

For Sale

717.293.4477



222 WILLOW VALLEY LAKES DRIVE
SUITE 400 & 500
WILLOW STREET, PA 17584



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► Medical Office Condominium



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222 Willow Valley Lakes Drive
Suites 400 & 500
Willow Street, PA 17584

Available Square Feet:
5,798 square feet

Sale Price:
\$115,960

Description:
Well located office condominium near
Willow Valley Retirement Community.

PROPERTY INFORMATION

Total Square Feet Available	5,798 square feet
Year Constructed	1988
Floor Type	Concrete with wall to wall carpet
Construction	Masonry and brick with wood frame
Number of Floors	Two floors/lower level
Ceiling	9 +/- feet
Ceiling Type	Acoustical drop
Security	Centralized security
Heating	Electric heat pump in suites, gas forced in common area
Air Conditioning	Centralized cooling tower with separate zoning throughout building
Roof	Asphalt shingle
Wall Finishes	Painted and vinyl wall coverings
Lighting	Fluorescent

Electric	200 amp service
Water	Public (electric hot water)
Sewer	Public
Gas	Service to building
Parking	170 +/- parking spaces
Zoning	Office Technical Residential (OTR)
Topography	Level
Tax Account #	320-86629-1-0004 & 0005
Deed Reference	2308-0125
Condominium Plat Plan	J-165-150
Road Access	Willow Street Pike (Rt. 222) to Willow Valley Lakes Drive
Restrictions	All non-medical uses require approval by the Willow Lakes Medical Center Condominium Association
Condominium Fee (2019)	\$8.54/SF, or \$4,126 per month Includes ground lease, property insurance, common area maintenance (CAM) interior and exterior, snow removal, trash, water, sewer and property management
County	Lancaster County
Municipality	West Lampeter Township
Location	Adjacent to Willow Valley Retirement Community
Acres	.31 acres
Assessment	Unit 400: \$141,100 Unit 500: <u>\$568,000</u> Total: \$709,100

<u>Real Estate Taxes (2019)</u>	<u>Unit 400</u>	<u>Unit 500</u>	<u>Total</u>
Municipal	\$ 136.71	\$ 550.41	\$ 687.12
County	\$ 410.74	\$ 1,653.74	\$ 2,064.48
School *	<u>\$2,348.47</u>	<u>\$ 9,453.79</u>	<u>\$14,553.86</u> , or \$2.51/SF
Total	\$2,895.92	\$11,657.94	\$14,553.86

* 2019 school taxes have not been received as of March 2019. Estimate shown is based on 2018 millage (16.644) for West Lampeter Township

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.

