SALE/LEASE

High Visibility/High Traffic Commercial Property

3,480 SF Plus Finished Basement; 21+ Parking Spaces

1401 Oregon Pike, Lancaster, PA

FOR MORE INFORMATION, CALL:

Christine Sable CCIM
717-208 3207 DIRECT

Justin Geisenberger
717-208-3204 DIRECT

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Commercial Realty

See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

Located at a 5-way, high traffic signalized intersection, in the center of Lancaster County; convenient to all major roads and highways and 5 minutes to downtown Lancaster; this building was formerly home to one of Lancaster's most successful salons. The first floor is ready for another salon operator, or can easily be converted to general retail, commercial office, medical or other uses. B-3 Zoning permits a wide variety of retail, office, personal service and commercial uses. Lower level is finished and was last used for massage therapy. Seller would like to stay and lease back 2nd floor office for 1-2 years.

Offered For Sale at $675,000, or Lease 1st floor at $22/SF NNN

FEATURES:

- *3,480 SF above grade*
- *Bonus 1,440 SF finished basement*
- *First floor salon or commercial space*
- *2nd floor has 5 offices + reception*
- *21 paved parking spaces + gravel area which can be used for overflow*
- *High traffic, high visibility 5-way signalized intersection*
- *Excellent signage opportunities*
- *Fast access to Rt. 30, 222 & 283*
- *5 minutes to downtown Lancaster*
- *2 minutes to Amtrak station*
- *Zoned B-3 in Manheim Township*
- *Seller will lease back 2nd floor office*

Information herein is deemed reliable but not guaranteed. Please verify all facts prior to purchase. Neither Seller or Broker shall be liable for any errors or omissions. Please note our co-Broker compensation policy requires Buyer Agents to arrange and attend initial showing and follow up in order to receive co-broke fee. Buyers who intend to be represented by a Buyer Agent must have their Agent contact us in advance to arrange the first showing or Broker may potentially forfeit their ability to receive a co-broke fee.

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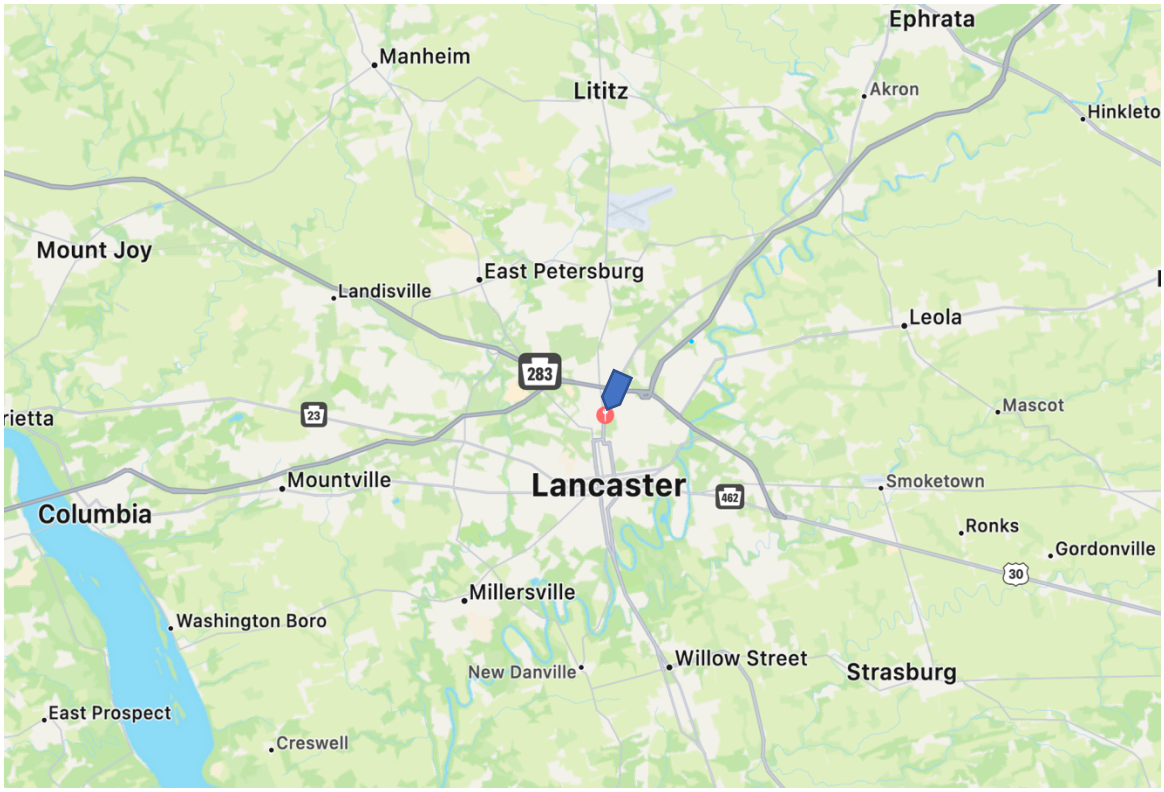
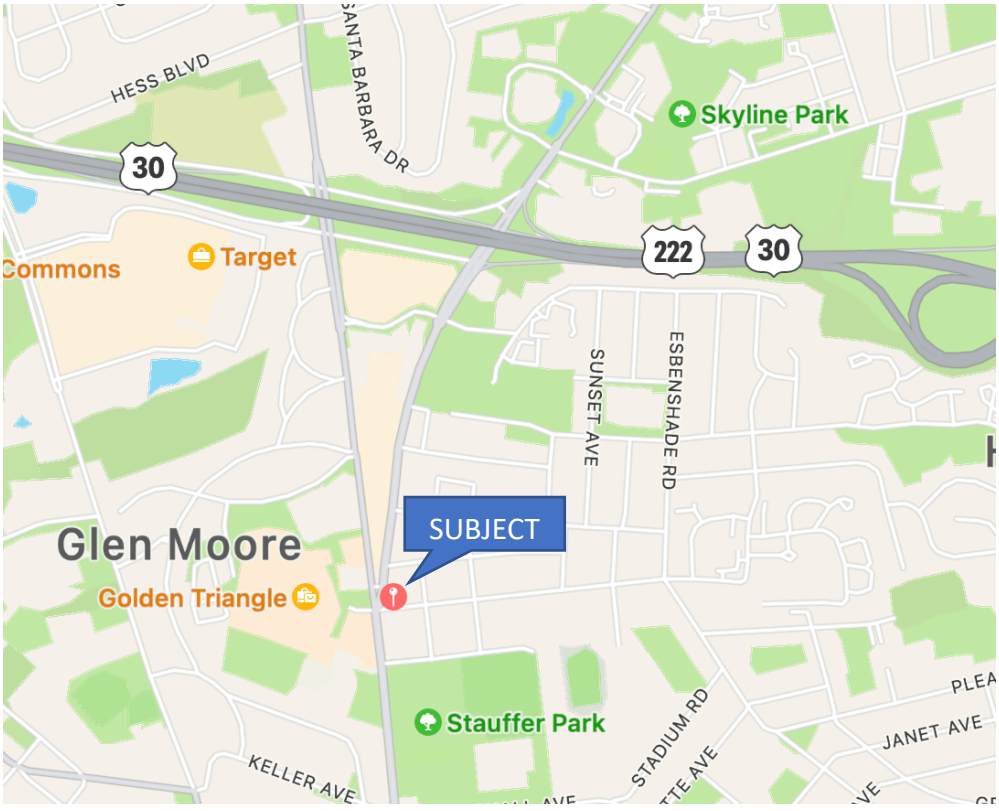
LOCATION MAPS





