

FOR SALE

4,000 SF +/- Turn-key Dental/Medical Building, Ephrata PA Beautifully Updated and Recently Expanded; Ten Exam Rooms

250 N. Reading Rd, Ephrata, PA 17522



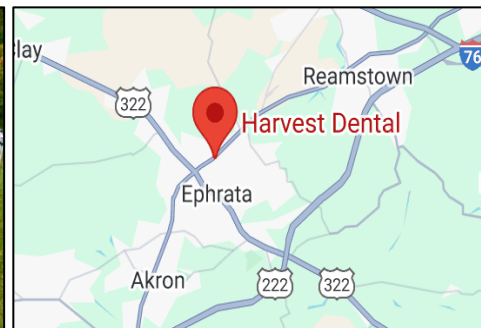
See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

FOR MORE INFORMATION, CALL:

Christine Sable CCIM
717-208 3207 DIRECT

Turnkey, State of the Art Dental Facility With Modern Conveniences!

Walk in and Open your Practice! Expertly remodeled and recently expanded, this 10-operator dental office provides modern amenities in a relaxed, contemporary setting that both patients and employees will enjoy. The building is ideal for a dental specialist or healthcare practice but is also a great layout for any office or professional use. The commercial zoning even allows retail! The space offers a large waiting room with coffee bar, 10 exam rooms, 4 private offices, 2 handicap accessible rest rooms, plus a full bath with shower. A children's waiting area is a nice extra touch! Parking on-site for 26 cars is provided, and a full basement offers extra storage space and a laundry area. Imagine how much you'll save by having all the infrastructure already in place for a dental or medical practice! *(Please note, owner is adding a deed restriction which will exclude general dentistry uses, but dental specialists are ok.)* Call today for your tour!



FEATURES:

- Just 1/8 mile from Wellspan Ephrata
- Zoned Commercial, many uses allowed
- Single story modern design ideal for dental, medical or other healthcare use.
- 2 Handicap accessible restrooms, plus a full bath with shower stall.
- Includes a full dental lab; employee lunchroom, separate child waiting area
- Ten operatories, all plumbed; ideal for exam rooms or private offices.
- 26 Parking spaces
- Excellent signage & visibility on Rt. 272
- Built-ins and cabinetry included. Dental equipment and appliances negotiable.
- Includes basement storage for mechanicals, equipment, & laundry.

Offered for sale at \$975,000

Information herein is deemed reliable but not guaranteed. Property offered As-Is. Please independently confirm uses permitted under (C) Commercial Zoning with the Ephrata Township Zoning officer prior to purchasing. Neither Owner or Broker shall be liable for errors or omissions. Buyer is responsible for verifying square footage and all property facts prior to purchase.

FOR SALE

250 North Reading Road, Ephrata PA 17522



Property Summary



PROPERTY SUMMARY	250 N Reading Road, Ephrata, PA 17522
MUNICIPALITY:	Ephrata Township
TAX PARCEL ID#:	270-21087-0-0000
CONSTRUCTION:	Brick and frame
YEAR BUILT:	1950; Front section completely gutted and remodeled in 2013; New addition 2018/19
# STORIES:	One story
SQUARE FOOTAGE	3,949 SF per Lancaster County Assessment; not including entry foyer or basement areas
EXAM ROOMS/OFFICES	10 Operatories, 5 private offices
ACREAGE	1.7 acres
ZONING	C - Commercial
REAL ESTATE TAXES 2025	\$9,507.54
PARKING	26 parking spaces
UTILITIES	Electric, Natural Gas, Well Water and Public Sewer. (Well treatment system)
HVAC	Gas Forced Air, Central Air Conditioning
ELECTRIC	200 Amp
ROOF	Asphalt Shingle and Rubber. Original roof replaced 2013; Addition Roof is from 2018
CEILING HEIGHTS	8 ft.
SIGNAGE	Lighted Exterior Post Sign
RESTROOMS	2 handicapped accessible restrooms plus restroom with shower in owner's office
CURRENT USE	General Dentistry Practice
DOORS	5 Exterior entry/exit doors; bilco doors to basement.
SECURITY SYSTEM	Yes
ACCESSIBILITY	Building entries are at grade level. 2 Restrooms are ADA accessible. Wide hallways.
ADDITIONAL FEATURES:	<ul style="list-style-type: none">• 10 Operatories• Full Dental Lab• Child waiting area• Steel and Glass entry foyer• Basement storage
OTHER:	Future use of property will be deed restricted for a period of Ten (10) years to exclude use by a General Dentistry practice. Dental specialties WILL be permitted such as pediatric dentistry, orthodontics, oral surgery, endodontics, etc.
DEEDED OWNER:	Lehr Realty, LLC

