

For Sale/Lease

717.697.2422



925 WILLOW STREET
LEBANON, PA 17046

***i*HIGH ASSOCIATES** LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Annette Cassel Means
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For Sale/Lease

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► *Stunning Brownstone Church*



Annette Cassel Means
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*925 Willow Street
Lebanon, PA 17046*

Available Square Feet:

17,500 +/-

Sale or Lease Price:

Negotiable

Description:

Stunning brownstone church in very good condition located in the center of the City of Lebanon.

BUILDING INFORMATION

Total building square feet	17,500 +/-
Construction	Brownstone masonry
Condition	Very good.
Year constructed	1854
Floor type	Wood covered w/carpet
Elevator	Yes, small fully operational
Number of floors	Two floors
Ceiling height	8' to 20'+
Sprinklers	No
Heating	Gas heat
Air conditioning	AC in community room only

For Sale Lease

925 Willow Street
Lebanon, PA 17045

Roof	Slate and metal
Ceiling type	Plaster
Wall finishes	Painted plaster
Floor finishes	Wood and carpet
Lighting	Incandescent and fluorescent
Security system	None

UTILITIES

Water	Public – \$20 per month
Sewer	Public – \$20 per month
Gas	UGI – \$525-\$530 per month
Electric	Met Ed – \$150 per month
Internet available	Comcast & Verizon

LAND INFORMATION

Zoning	OI Office Industrial also in Historic Overlay District
Acres	.20
Tax map parcel number	03-2337148-369730-0000
Deed reference	02279-4492
Topography	Flat
Frontage	60' +/-
Parking	Public lot two blocks away & on street parking
Restrictions	Continue as a house of worship
Date available	Immediately
Signage	Per Zoning

For Lease

925 Willow Street
Lebanon, PA 17045

GEOGRAPHICAL INFORMATION

Municipality	City of Lebanon
County	Lebanon County
Location	Located on Willow Street between 9 th & 10 th Streets
Local amenities	Located in downtown Lebanon which has unique shops and restaurants and an historic farmers market
Distance to highway access	500' to Route 422

