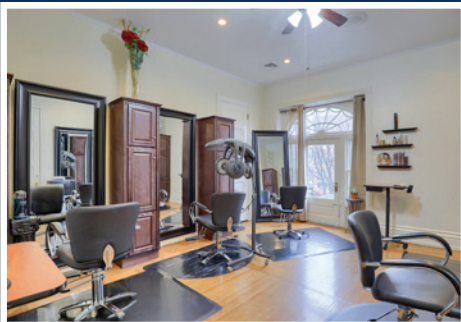


FOR SALE

Elegant City Mansion
with Salon/Spa &
Carriage House

802 N. Duke Street
Lancaster, PA 17602



See more listings at:
SableCommercialRealty.com



Luxurious Lancaster City Mansion with Salon/Spa and Carriage House

Historic 8,800 SF Lancaster City Mansion Includes Fully Equipped,
Turnkey Salon and Spa, Plus a 2,880 SF Carriage House/Residence,
and 16 car parking lot

- A historic gem, this mansion features a stunning conservatory with barrel vault stained-glass ceiling, several fireplaces, leaded glass windows, ornate woodwork, inlaid wood floors, speakeasy/bar in basement, and widow's walk atop the 3rd floor roof.
- Full renovations in 2011 added a new roof, new heat and central air, new lighting, upgraded electric and plumbing, two kitchens, restoration of woodwork, moldings, tile, stained glass and antique fixtures. Also added a new 16 car parking lot.
- Carriage house was remodeled in 2011 into a 4 BR luxury residence
- Sale price includes all real estate plus most salon/spa business FF&E; (some exclusions apply.)
- Zoned R-3 in City of Lancaster.

The historic “Mary Reynolds Mansion” is truly one of Lancaster’s “trophy” properties. Situated at a highly visible northwest City corner, a wraparound front porch welcomes visitors and guests. Near the hospital, train station, ballpark and just blocks to downtown, this stunning masterpiece will take your breath away! Meticulously redone from top to bottom, you’ll love the ornate woodwork, stained glass, inlaid wood floors, and historic details, with all the modern conveniences any business would desire in a commercial space. The ½ acre site has a 16-car parking lot, with more free parking on-street. (Additional leased parking available in next door lot.) Formerly home to an award-winning regional salon/day spa; let this stunning property make a statement for your business! Ideal for med spa, law firm, medical office, financial planner, intimate events venue, or any image conscious user. Rarely does a unique, luxurious property like this become available in Lancaster. Schedule your showing today!

Offered For Sale at \$2,200,000

For more information or to
schedule a showing, call:

717-399-9361

or contact direct:

Christine Sable, CCIM
717-208-3207

Justin Geisenberger, CCIM
717-208-3204

245 Butler Avenue, Suite 220
Lancaster, PA 17601



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

PROPERTY SUMMARY

Tax Parcel ID: 336-59466-0-0000

Deed Reference: 5931634

Acreage: .51

of Stories: Salon/Spa: 3 stories plus finished basement;
Carriage House: 2 stories Construction: Frame, stone and stucco

Style: Colonial Revival Mansion

Year Built: 1897

Gross Square Footage: Salon— 9,189 SF (including finished area of basement)
Carriage House – 2,856 SF, 2 floors

Assessment: \$861,000

Real Estate Taxes: \$34,431

Salon: 8,808 SF of finished space (6,589 SF is above grade, approximately 2,219 SF is finished basement). Total gross square footage 9,189 for all 3 floors.
(Figures based on SF measurement of floor plans – accurate within 3%)

Carriage House: 2,856 SF – 4 Bedrooms, 1.5 baths, laundry area (SF is per county)

Façade: Stucco with wood columns

Year Renovated: 2011

Schools: School District of Lancaster

Zoning: R-3

Water: Public

Sewer: Public

Roof: Asphalt shingle; was replaced in 2011 renovation

HVAC: 5 heat pumps, 5 Central Air units; gas furnace in basement

Hot Water: (1) 80-gallon gas, (1) 50 gallon electric

Electric Amps: 200 Amp or better

Parking: On-site 16 spaces; On-street FREE parking readily available; owner also has lease on adjacent parking lot and garage. Parking lot specially designed with special porous paving material to allow rainwater absorption.

