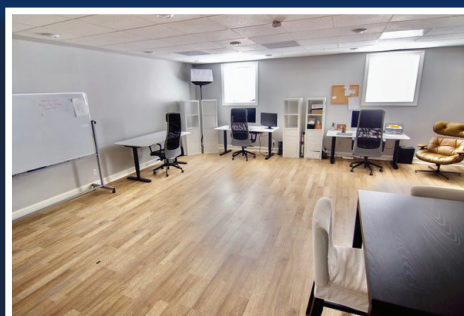
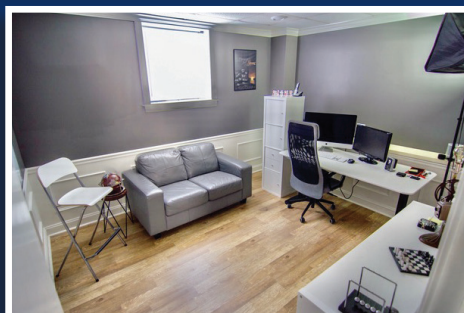
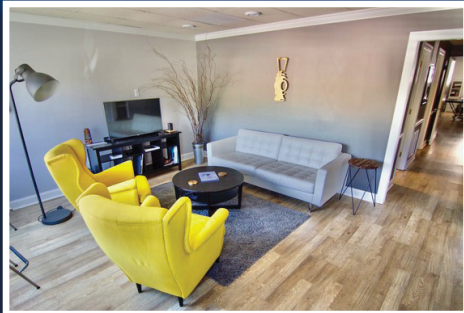


# SALE -OR- LEASE

1730 COLUMBIA AVE  
LANCASTER, PA



## Highly Visible Location on Columbia Avenue

MANOR TOWNSHIP, PA

Freestanding office building on Columbia Avenue, located between Good Drive and Stone Mill Road. This building has been renovated with a new rubber roof, furnace, air conditioner, duct work, instant hot water heater, new floors, new ceilings and paint.

- Ideal for small professional office user
- Renovated with contemporary flair
- **1,680 SF** all on one floor
- 2 Private Offices, Reception Area & Conference Room
- Collaborative work area & optional 3rd office or storage room
- 7 parking spaces
- Traffic count approximately 19,500 vehicles per day
- Zoned GC (General Commercial)
- Close to Lancaster City

**For SALE \$265,000 or LEASE @ \$11.95/SF NNN**

For more information or to schedule a showing, call:

**717-399-9361**

or contact direct:

**Karen Geisenberger**  
**717-208-3644**

245 Butler Avenue, Suite 220  
Lancaster, PA 17601



See more listings at:  
**SableCommercialRealty.com**

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