TRAFFIC COUNT

9,047 AADT One Way @ Rte. 422 or Cumberland Street

7,420 AADT One Way @ Rte. 72 or 10th Street

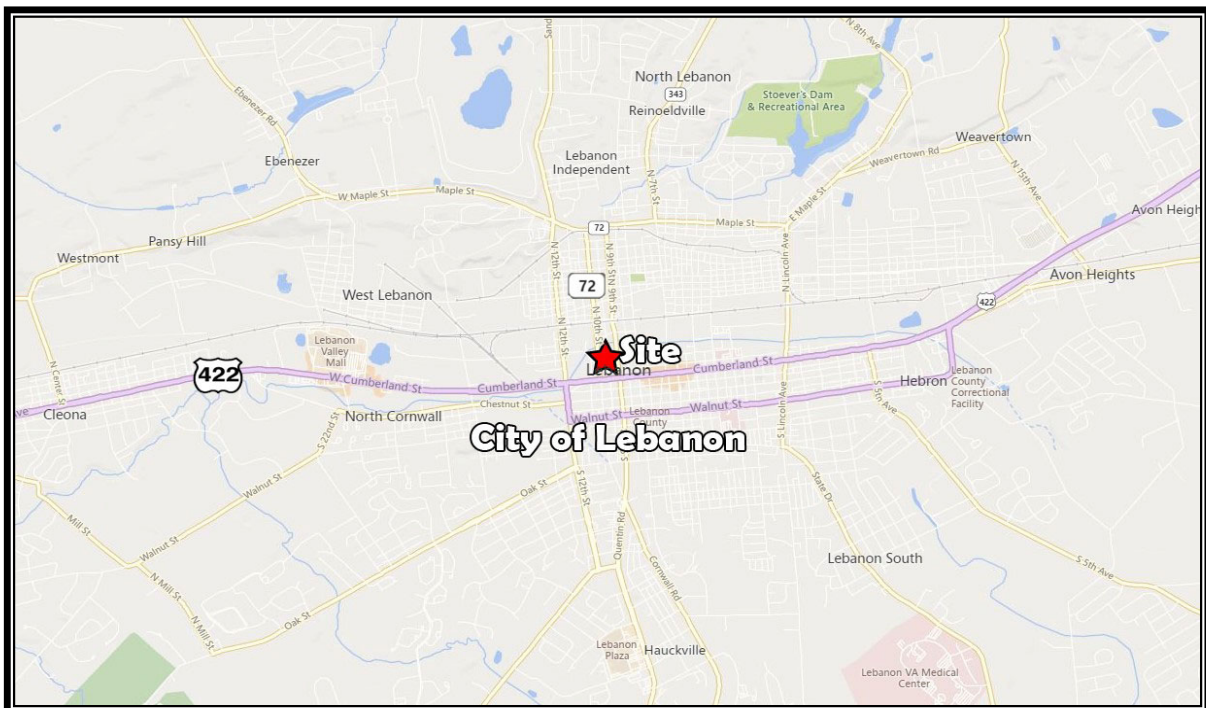
2,197 AADT Dir Both @ Willow Street

DEMOGRAPHICS

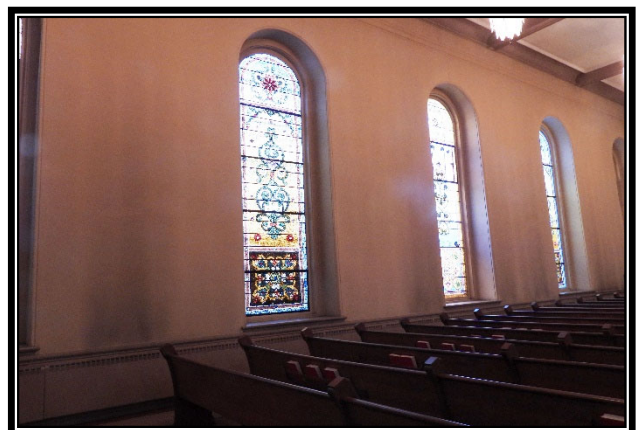
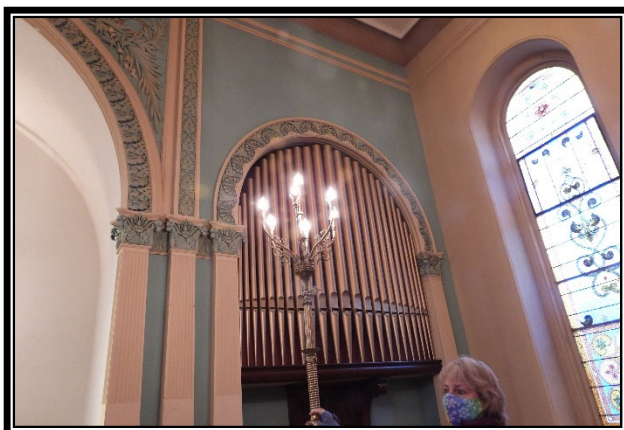
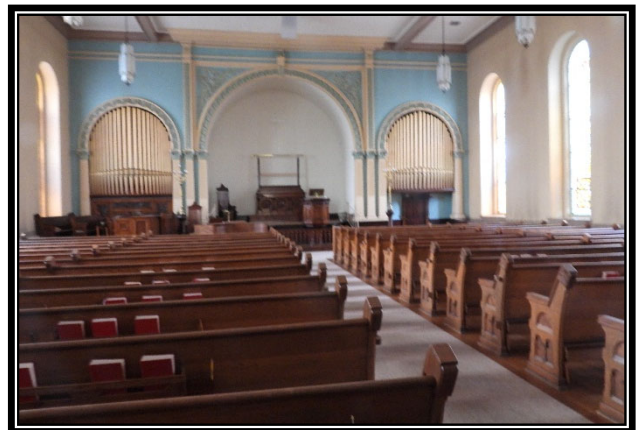
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	23,358	56,017	74,868
Households	9,275	21,997	29,205
Avg. HH Income	\$48,390	\$64,121	\$69,333

Location Maps

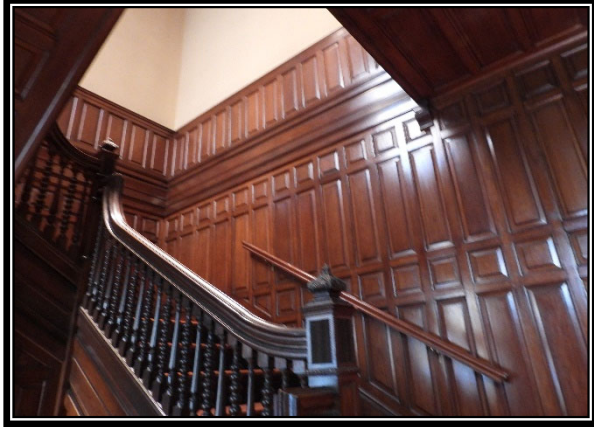
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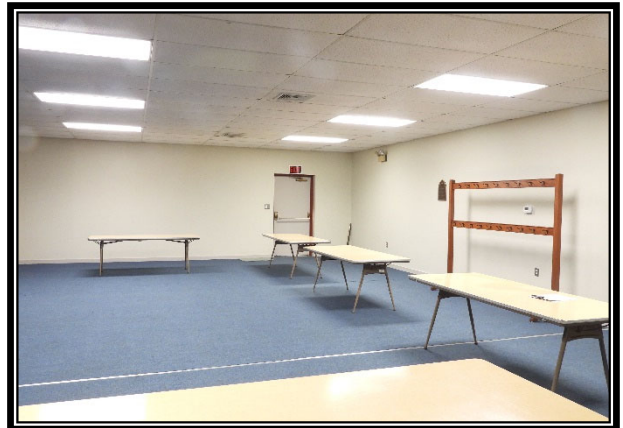
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1 03-2337148-369730-0000
TYPE: CX-Commercial - Exempt