—Continued, next page

SALON/SPA FEATURES:

- 16 Stylist Stations
- 7 Shampoo Chairs
- 9 Nail Stations
- Facial & Waxing Rooms
- 4 Climate Zone Stations
- Employee Lounge
- 2 Kitchens
- 8 Massage Beds within 5 treatment rooms
- Dry Sauna
- Tanning room
- 2 Facial Treatment Rooms
- 2 Full Baths with Showers plus first floor powder room
- Luxurious waiting areas
- Stylish Restrooms & Common Areas
- Special Purpose Rooms for events or bridal showers or parties
- Bar/Lounge in basement area – accommodates up to 20 people
- Gas fireplace
- Laundry room in basement
- Additional Powder room in basement
- Conservatory with stained glass ceiling in the Tiffany style of stained glass, dating back to original construction.
- Original parquet wood floors, moldings and woodwork well preserved, leaded and stained glass throughout
- Two sets of stairs
- Widow's walk on rooftop
- Wrap around front porch with original restored columns
- Original, working concrete fountain on front lawn

CARRIAGE HOUSE FEATURES:

- 4 Bedrooms
(2 are currently being used as large walk in closets but they are bedroom sized)
- 1 Full Bathroom with tub and oversize shower
- 1 Half Bathroom
- Electric fireplace with original mantle surround from mansion
- Eat-in Kitchen with granite counters and tile floor
- 2nd floor Laundry room
- First floor utility room with sink
- Pantry
- Living Room with wood floors and fireplace
- Dining Room
- First floor Den/office with wood floor
- Fenced yard
- Off street parking
- Heat pump with central air conditioning
- Original woodwork
- "Catio" to allow indoor cats outdoor fresh air and views. Cat door installed.

Information above is provided to the best of Seller's and Agent's knowledge; some information obtained from 3rd party sources. Information is deemed reliable but cannot be guaranteed. Buyer should independently verify all salient facts.