FOR SALE OR LEASE 1401 Oregon Pike, Lancaster, PA 17601

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SUMMARY

PROPERTY SUMMARY	1401 OREGON PIKE, LANCASTER, PA
MUNICIPALITY	Manheim Township
TAX PARCEL ID# MAIN BLDING	390-73953-0-0000
DEED REFERENCE #	5034646
CONSTRUCTION	Brick and frame
YEAR BUILT	1948
# STORIES	Two, plus finished basement
SQUARE FOOTAGE TOTAL	3,480 Square Feet above grade; plus additional 1,440 SF basement
SF OFFICE AREA (2nd Floor)	1,440 SF
SF FIRST FLOOR RETAIL	2,040 SF
ACREAGE	.69 Acre
ZONING	B-3 Business in Manheim Township
REAL ESTATE TAXES FOR 2022-23	$8,640; based on assessment of $410,100
PARKING	Total of 21 lined spaces; additional gravel area for parking expansion
UTILITIES	Electric, Natural Gas, Cable, Public Water and Sewer
HVAC	Gas boiler/forced air, Central Air conditioning
ELECTRIC	200 Amp, two separate meters, one for first floor and one for second floor.
ROOF	Flat rubber roof.
CEILING HEIGHTS	8.5' on first floor, 8' on second floor. 7.5' in basement
BASEMENT	Basement is finished and has two interior stairways/exits and one exterior exit
CURRENT USE	First floor was most recently a salon; second floor is accounting offices.
ACCESSIBILITY	Grade level access at front and side door. Restrooms are not ADA compliant.
ADDITIONAL FEATURES	Large Display Windows, additional plumbing and sinks in salon area
TENANTS	None at present; seller occupies second floor and would like to stay up to 2 years
TRAFFIC COUNTS	Combined over 40,000 vehicles at 5 way signalized intersection directly out front

