

For Lease

717.293.4477



123 NORTH PRINCE STREET  
LANCASTER PA 17603

Ruth M. Devenney, CCIM, SIOR  
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- Property Information Sheet
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Floor Plan



## ► Office Building



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*123 North Prince Street  
Lancaster, PA 17603*

**Total Square Feet:**

3,630 square feet and 3 parking spaces plus 1 garage space

**Lease Rate:**

\$3,200 per month plus taxes (if assessed)  
snow/ice removal, lawn and shrubbery care,  
janitorial, telephone and data

**Description:**

Lease is for exclusive use of two rooms on first floor, two rooms on second floor, and third floor. Shared areas are restrooms and kitchen. Owner retains use of second floor above kitchen and lower level.

### **Property Information**

Total Square Feet Available	3,630 square feet (effective use of 2,200 SF)
Type of Construction	Masonry over wood frame
Condition	Excellent
Year Constructed	1787
Floor Type	Wood
Number of Floors	Two (2)
Ceiling Height	9 feet
Ceiling Type	Plaster
HVAC	Four heat pumps (one per floor)

Restrooms	Lower level, second floor and third floor
Wall Finishes	Yes
Lighting	Recessed
Electric	Two 200 amp service and a 100 amp service
Water	Public
Sewer	Public
Parking	Three exterior spaces and one interior space included
Tax Account Number	331-27245-0-0000
Zoning	Central Business 1
Topography	Flat

**Geographic Information**

Municipality	City of Lancaster
County	Lancaster County
Location	Downtown Lancaster
Acres	.19 acre
Tax Information	Currently not paying taxes due to 501 C-3 status. Taxes may be charged if building is leased to a taxable entity

Assessed Value	\$407,000
2020 Real Estate Taxes	County: \$1,184.78 Municipality: \$4,761.90 <u>School: \$8,902.47</u> Total: \$14,849.15

*Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

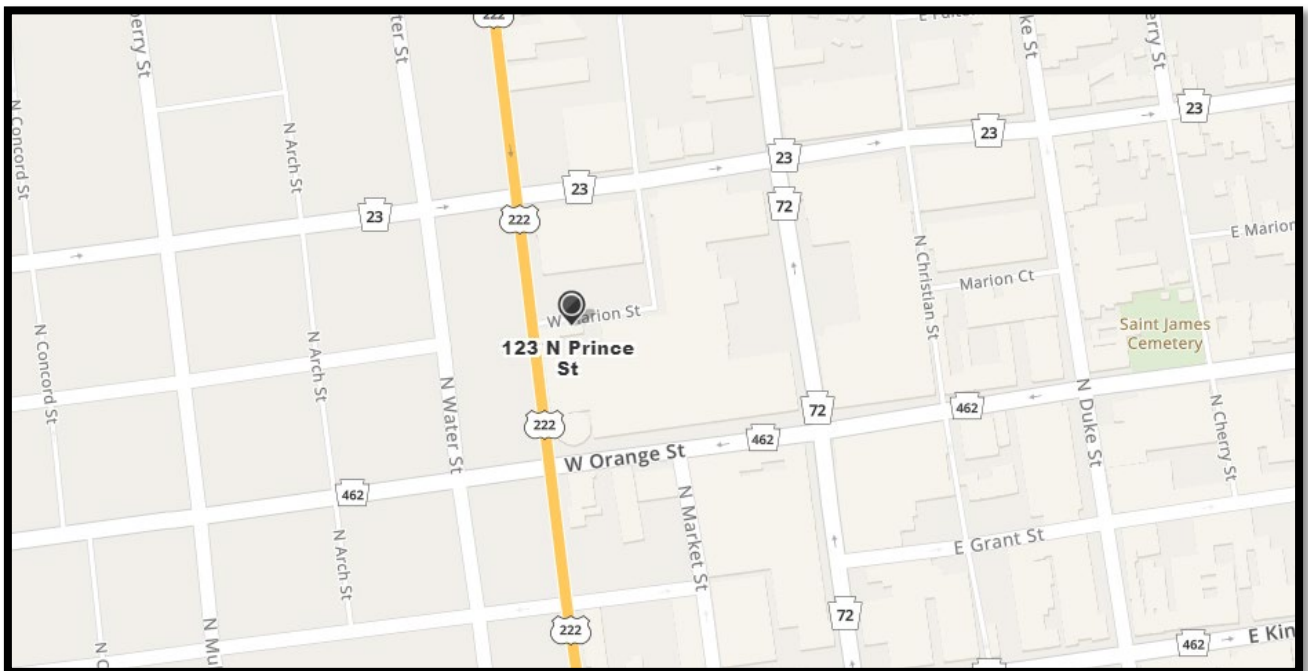
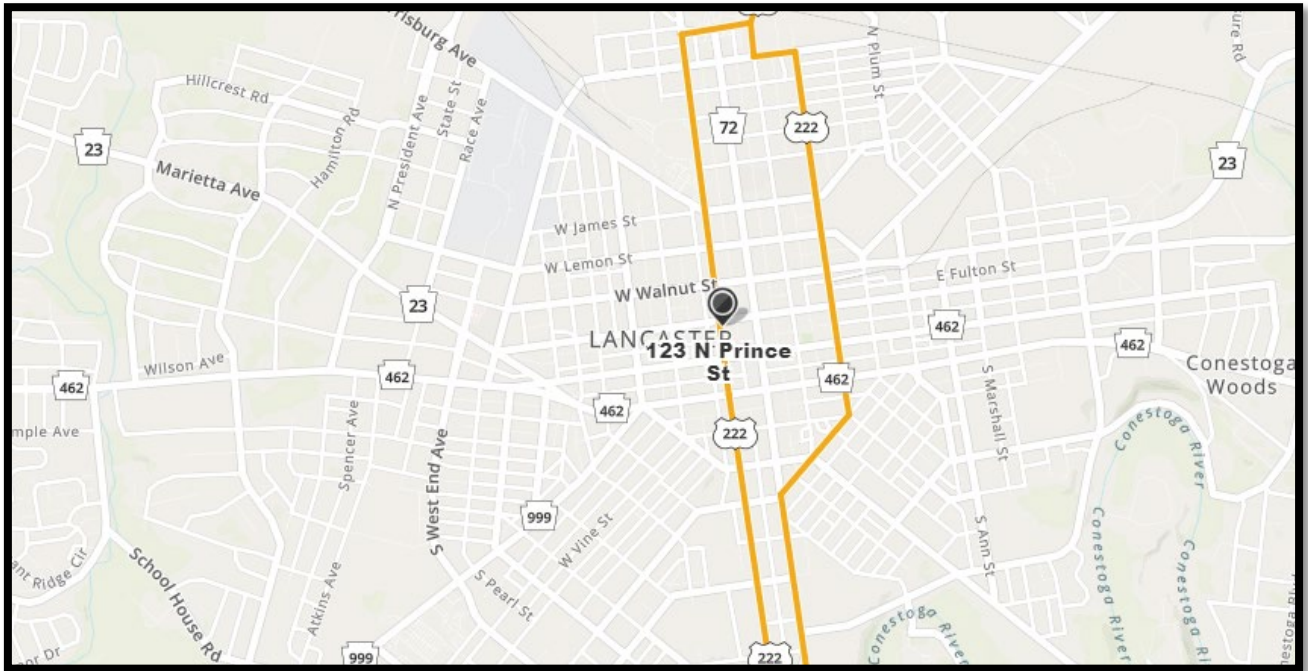


