

FOR SALE

1970 Broad Street, East Petersburg, PA

Unique, Affordable Office Building With Warehouse

18,105 SF • Includes Separate Lot With Additional 31 Parking Spaces



FOR MORE INFORMATION, CALL:

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Once a tobacco warehouse, this unique and charming NC-Zoned office building offers a fantastic opportunity to purchase a commercial building at a very affordable price. With character that blends the old and new, this property definitely has the "cool factor" that many firms have found attractive to employees, including features such as exposed brick, sand-blasted columns, high ceilings, original wood floors and woodwork, and lots of windows.

The property includes approximately 15,000 SF +/- of office and studio space, including private offices and open office area. It also has about 3,100 SF +/- of warehouse space with loading dock and overhead door with opener; ideal for a business that needs storage, or you can use this space for future expansion. The price includes an additional lot with 31 extra parking spots.

The building is ready for a new owner and new vision. The NC (Neighborhood Commercial) zoning permits a broad variety of uses. Previous use was a publishing office with warehouse and photo studio space. Currently the owner leases one space to a local artisan, and the building would be a great space to rent out for other artists, craftspeople and makers. It would also be ideal for a variety of business and professional uses. (Please consult zoning ordinance for permitted uses.)

An additional lot with 31 parking spaces is located just 200 feet down the alley and is included in the sale price. There is literally nothing on the market like it especially at this price! Call soon for your own personal tour!

PRICED TO SELL AT \$1,375,000.00 (ONLY \$76/SF!)

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