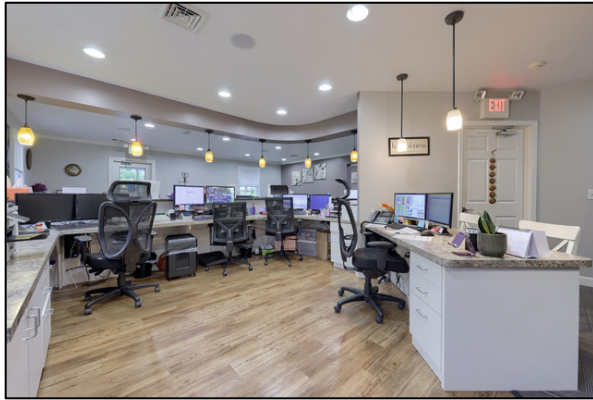


FOR SALE

250 North Reading Road, Ephrata PA 17522



Additional Photos

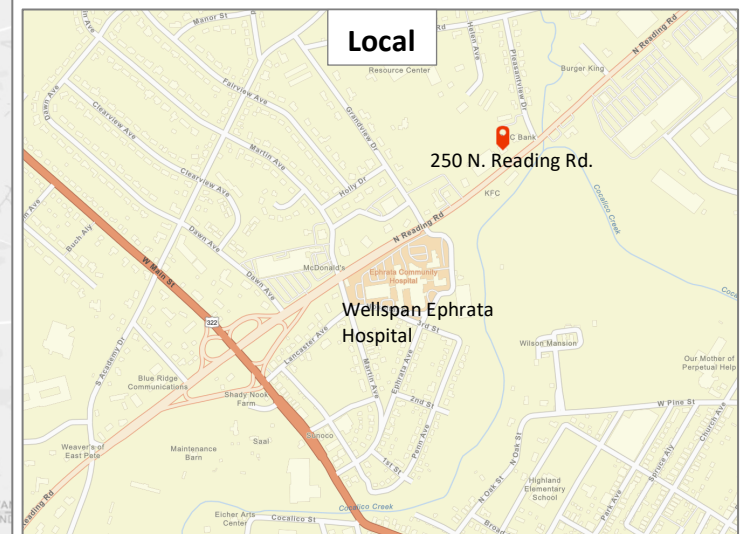
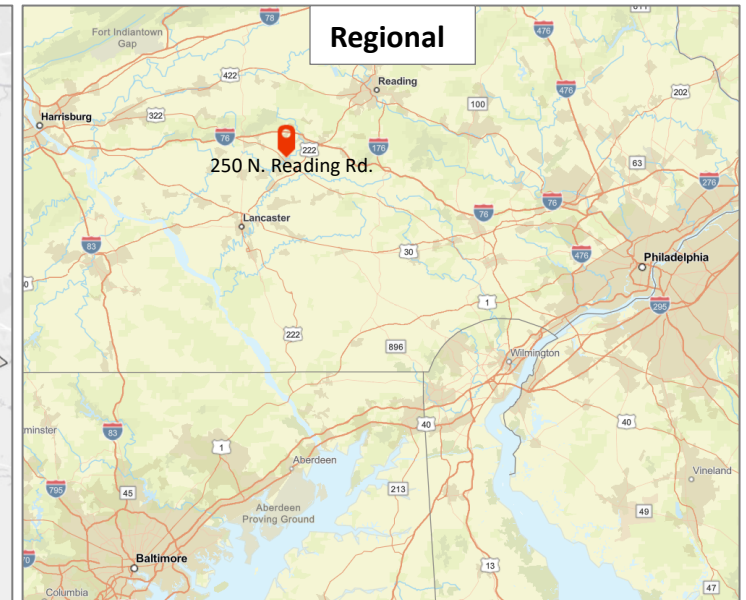
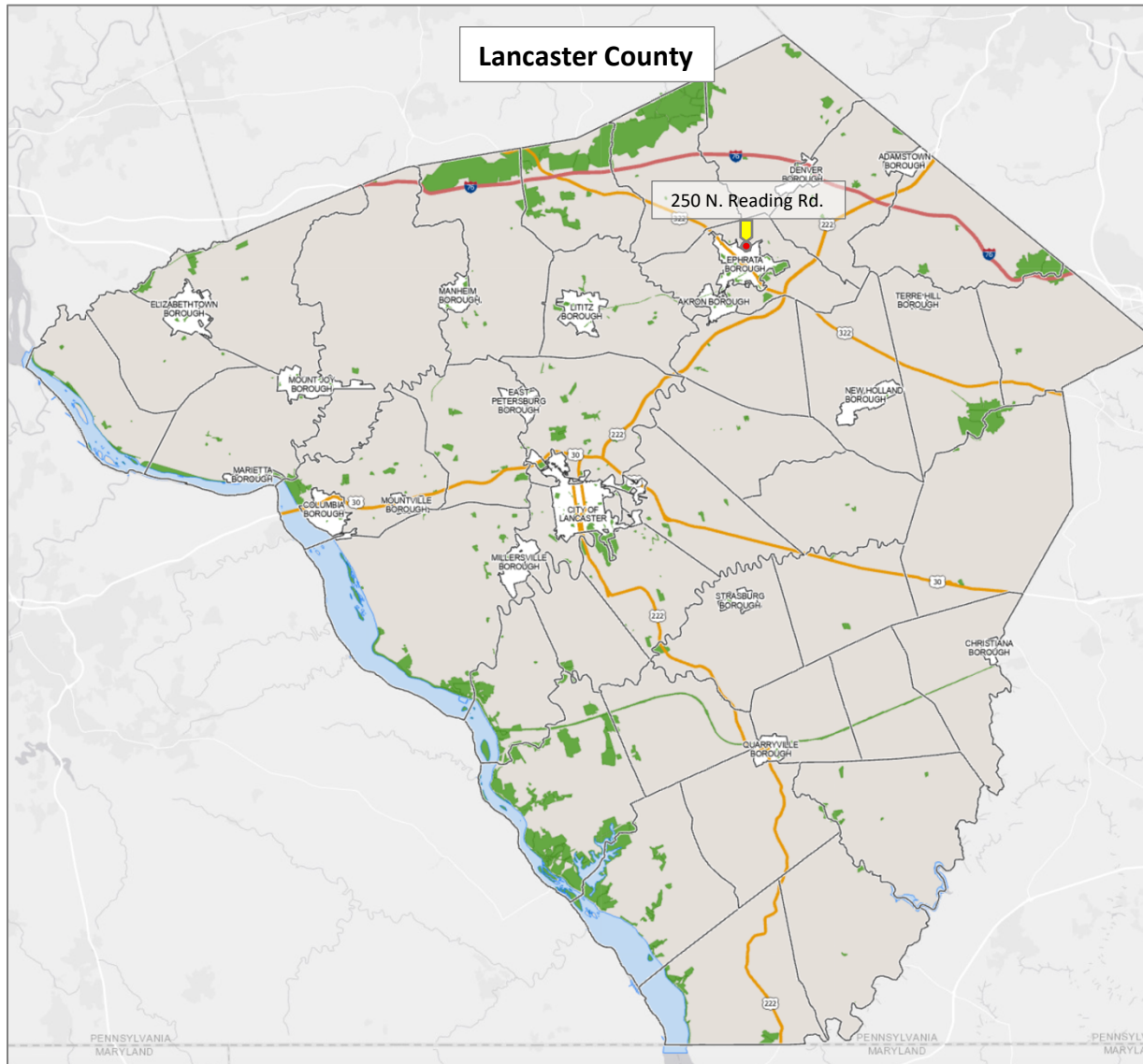