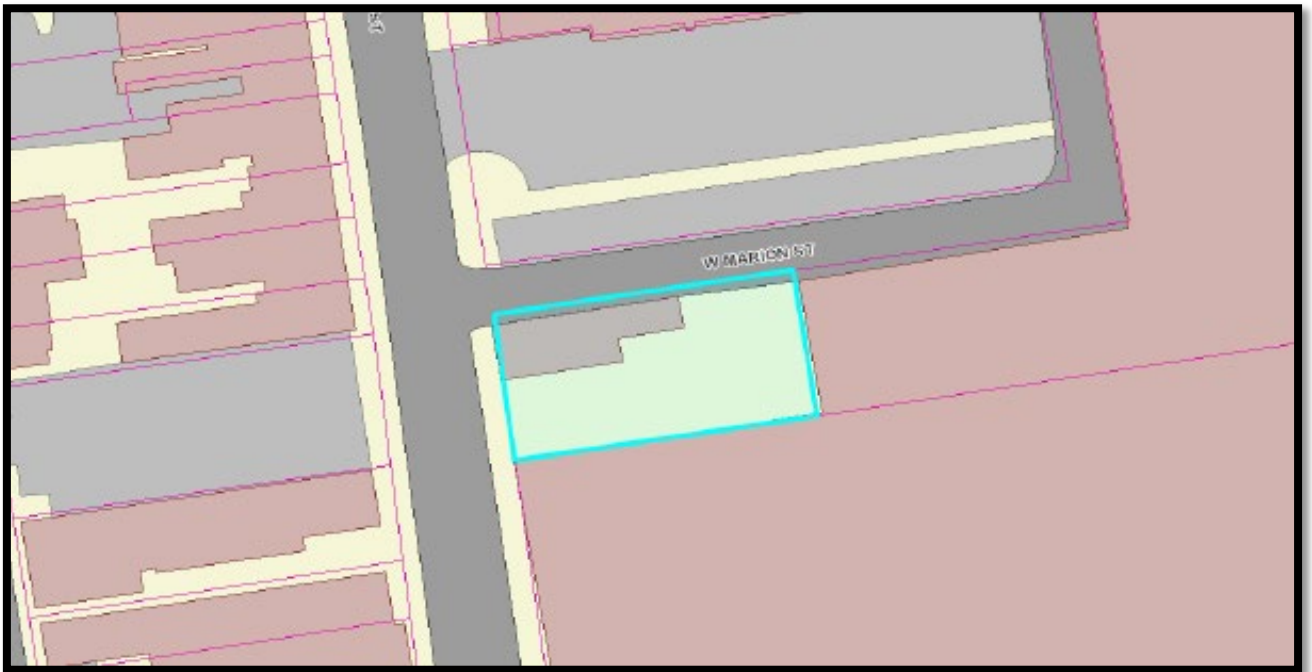


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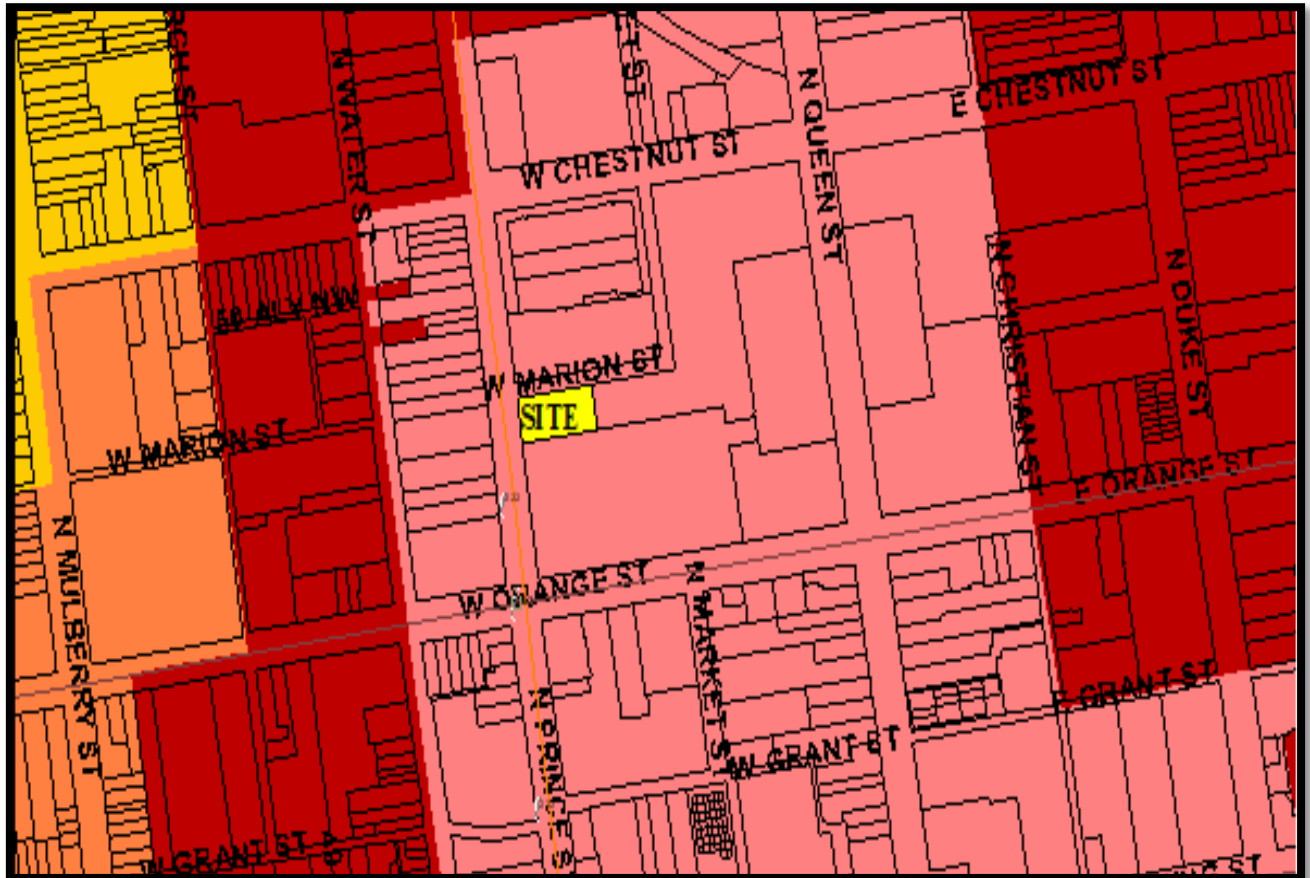