FOR SALE OR LEASE 1401 Oregon Pike, Lancaster, PA 17601

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AERIAL VIEWS

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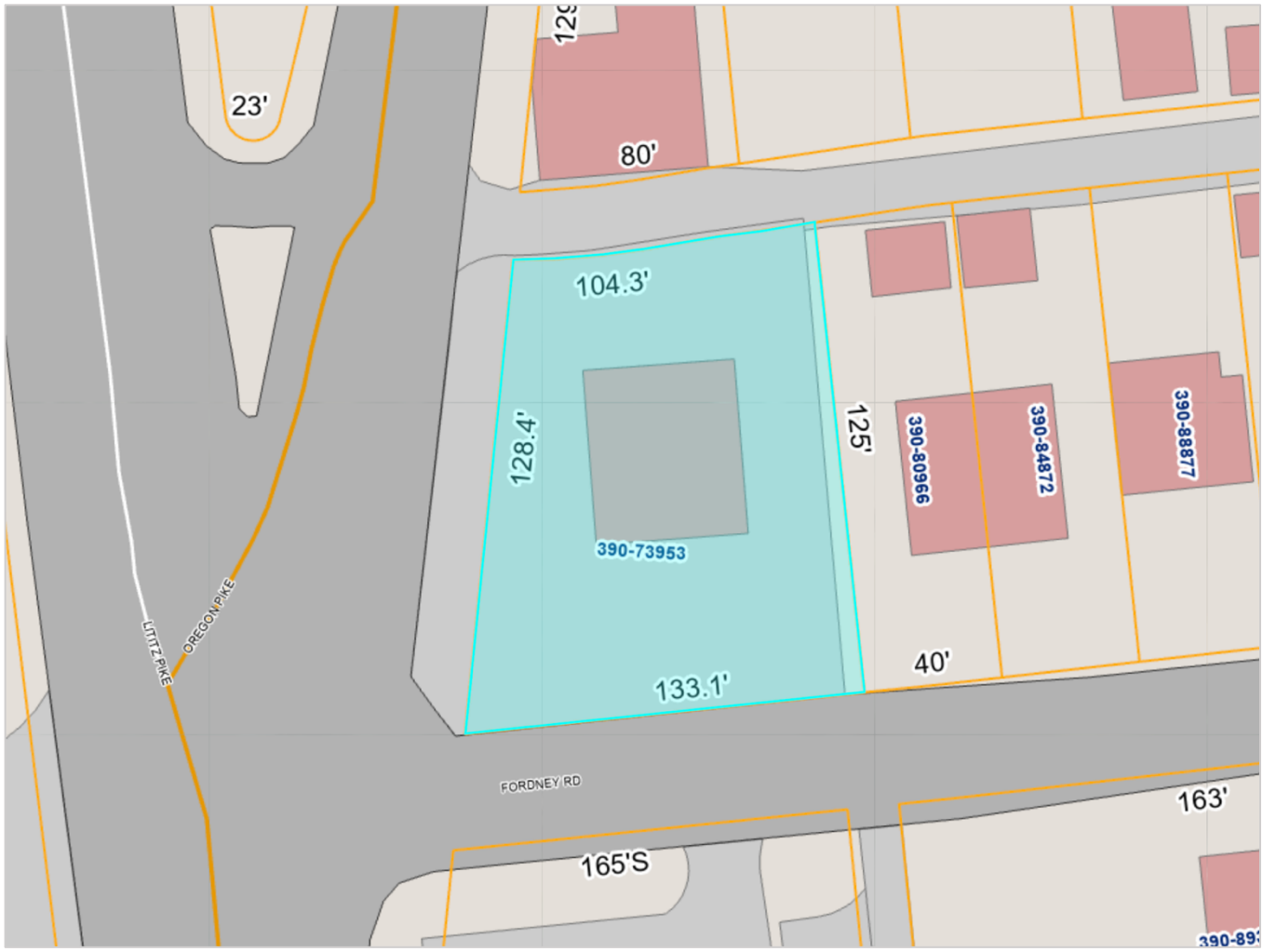
TAX PARCEL AND LOT DIMENSIONS



