

PROPERTY INFORMATION

**1989 Lancaster Pike
Peach Bottom, PA 17653**

TOWNSHIP: Fulton

SCHOOL DISTRICT: Solanco

SALE PRICE: \$3,100,000

LOT SIZE: 4.16 acres

ZONING: Commercial & Residential

PARCEL#: 280-82212-0-0000 / 280-60278-0-0000 / 280-77583-0-000

UTILITIES: One-site water & sewer

AVERAGE DAILY TRAFFICE COUNT: 17,600

TOTAL TAX ASSESSMENT: \$875,100

TOTAL TAXES: \$13,051

DEMOGRAPHICS: 5 Mile

Population: 3,849

Average Household Income: \$68,100

MAIN BUILDING INFORMATION/PARCEL 1:

Total sq. ft: 25,000 +/- manufacturing
Type of Construction: Block & Metal
Construction Date: 1989
Ceiling: 20' (open space)
HVAC: Forced Air
Electric: 720 & 480 amps, 3-phase
Water: well
Sewer: septic
Total Acres/Parcel 1: 1.90
Tax Account: 280-82212-0-0000
Doors: Eight grade level doors from 12' x 14' to 30' x 20'
Assessment: \$672,800
County Tax: \$1,958
Municipality Tax: \$141
School Tax: \$7,937
Total Tax: \$10,037

HOME INFORMATION/PARCEL 2:

Total sq. ft: 2,500 +/-
Type of Construction: Wood & Aluminum/Vinyl Siding
Construction Date: 1716 & 1920
HVAC: varies
Water: well
Sewer: septic
Total Acres/Parcel 2: .66
Tax Account: 280-60278-0-0000
Parking: on-site
Assessment: \$130,100
County Tax: \$378
Municipality Tax: \$27
School Tax: \$1,534
Total Taxes: \$1,940

ADDITIONAL LAND/PARCEL 3:

Total Acres/Parcel 3: 1.60
Tax Account: 280-77583-0-0000
Assessment: \$72,200
County Tax: \$210
Municipality Tax: \$15
School Tax: \$851
Total Taxes: \$1,077