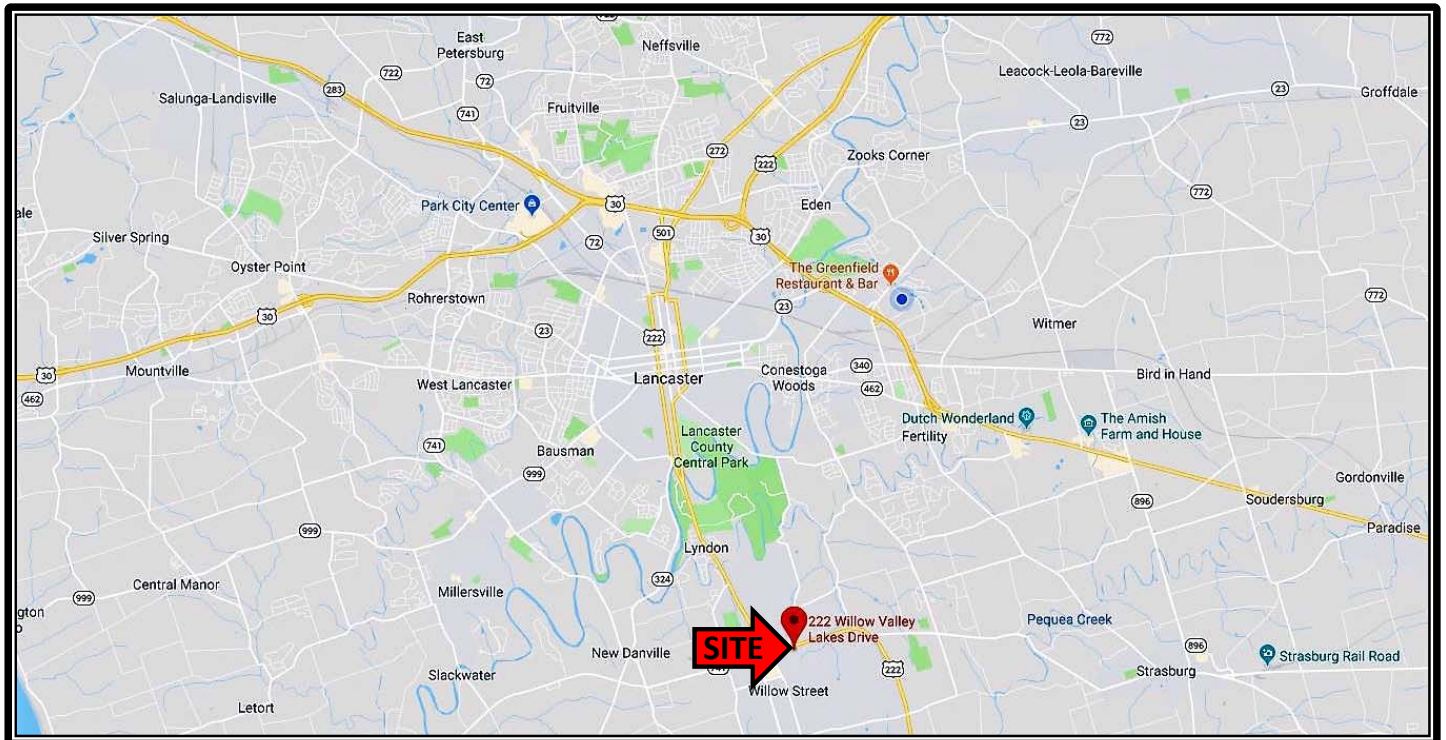
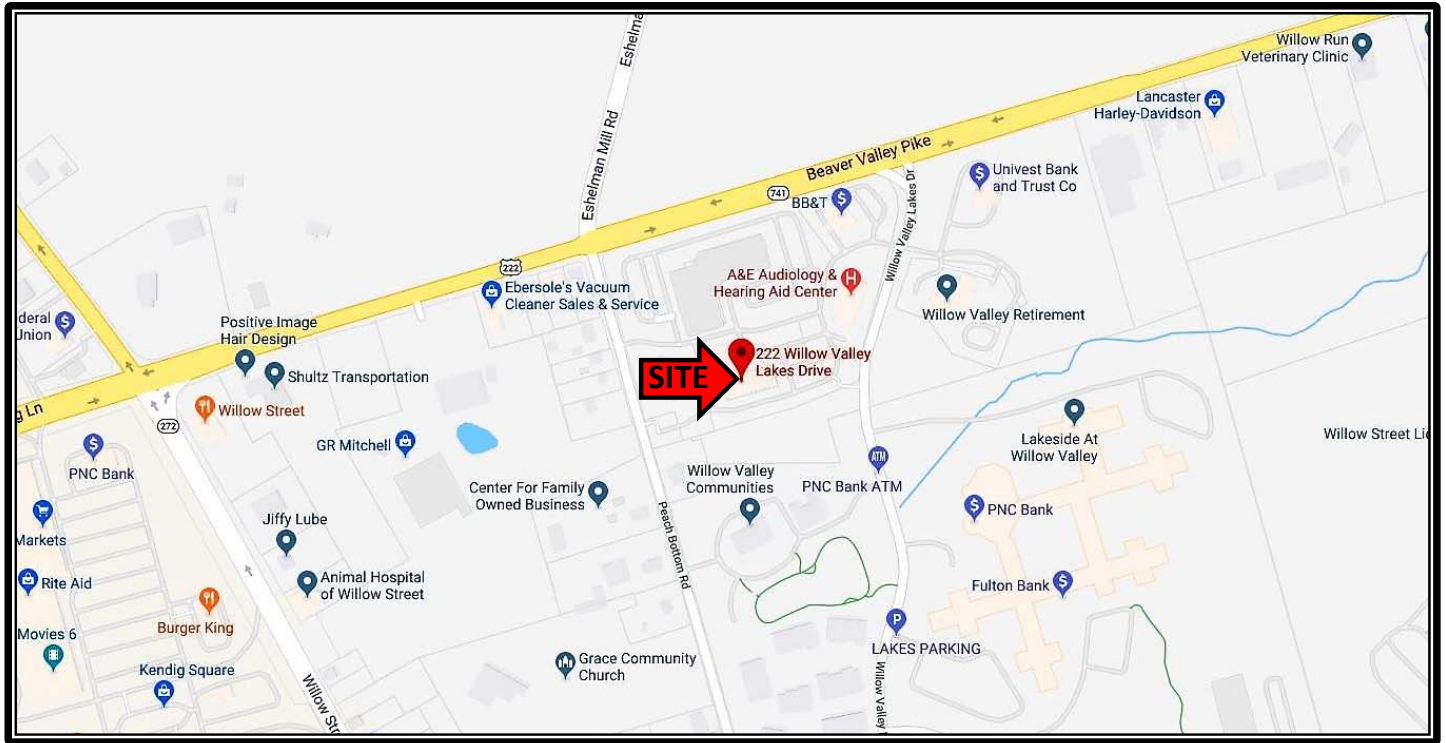
Unit Number	Square Footage	Percentage*	Votes
100	530.26	2.63%	2.63
200	2,600.00	12.90%	12.90
300	1,645.00	8.16%	8.16
400	749.00	3.72%	3.72
500	5,049.46	25.05%	25.05
1100	490.55	2.43%	2.43
1200	1,243.00	6.17%	6.17
1400	1,121.09	5.56%	5.56
1500	365.24	1.81%	1.81
1600	1,041.12	5.17%	5.17
1700	954.73	4.74%	4.74
1800	614.90	3.05%	3.05
1900	3,753.49	18.62%	18.62
Total	20,157.84	100.0%	100.00