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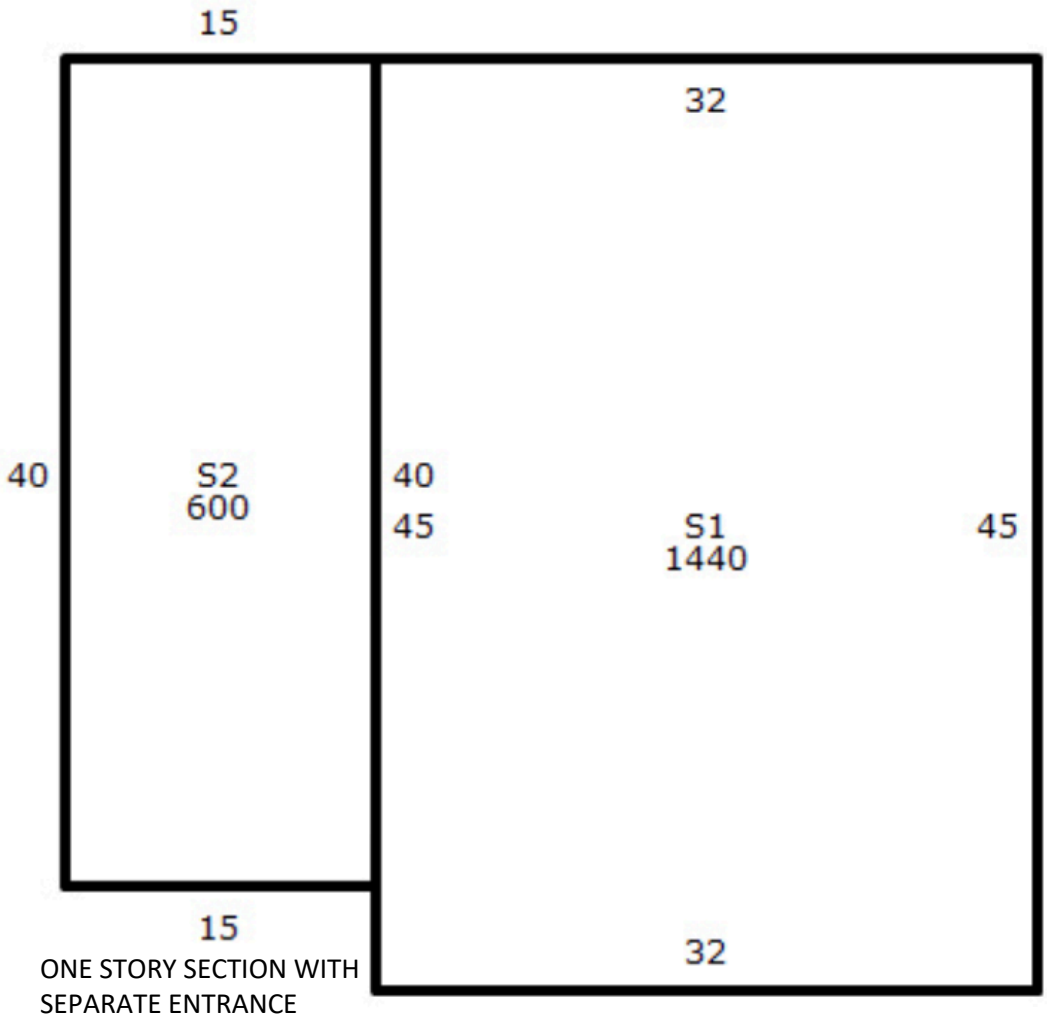
TAX ASSESSMENT DRAWING