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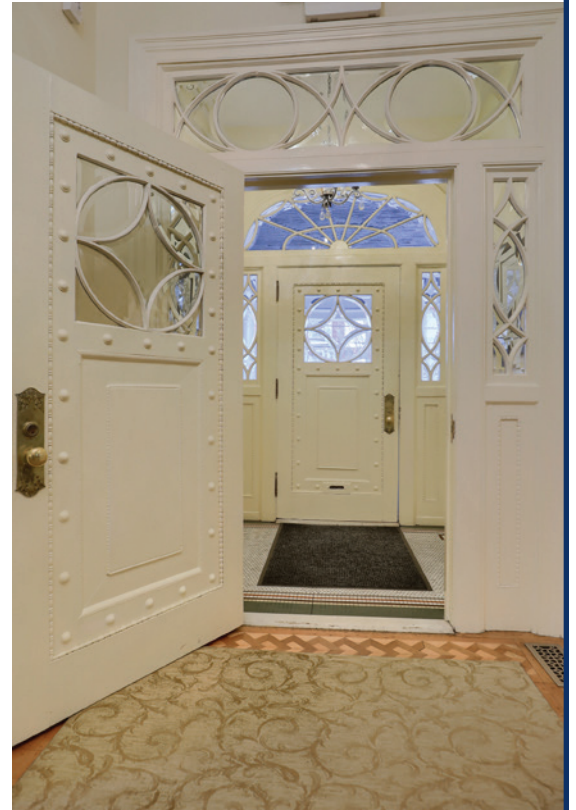
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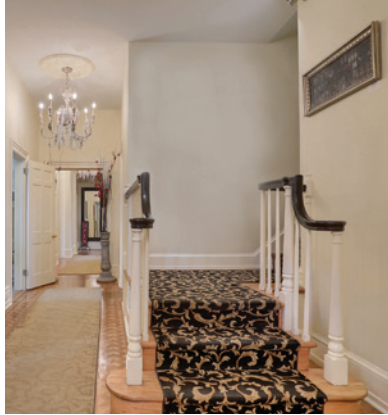
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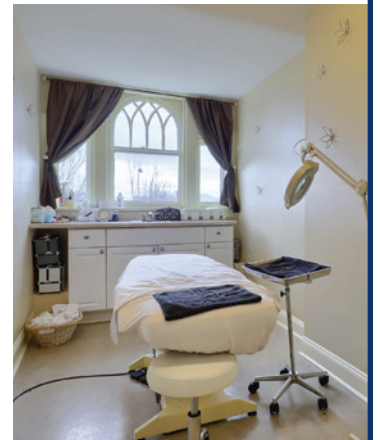
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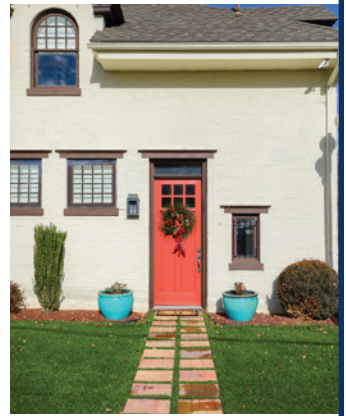
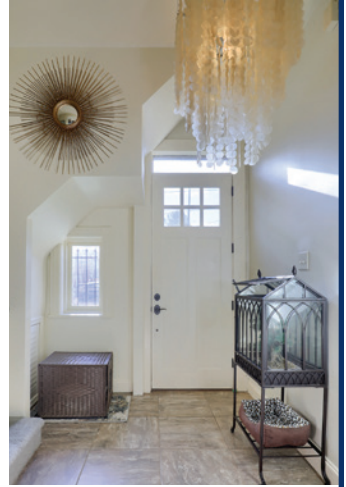
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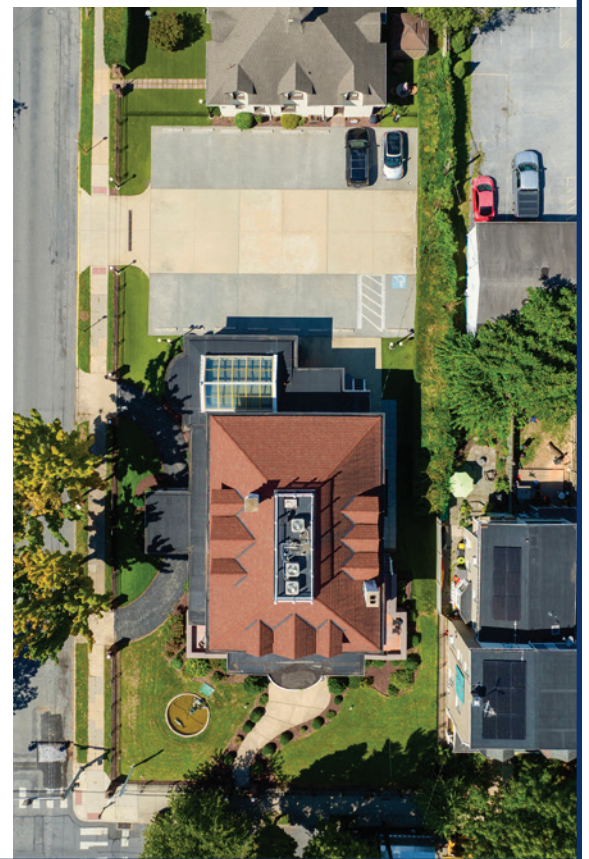
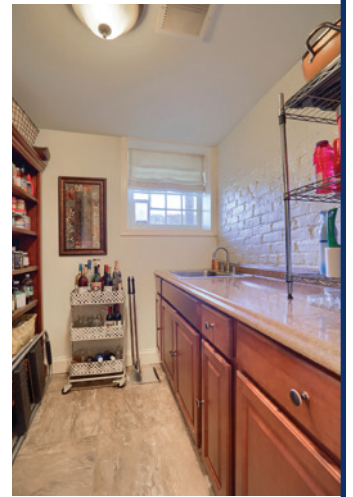
Carriage House