FOR SALE

250 North Reading Road, Ephrata PA 17522



Location Maps



FOR SALE

250 North Reading Road, Ephrata PA 17522



Aerial Views

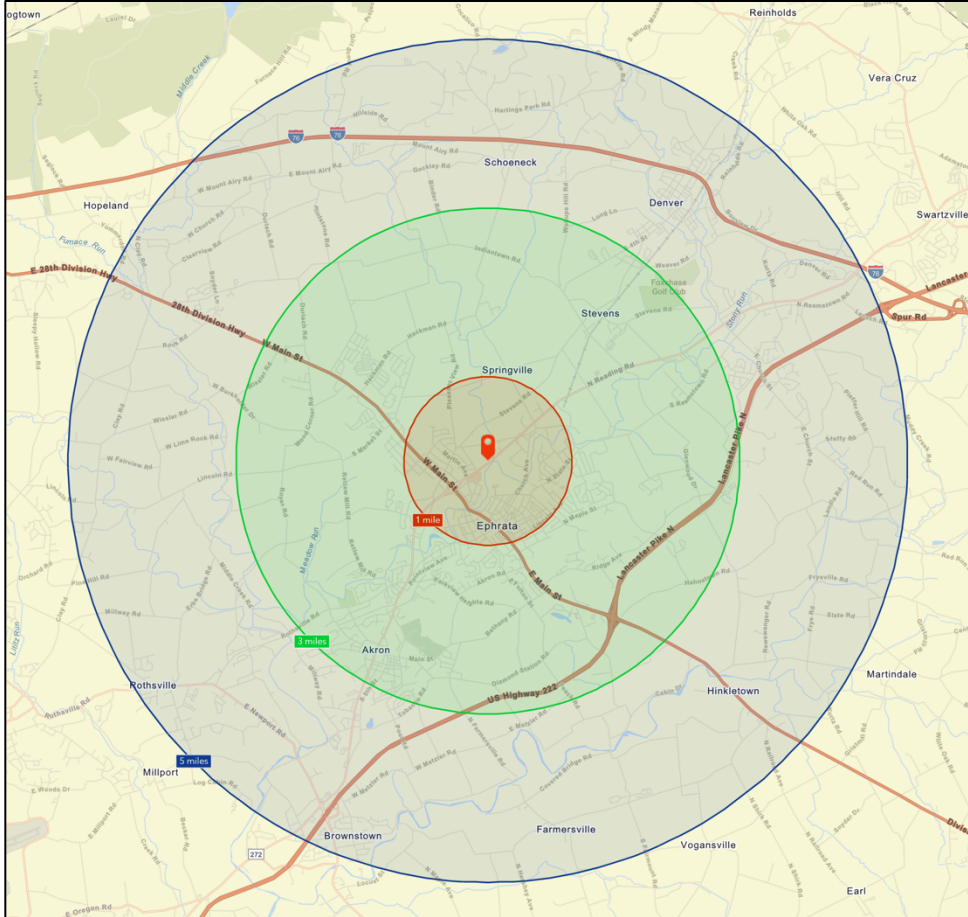


FOR SALE

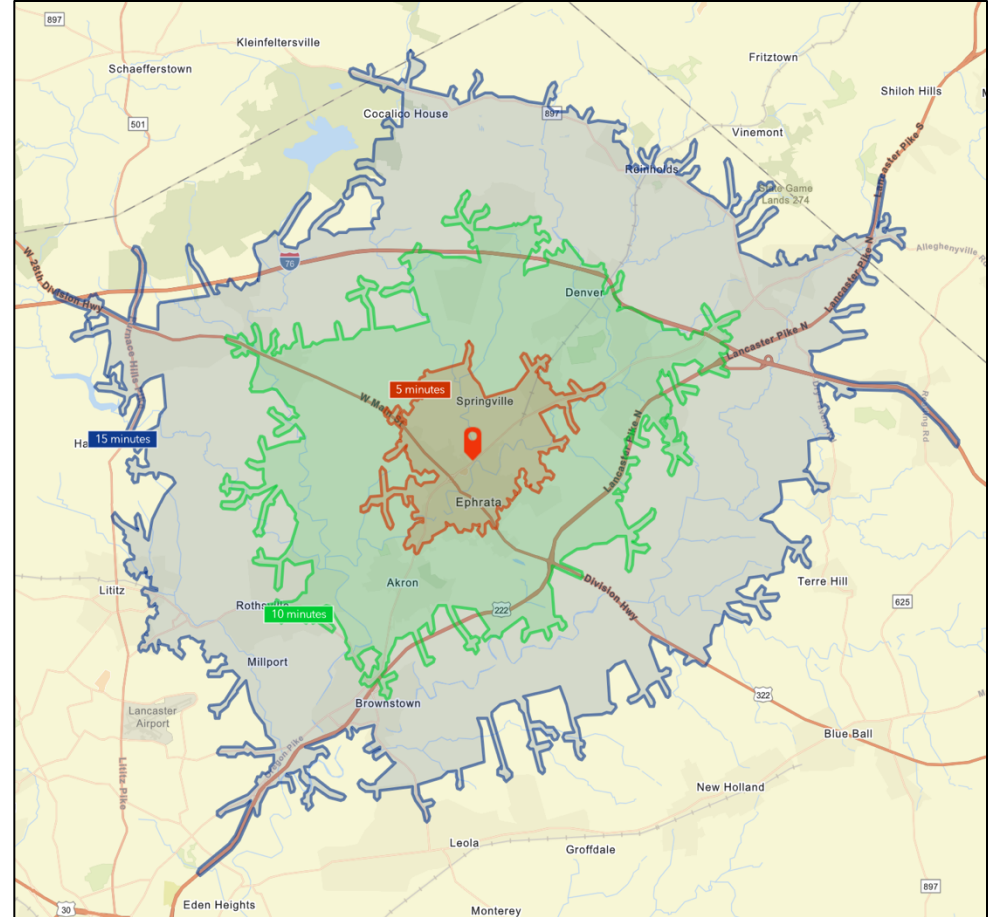
250 North Reading Road, Ephrata PA 17522