ONE STORY SECTION WITH SEPARATE ENTRANCE

TWO STORY SECTION WITH FINISHED BASEMENT UNDERNEATH – 1,440 SF PER FLOOR

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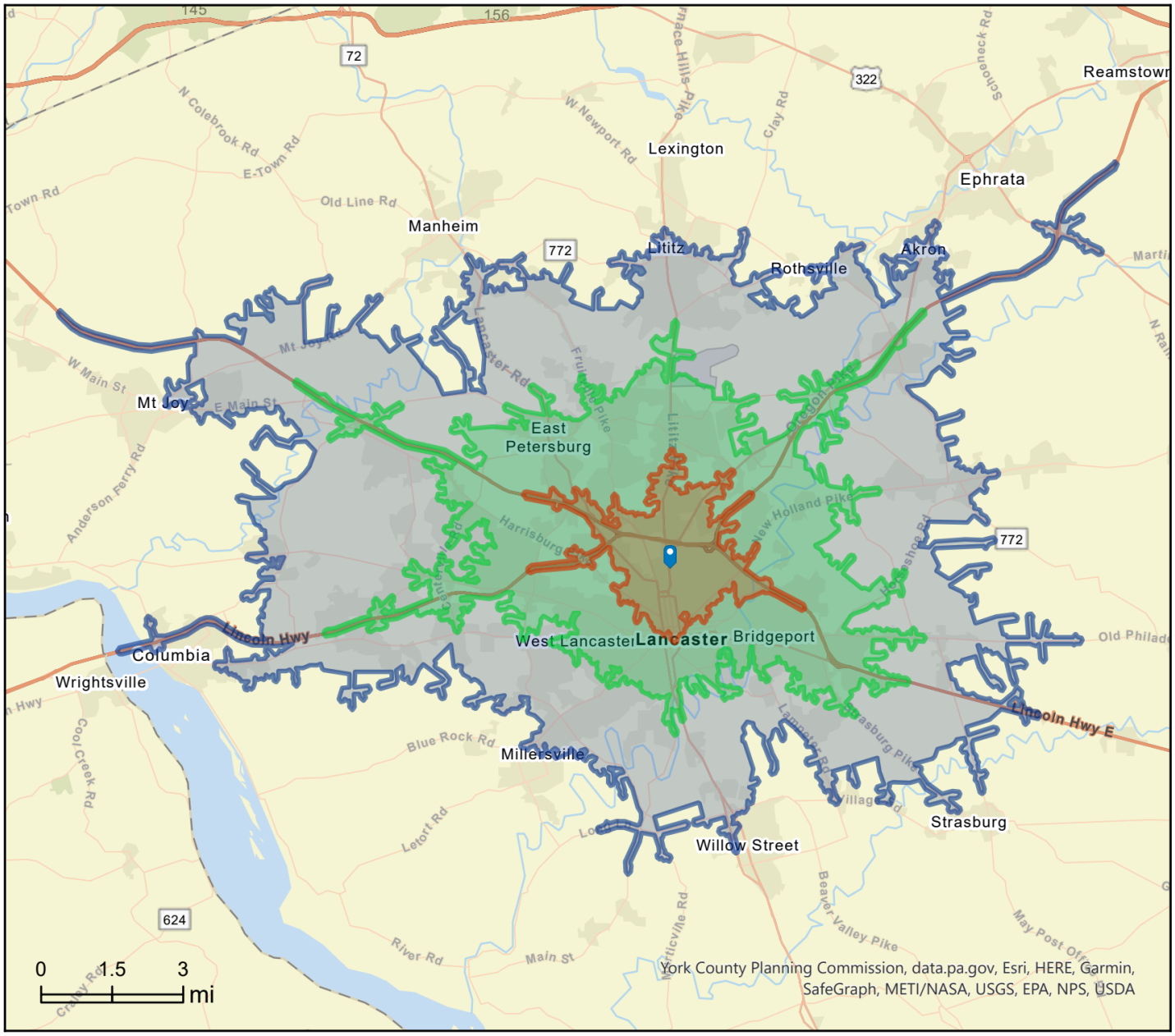
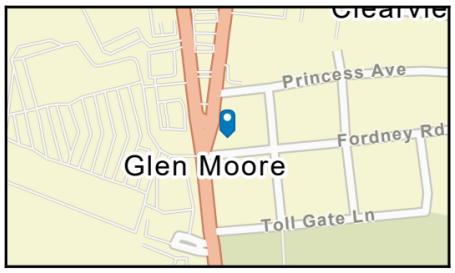
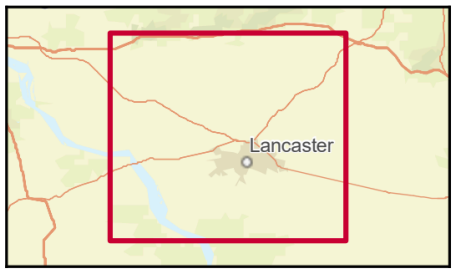
Site Map 5, 10, and 15 minute Drive Time Radius Around Site

1401 Oregon Pike, Lancaster, Pennsylvania, 17601 2
1401 Oregon Pike, Lancaster, Pennsylvania, 17601
Drive Time: 5, 10, 15 minute radii