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Carriage House

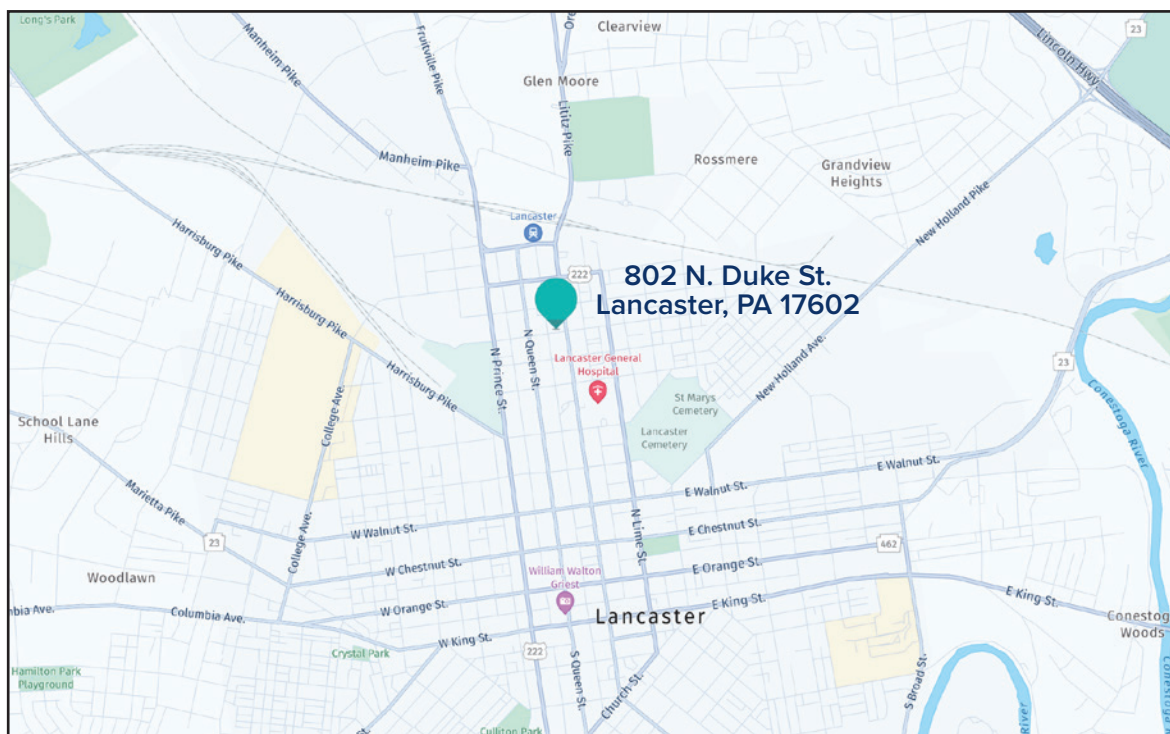


AERIAL VIEWS

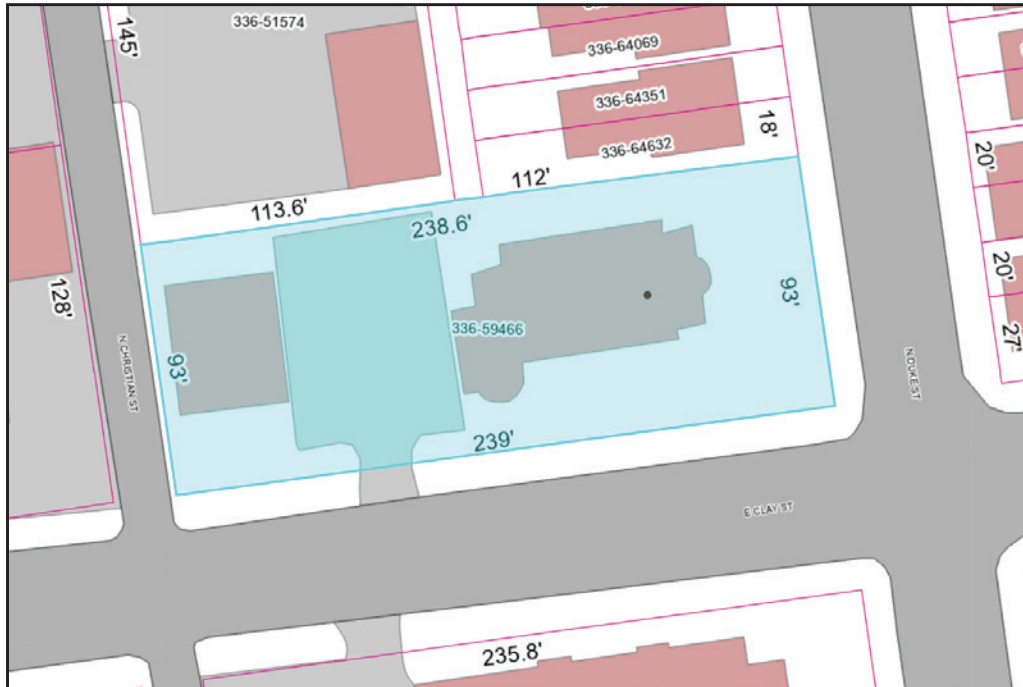