Situs:
925 WILLOW ST

PENN CENTRAL CONFERENCE OF THE
UNITED CHURCH OF CHRIST
900 S ARLINGTON AVE STE 227A
HARRISBURG PA 17109-5037
Old Map #: 03-566A.-119.-0000

PROPERTY RECORD CARD: LEBANON COUNTY
(Page 2) As Of 02/26/2021 12:25:37
Neighborhood: 301 - 72 Corridor, Ward 3
Zoning.....: -
Township.....: 03 - LEBANON CITY, WARD 3

#.Sct	BUILDING Use	Floor V	#Sty	SECTION Dimensions	Sqft	Basemnt %	Heat	Floors Interior	Exter.	Class Grade	Eff Age
01.01	Church	10	B 2		10764	NONE	OIL	CARPET PLASTER	STONE	C B	1859
01.01	Church	20	3 1		5382	NONE	OIL	WOOD PLASTER	STONE	C B	1859
01.02	Church	10	1 1		1344	NONE	OIL	CARPET PLASTER	BRICK	C B	1985

***** PLOT PLAN *****
No Plot Plan Entered

***** LAND INFORMATION *****			
LOT SIZE:	66 actual	frontage	
Frontage:	66 x 132	Lot: Interior	
x depth:	x	FF?:	
:	x	Adj:	
TYPE	SQFT/ACRES	RATE	VALUE
Lot SF	8712	2.50	21780
B.Site			
Srpl#1			
Srpl#2			
=====	=====	=====	=====
TOTAL	.20		21800

====Road Frontage=====

TYPE OF HOUSING	UNITS	T = Tenant L = Landlord
Efficiency		Heat:
1 Bedroom		Elect:
2 Bedroom		Water:
3 Bedroom		Sewer:
Other		Garbg:
		Taxes:
		Insur:
Single Bed		Int Rep:
Double Bed		Ext Rep:
Other		
=====	=====	=====
TOTALS		

* BUILDINGS SUMMARY **	
TYPE	SQ.FT.
Church	17490
=====	=====
TOTALS	17490

03-2337148-369730-0000

SPEC ID: CTL: 38003131
TIEBACK:
School: 4 Nbhd: 301
Part Interest of

PROPERTY TYPE..... CX (620)
CHURCH

PENN CENTRAL CONFERENCE OF THE

UNITED CHURCH OF CHRIST
900 S ARLINGTON AVE STE 227A
HARRISBURG PA 17109-5037

Location

PROPERTY RECORD CARD: LEBANON COUNTY

Fair Market
Land: 21800 Commercial/Industrial
Bldg: 634100 (cprc)
Total: 655900
Assessed: 655900 As of: 02/26/21 12:25:37

Lead Card Bldg Value. 634095
Other Res. (#) ..
Other Com. (#) ..

TOTAL BLDG APPRAISAL. 634100
Bldg Adjustments.....
=====

TAXABLE BLDG VALUE... 634100

Primary Site Value... 21780
Surplus Land..... 0

TOTAL LAND APPRAISAL. 21800
Land Adjustments.....
=====

TAXABLE LAND VALUE... 21800

INITIAL APPRAISAL.... 655900
Bldg Adjustments.....
Land Adjustments.....
=====

TAXABLE ASSESSMENT... 655900

ASSESSED VALUE HISTORY

DATE	FM LAND	FM BLDG	FM TOTAL	-- ST	CG LAND	CG BLDG	CG TOTAL
07/13/2018	21800	634100	655900				
10/20/2017	9500	40000	49500				
10/06/2017	9500	94600	104100				
11/17/2012	22600	81500	104100				

Grantee (Buyer)
(Most Recent Purchase - Code: 4 Multiple: Y)
PENN CENTRAL CONFERENCE OF THE UNIT 02279-4492 07/23/2020 1
ST JOHNS REFORMED CHURCH 0000P-00078 04/02/1861 2200
UHLER, CHRISTOPHER EST
SHIRK, WILLIAM

General Remarks -----

07/28/20 TRANSFER - MULTI PARCEL
01/29/19 MAILING ADDR CHG PER TAX CLAIM
01/25/19 COR LTR S2018-30
06/20/18 PARSONAGE SOLD/CHURCH ONLY ASSMT
06/15/18 PARSONAGE SOLD TO NEW PARCEL (2250-1884)
09/27/17 CORRECTED ACREAGE ALLOCATION
04/28/10 ADDRESS CHANGE PER LEB COUNTY TREASURER
01/03/05 PARENT/CHILD RELATIONSHIP-566A-120, GIS
12/27/04 ADDED LAND FROM 566A-120 FOR GIS CONVERS
12/06/03 7 FIXTURES, AVERAGE LIGHTING

Parcel Number: 03-2337148-369730-0000 Location:

Routing Number: 03-566

Property Type: CX

Land Use: 620

Neighborhood: 301 Description: CHURCH

Sketch 01	Section	Sqft	Story	Count	Sketch	Section	Sqft	Story	Count
	1	5382	3	3.000		1			
	2	1344	1	1.000		2			
	3					3			
	4					4			
	5					5			
	6					6			
	7					7			
	8					8			
	9					9			
	Total	17490				Total			



717.697.2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

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