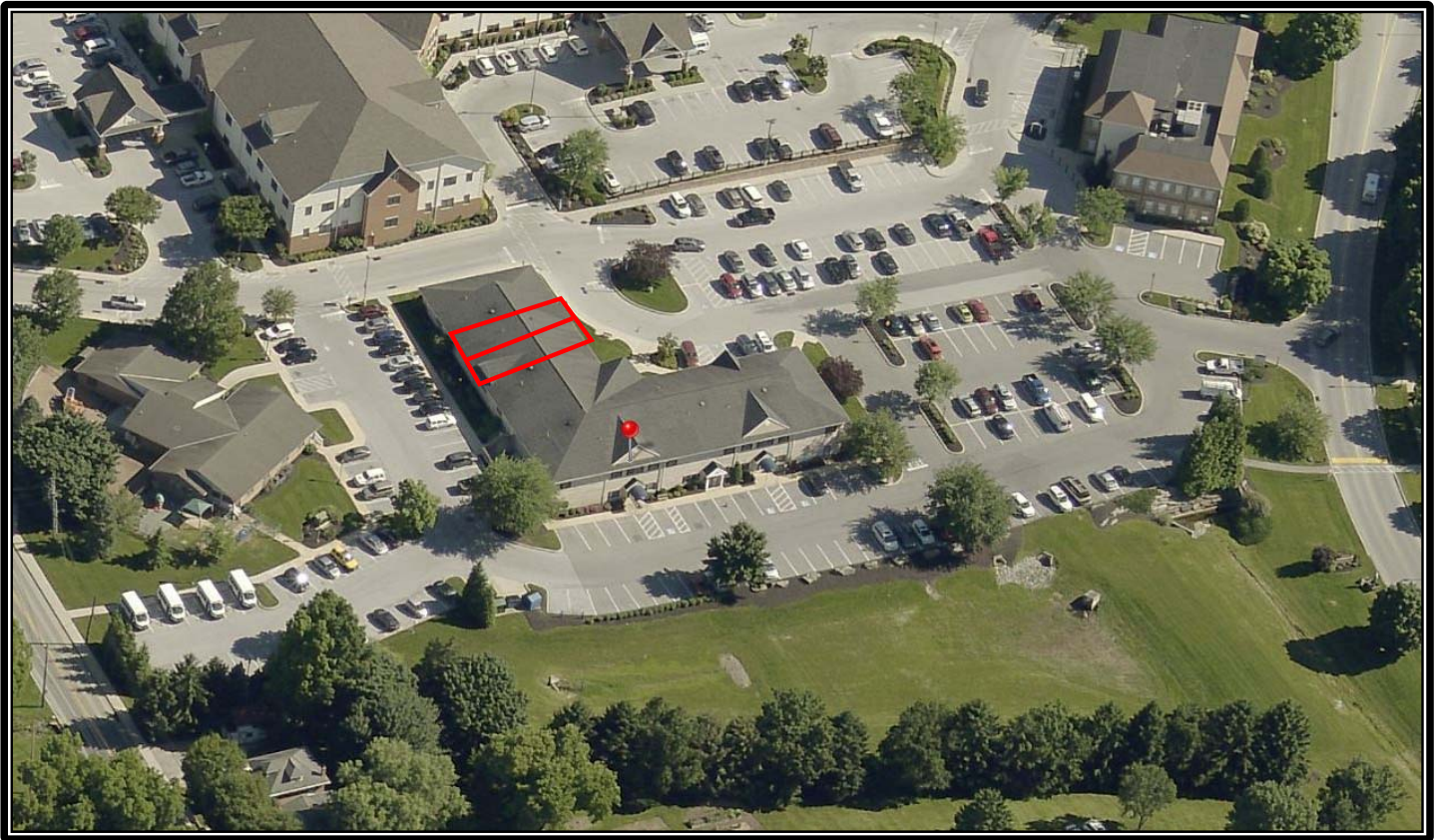
* Common Interest, Common Expense Liability, Rental and Other
Lease Expense Liability

