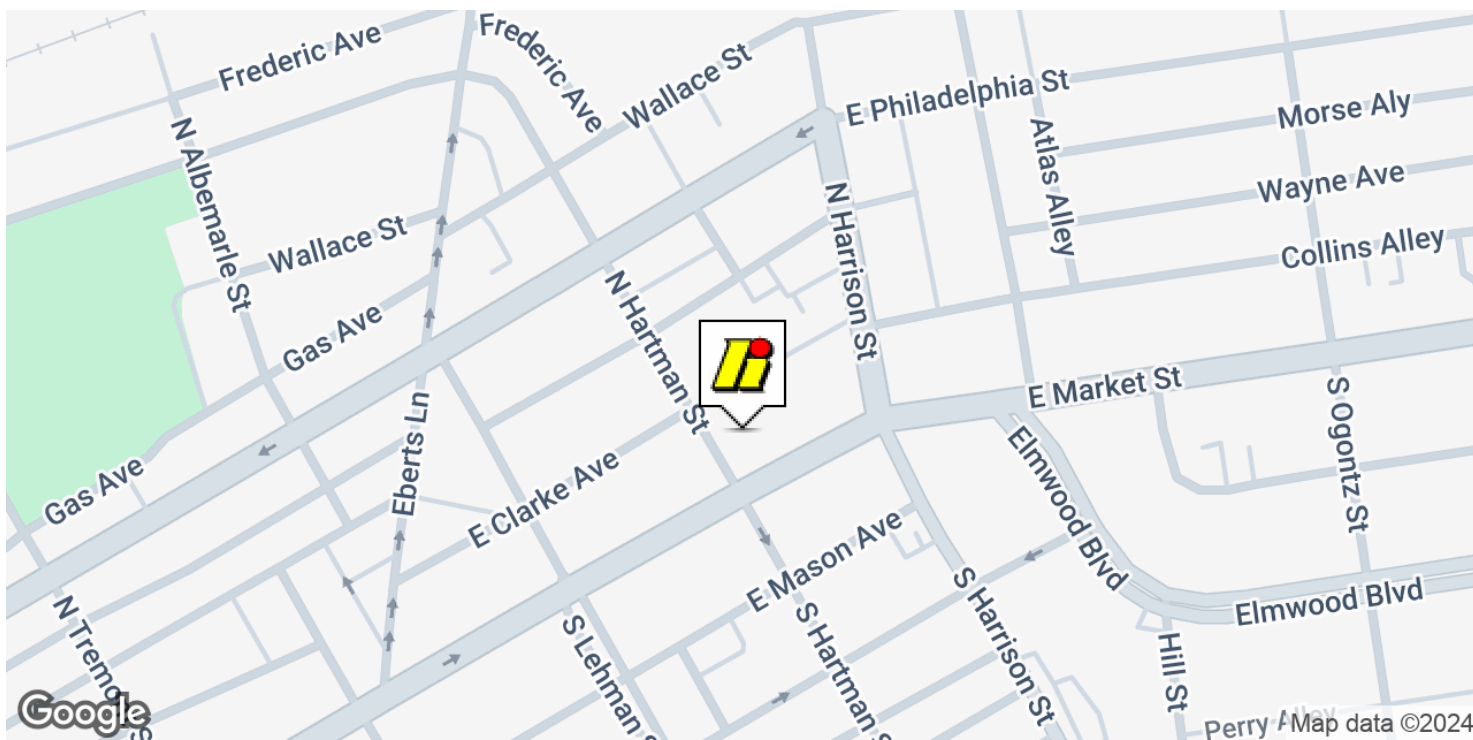
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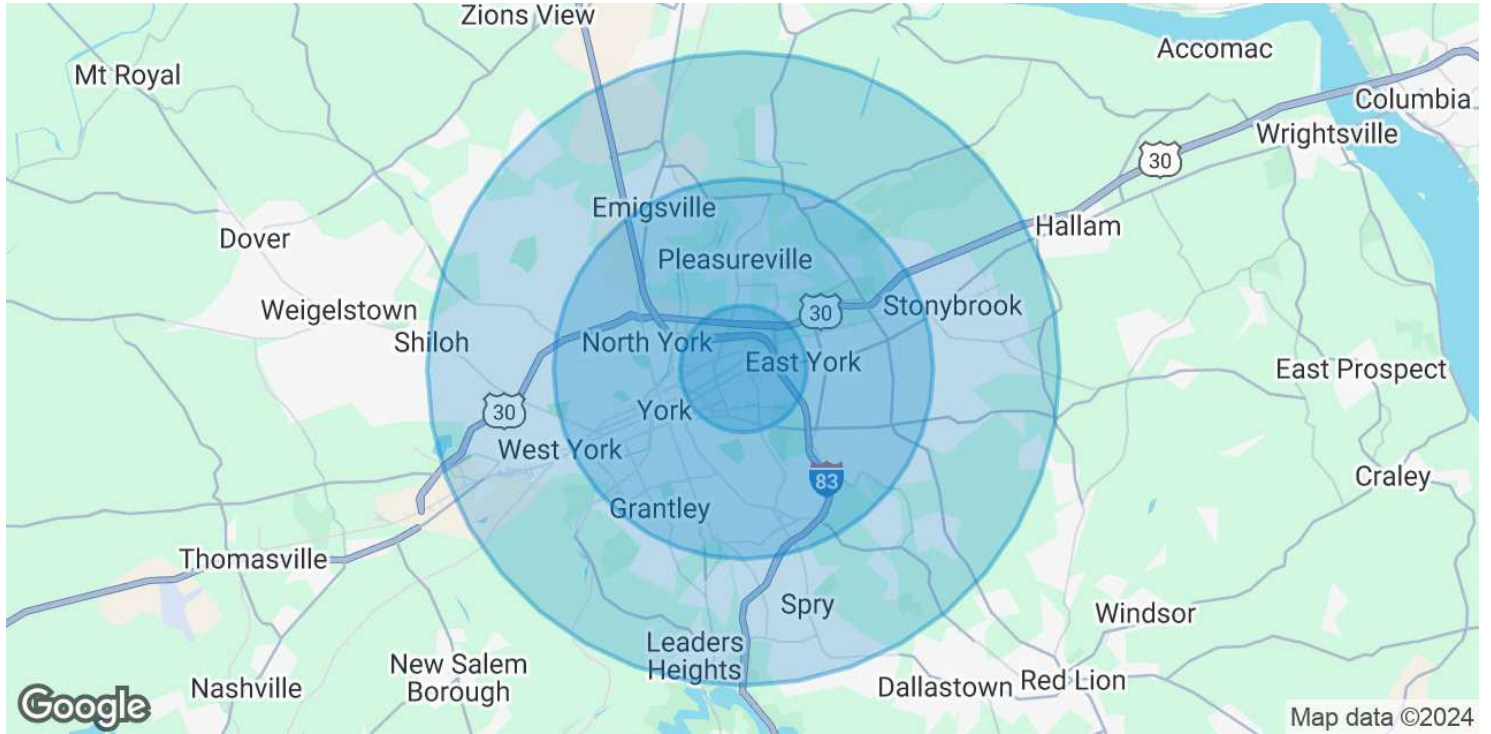
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,730	95,573	148,325
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,778	36,715	57,364
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$65,571	\$79,875	\$92,228
Average House Value	\$146,975	\$200,104	\$235,047

Demographics data derived from AlphaMap

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
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