802 North Duke Street, Lancaster, PA 17602

Regional



PARCEL MAPS ID # 332-65668-0-0000

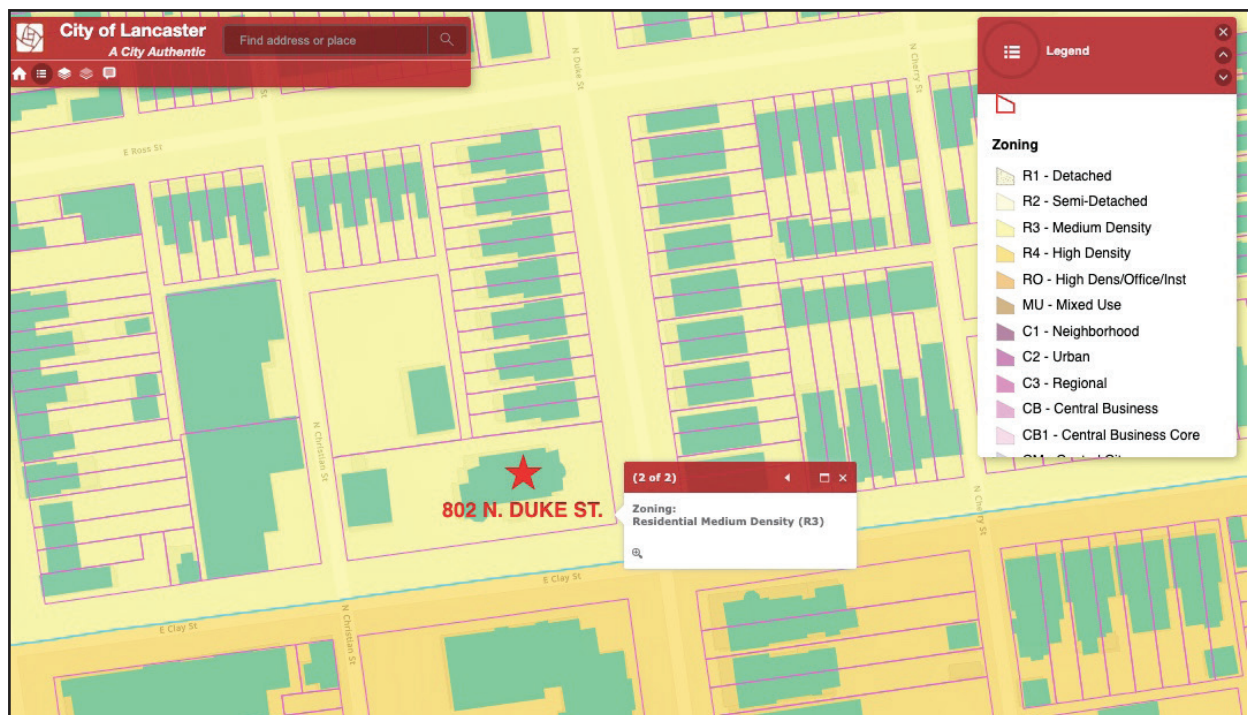
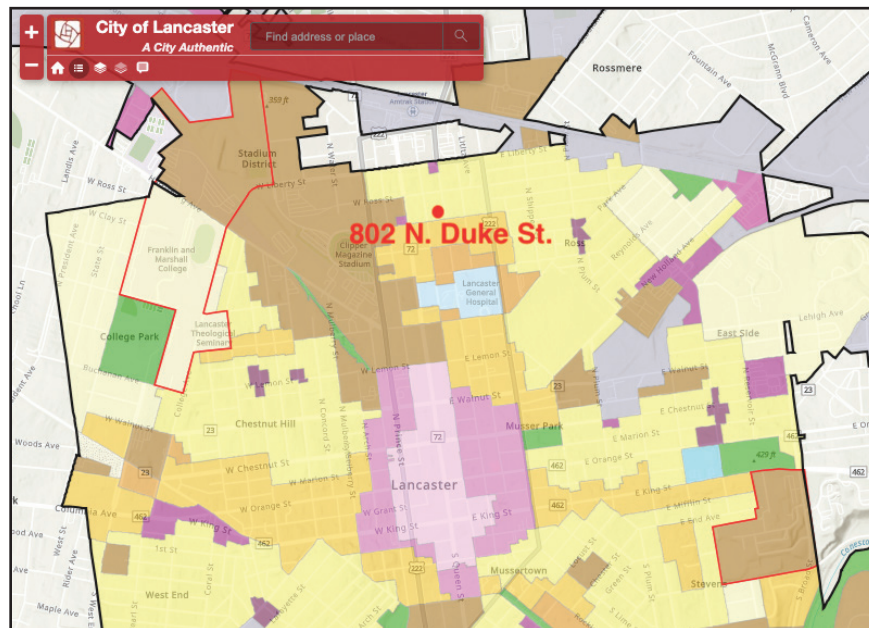