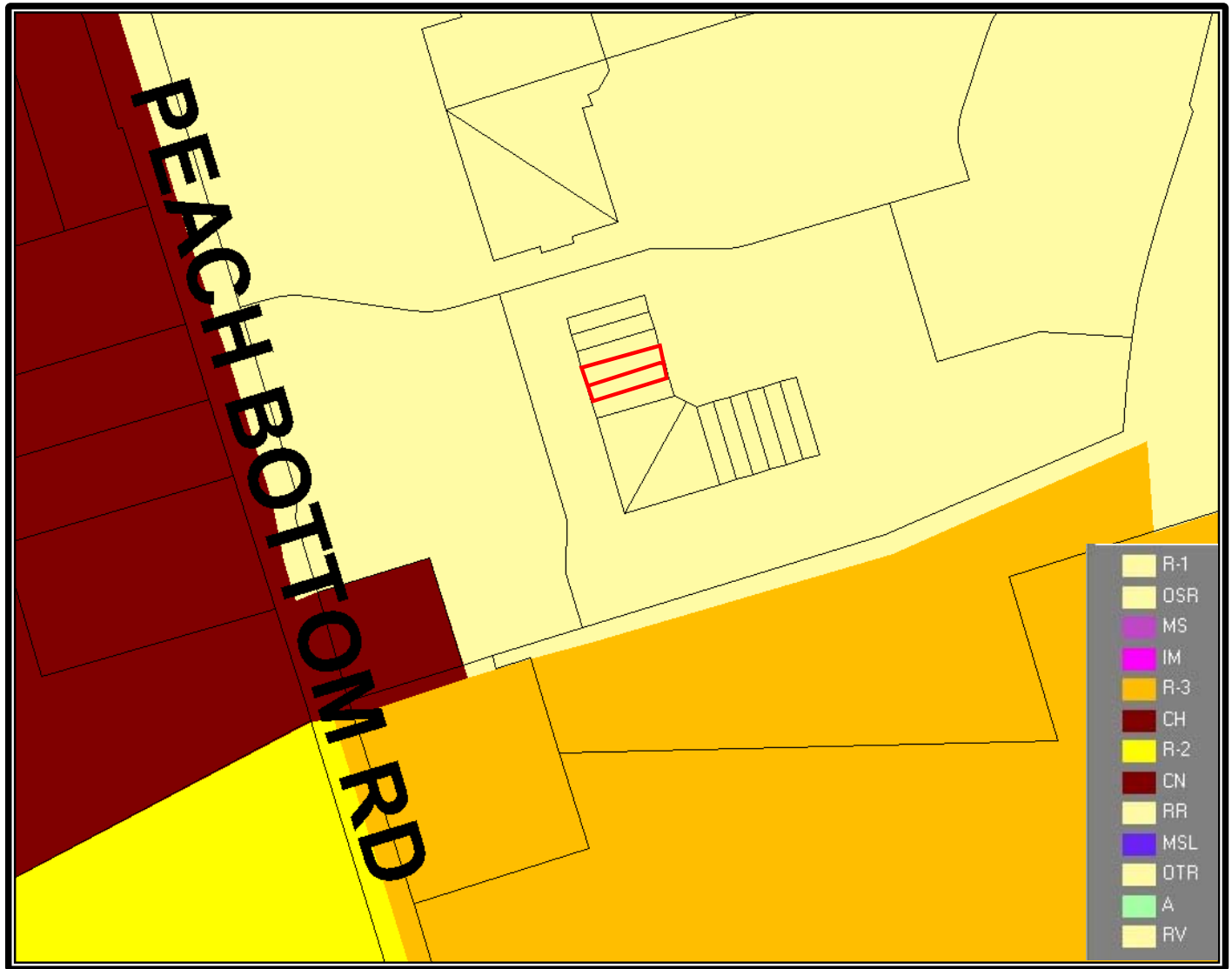


Location Map

222 Willow Valley Lakes Drive
Willow Street, PA 17584







Office Technical Residential (OTR)



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