1, 3 and 5 Mile Radius Map Around Site



5, 10 and 15 Minute Drive Time



Demographic Snapshot

DEMOGRAPHIC CATEGORY	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,985	31,983	56,883
Average Household Income	\$82,657	\$89,012	\$95,396
# Households	3,567	12,786	21,618
Avg. Annual Medical/Dental Expenditures	\$5,755	\$6,448	\$6,974

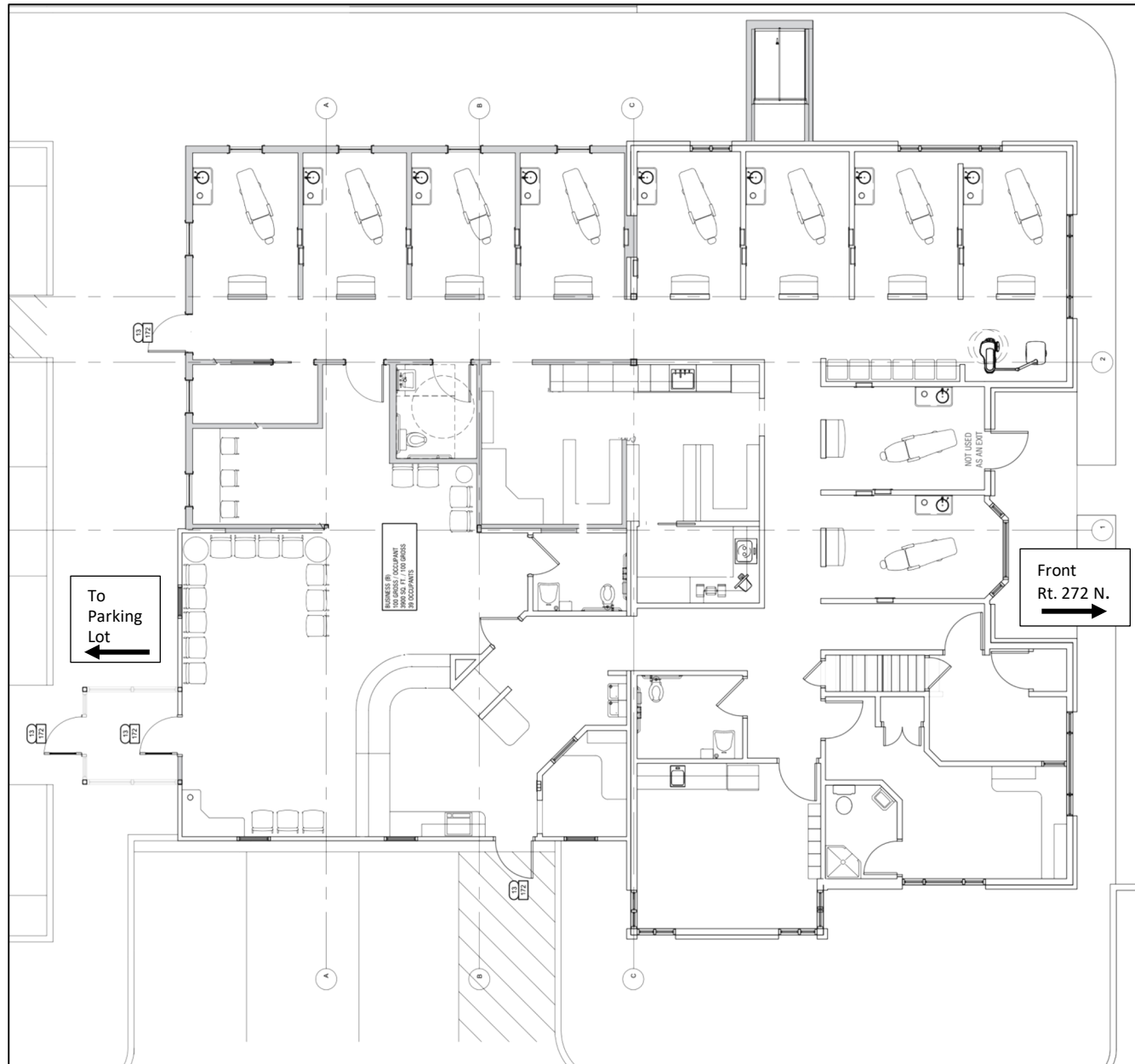
Full Demographic Report and Healthcare/Medical Expenditures Report for 5 Mi. Radius Available Upon Request from Listing Agent

FOR SALE

250 North Reading Road, Ephrata PA 17522



Floor Plan (Scaled PDF file available upon request.)