ZONING

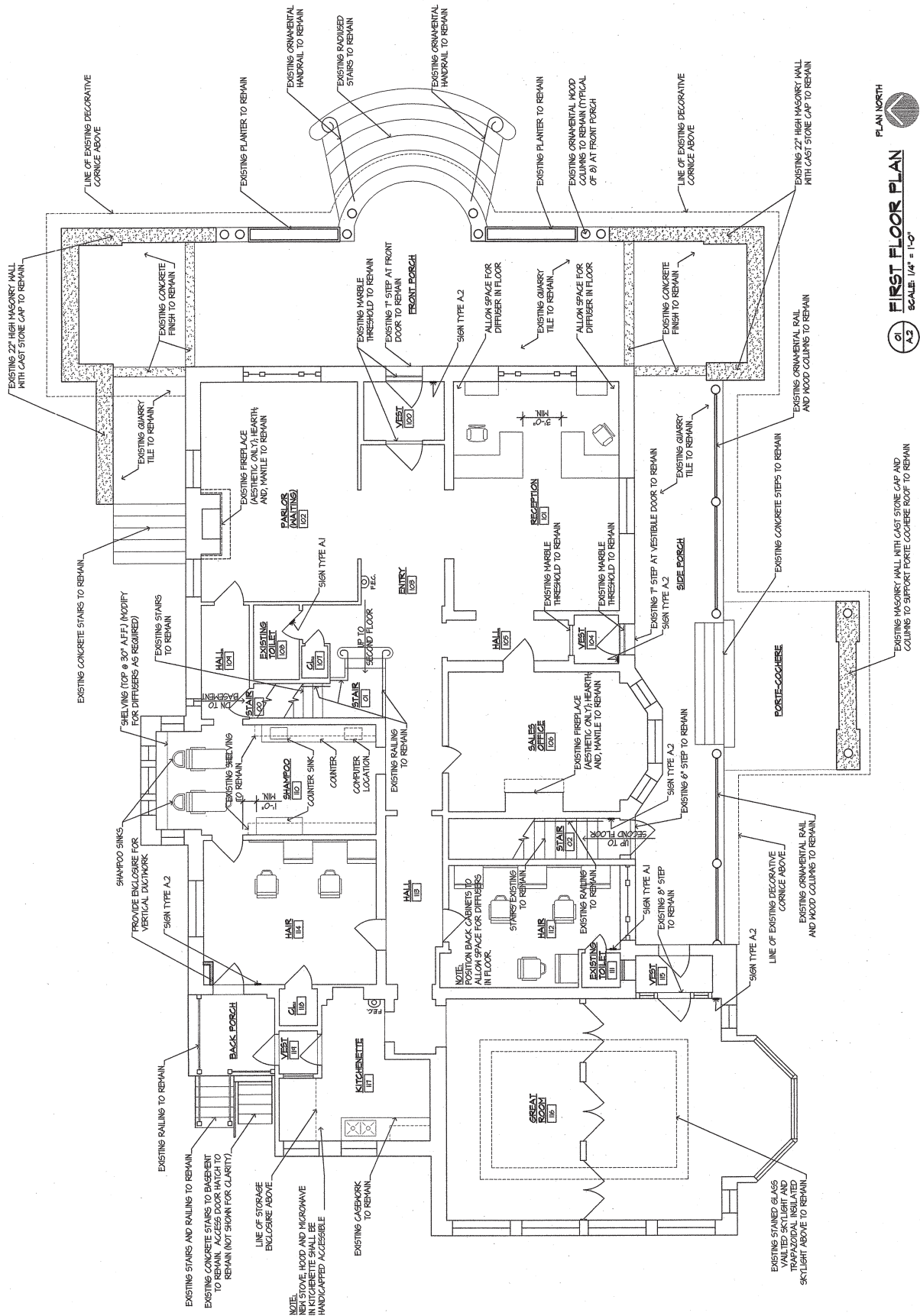
This property is zoned **R-3 Medium Density**, in the City of Lancaster