Prepared by Christine T. Sable, CCIM
Latitude: 40.06094
Longitude: -76.30576







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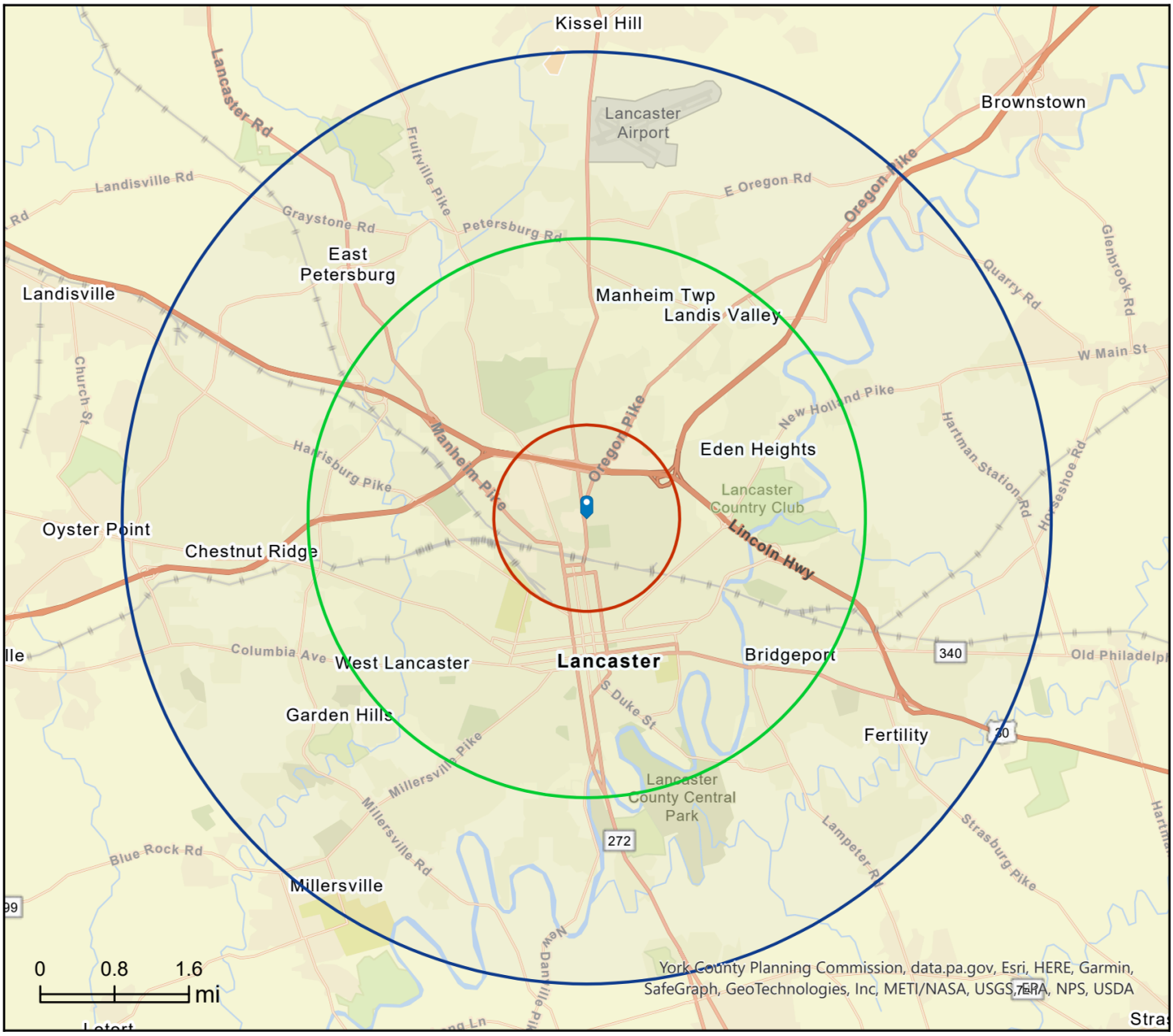
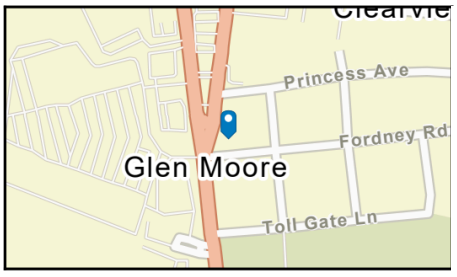
Site Map 1, 3, and 5 MILE RADIUS AROUND SITE

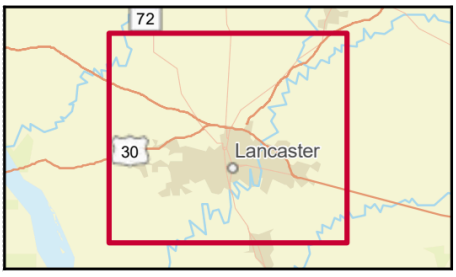
1401 Oregon Pike, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
Latitude: 40.06094
Longitude: -76.30576





DEMOGRAPHIC SUMMARY	1 mile	3 miles	5 miles
Total Population	13,235	108,743	183,582
Total Daytime Population	28,987	134,207	208,190
Average Household Size	2.34	2.47	2.50
Median Age	37.1	37.6	40.0
Median Household Income	$62,977	$58,241	$66,055



ZONING TABLE

Township of Manheim

Uses Within Business Districts

See also applicable T-Zone Overlay District for additional use regulations.

KEY:
X = Right
SE = Special exception
C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities		SE	SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

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ZONING TABLE, CONT'D.

	B-1	B-2	B-3	B-4
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

Zoning information provided herein is as a courtesy only. Neither Agent nor Seller make any representation as to permitted uses of property.

FOR FULL ZONING DETAILS PLEASE VISIT:
https://www.manheimtownship.org/1468/Planning-and-Zoning-Ordinances
And/or

Contact:
David Bednar, Zoning Officer
dbednar@manheimtownship.org
Phone: (717) 569-6406 ext. 1112
Manheim Township
1840 Municipal Drive
Lancaster, PA 17601

