

# FOR SALE

MANHEIM TOWNSHIP  
OFFICE BUILDING

1681  
CROWN AVENUE



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## Fully Leased Office Building For Sale in Manheim Township, PA

FOR SALE at \$1,300,000

Highly visible, central location with quick access to  
Rt. 30, 222, 283, City of Lancaster, and nearby pikes

- 15,304 SF office space on 3 floors
- Elevator to all levels
- Currently occupied by 6 tenants
- Zoned B2; with D-R Retrofit Overlay
- Private parking lot with 66 spaces
- Multiple entrances to building
- Well maintained
- Ideal for investor

Great opportunity to acquire a fully leased building with tremendous upside potential. The rents are a bit on the low side, allowing room for income growth. Many of the tenants have been here for years. Building has been well maintained. Some cosmetic and décor updates may be desirable but overall the property is turnkey. Zoning permits a variety of uses for any future long-term redevelopment. Rarely do properties like this come on the market these days and they don't last long, so act fast!

*Due to tenant occupancy, we require one full business day minimum notice for all showings. Showing hours 8:30 am to 4:30 pm, weekdays only.*

For more information or to  
schedule a showing, call:

**717-399-9361**

or contact direct:

**Karen Geisenberger**

**717-371-1002**

**Christine Sable, CCIM**

**717-475-1022**

245 Butler Avenue, Suite 220  
Lancaster, PA 17601



Marketing information herein is deemed reliable but not  
guaranteed. Please verify facts before purchase.