Below is a summary description of the intent of the R-3 Zoning District. For individual uses permitted and associated requirements, please go to the following website, as the ordinance is too long to reproduce here: <https://ecode360.com/8122408>

R3 District (Residential Medium Density Dwellings). The R3 District is characterized by the predominance of attached, or row, houses, and smaller lot sizes. A variety of small, neighborhood-oriented or low-impact commercial retail and service uses are permitted by special exception, as well as a limited number of institutional and cultural/recreational uses.



1ST FLOOR SALON/SPA



PLAN NORTH
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FOUR (4) SHAMPOO SINKS

SINK

EXISTING SHELVING TO REMAIN

EXISTING STAIR TO REMAIN

EXISTING RAILING TO REMAIN

EXISTING STAIR TO REMAIN

EXISTING FIREPLACE (AESTHETIC ON HEARTH AND MANTLE SHALL REMAIN)

SHAMPOO [218]

2 OR 3 COMPUTERS

EXIST. TOILET [218]

UP TO THIRD FLOOR

STAIR 01

HALL [207]

CL [203]

FEA.

SIGN TYPE A2

STG [219]

STAIR 02

CL [204]

CL [205]

EXISTING SHELVING TO REMAIN

HALL [206]

11'-0" MIN.

EXISTING MARBLE THRESHOLD TO REMAIN

SIGN TYPE A1

SINK

FACIALS [202]

EXIST. TOILET [201]

EXISTING MARBLE THRESHOLD TO REMAIN

SIGN TYPE A1

EXISTING WOOD THRESHOLD TO REMAIN

CUT OPENING IN HALLS AS REQUIRED TO INSTALL NEW DOOR

EXISTING MARBLE THRESHOLD TO REMAIN

SIGN TYPE A2

CL [212]

EXISTING SHELVING TO REMAIN

HAIR [210]

EXISTING STAIR TO REMAIN

EXISTING RAILING TO REMAIN

HAIR [215]

DOWN TO SIDE PORCH

STAIR [02]

EXISTING ACCESS PANEL FOR PLUMBING TO REMAIN

SIGN TYPE A1

CL [216]

CL [217]