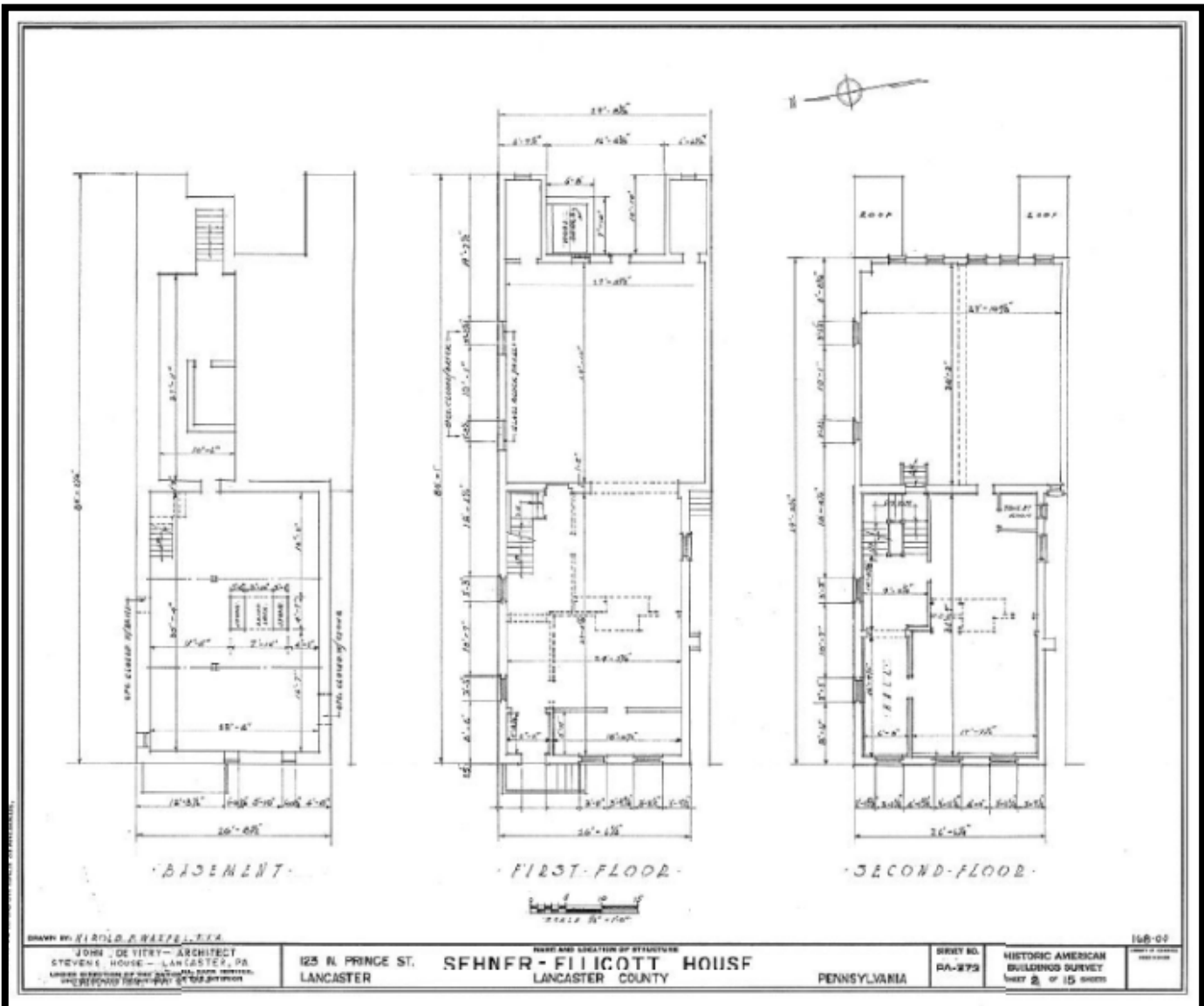








Central Business Core Zoning (CB1)





An Affiliate of High Real Estate Group LLC  
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