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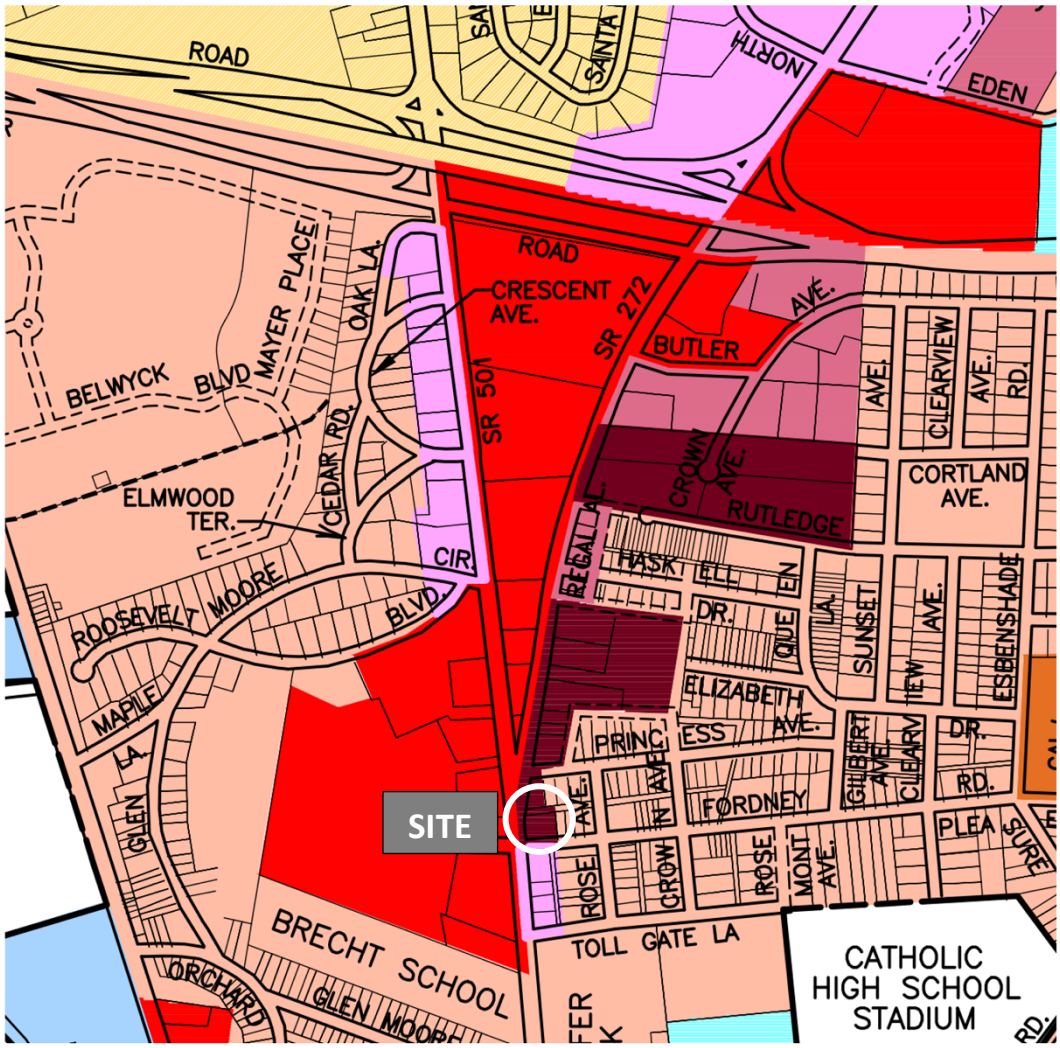
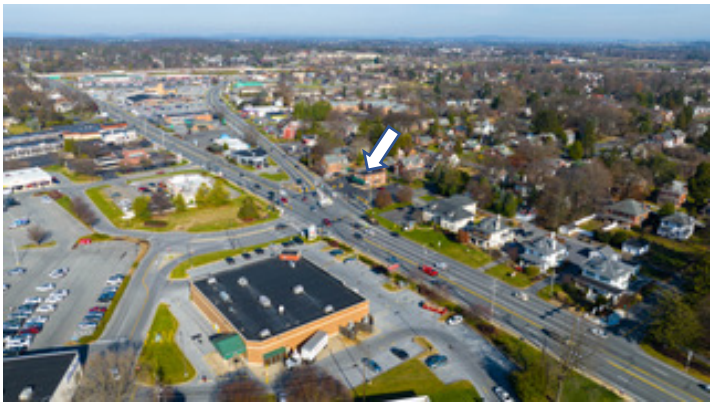
ZONING MAP
Property is zoned B-3 Business in Manheim Township