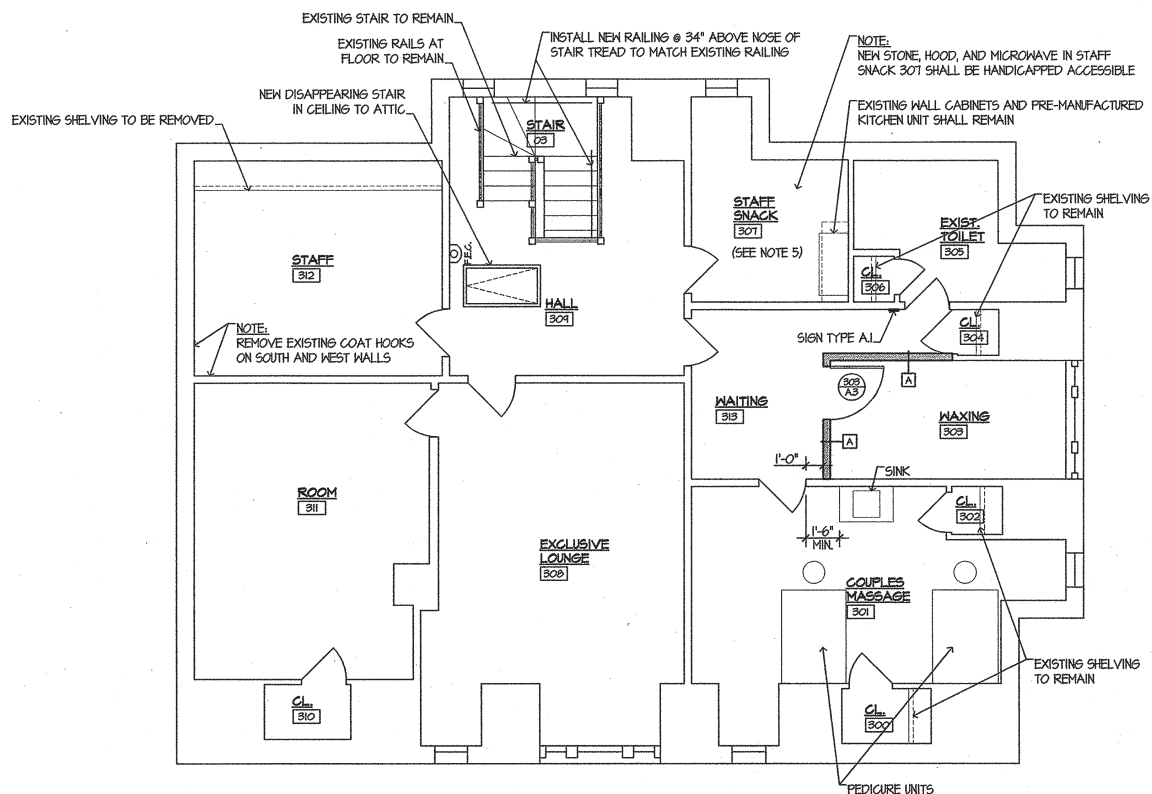
FEA.

CL [208]

EXISTING SHELVING TO REMAIN

MANICURE/ PEDICURE [200]

CL [204]



TO POTENTIAL BUYERS AND BUYER AGENTS:

This Property is sold AS-IS and not based upon any representation or information provided by Seller or Agent.

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 from external sources. Property data and conditions can change during the course of a listing; although the listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

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

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. Seller cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information. Buyer should rely on its own advisors, inspections and investigations to determine if the property is suitable for their purpose.

Listing Agent is solely the representative of the Seller in any contemplated transaction. Listing Agent may still submit offers on a Buyer's behalf, but doing so does not imply representation of Buyer. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Buyer's Agents. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS'S, we are no longer permitted to advertise a co-broke fee in Bright MLS. **A 2.75% co-broke fee is offered to qualified PA licensed agents on this property. Please contact our office directly if you are requesting compensation as an agent.**

Please note our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Buyer follow-up, in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective buyer, an after the -fact request by a Buyer Agent for compensation may be forfeited or reduced to one half the above fee if we have already taken your prospect through the property.

BUYERS: If you intend to be represented by a Buyer Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.