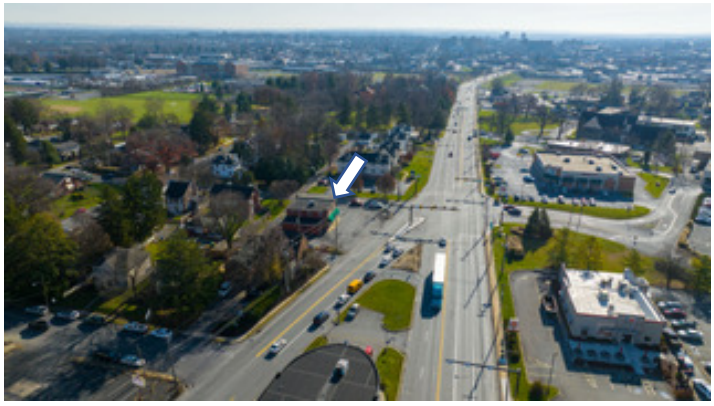
REFER ALSO TO THE T–ZONE OVERLAY MAP

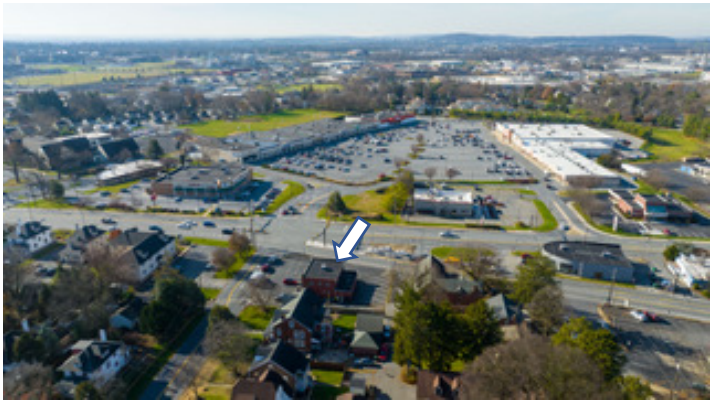


- R–1 RESIDENTIAL DISTRICT
- R–2 RESIDENTIAL DISTRICT
- R–3 RESIDENTIAL DISTRICT
- IN INSTITUTIONAL DISTRICT
- B–1 BUSINESS DISTRICT
- B–2 BUSINESS DISTRICT
- B–3 BUSINESS DISTRICT
- B–4 BUSINESS DISTRICT
- I–1 INDUSTRIAL DISTRICT
- I–2 INDUSTRIAL DISTRICT
- I–3 INDUSTRIAL DISTRICT
- A AGRICULTURAL AREA
- CLUSTER OVERLAY
- APPROVED PLANNED RESIDENTIAL DEVELOPMENT

ADDITIONAL PHOTOS







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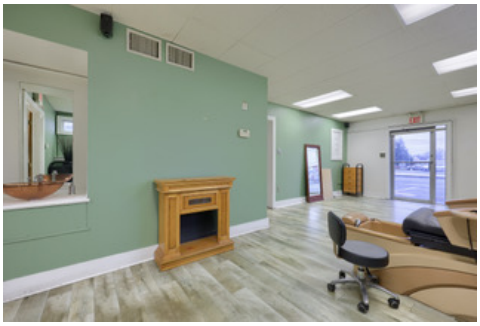

(Salon and retail areas above; Bottom three photos are in finished basement area)

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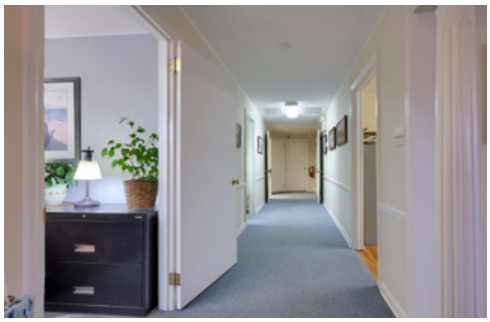
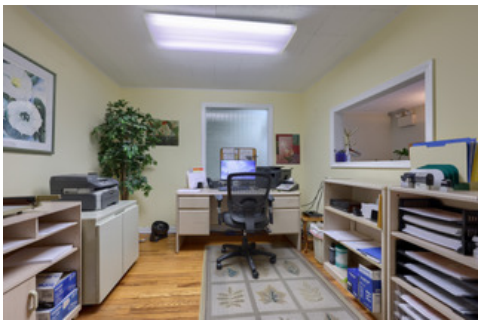
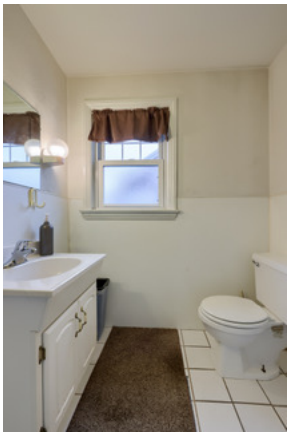
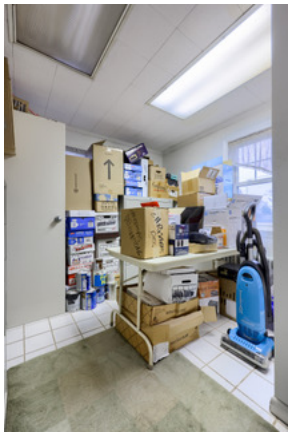
2nd Floor Office Area





Restrooms, storage and mechanical





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TO POTENTIAL BUYERS:

The information in this brochure has been provided to the best of Seller's and Agent's knowledge, however, this information cannot be guaranteed. Some information is provided by outside sources. Property data and conditions can change during the course of a listing and while Agent attempts to keep this information up to date, it may not always be reflected in this brochure.

It is strongly recommended that any prospective buyer verify information and details that are important to any intended purchase of real estate and engage the appropriate professionals and consultants to advise you. Neither Seller nor Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial matters.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer should never rely on marketing materials alone to verify property facts or conditions. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information.

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