FOR SALE

250 North Reading Road, Ephrata PA 17522



Tax Parcel: # 270-21087-0-0000



PROPOSED DEED RESTRICTION LANGUAGE (General Dentistry)

"The conveyance set forth herein is under and subject to the following restrictions and covenants for a period of ten (10) years from the date hereof:

The herein conveyed premises (or any portion thereof) shall not be used or operated as or for or by, nor shall any building hereafter erected thereon be erected as or for or used or occupied by the Grantee and/or its lessees, licensees, successors, assigns, successors-in-title and assigns-in-title for the operation of a **General Dentistry practice or to otherwise provide General Dentistry services**. For purposes hereof and except as set forth below, "General Dentistry" shall mean the diagnosis, treatment, operation on, or prescribing for any disease, pain or injury, or regulation of any deformity or physical condition, of the human teeth, jaws, or associated structures, or the conducting of a physical evaluation, or administering of anesthetic agents, or use of ionizing radiation in the course of dental practice, or the fitting, constructing, and inserting of any artificial appliance, plate, or denture for the human teeth or jaws, or the holding of oneself or itself out as being able or legally authorized to do any of the foregoing; **provided, however, that the foregoing restriction and definition of General Dentistry shall not apply to the use, operation, or occupancy of the premises (or any portion thereof) or any building hereafter erected thereon as or for the performance or operation of only: (i) General Dentistry for children under the age of eighteen (18); (ii) endodontia; (iii) orthodontia; (iv) oral and maxillofacial surgery; (v) periodontia; and (vi) prosthodontia.**

Grantee, for itself and its lessees, licensees, successors, assigns, successors-in-title and assigns-in-title, further covenants and agrees that Grantor and its successors and assigns shall have the full right to enforce and shall be entitled to the benefits of the foregoing restrictions. Grantee, for itself and its lessees, licensees, successors, assigns, successors-in-title and assigns-in-title acknowledges and agrees that upon a breach of the foregoing restriction, Grantor will have no adequate remedy at law and will suffer substantial and irreparable harm. Grantee, for itself and its lessees, licensees, successors, assigns, successors-in-title and assigns-in-title agrees that, in the event of any breach or threatened breach of the foregoing restriction, Grantor shall be entitled to special, temporary, and/or permanent injunctive relief to enforce this restriction. Grantor's right to seek and obtain such equitable or injunctive relief shall not preclude Grantor from seeking or obtaining any other remedy available at law or in equity. If the Grantor pursues injunctive relief, it shall not be required to post bond in any jurisdiction in which such injunctive relief is requested.

The Grantee, for itself and its lessees, licensees, successors, assigns, successors-in-title and assigns-in-title, by acceptance of this indenture, agrees with the Grantor and its successors and assigns, that the foregoing covenants and restrictions shall run with the land comprising the herein conveyed premises and be binding on all successors-in-title and assigns-in-title to any portion of the herein conveyed premises for the time period as set forth hereinabove. In any deed of conveyance of the herein conveyed premises or any part thereof to any person(s) or entity(ies), said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein."

INCLUSIONS/EXCLUSIONS

250 N. READING ROAD INCLUSIONS AND EXCLUSIONS

Included in Sale:

All Built-in Cabinetry and furniture:

- Front desk
- Coffee Bar
- Consult Room
- Kids Area
- All 12 clocks in treatment rooms and side cabinets with sinks
- Stericenter
- U shaped storage shelving
- Lab shelving
- Lockers in Breakroom/Kitchen

Excluded from Sale

- All Dental Equipment including Dental Chairs and delivery units (handpieces and suctions)
- All Dental Supplies

Negotiable

- Refrigerator
- Washer/Dryer
- IT Server
- Amtel Comm System
- PAN - xray machine
- TV's
- Dental Compressors & Air Vacs in the basement

***SETTLEMENT TO OCCUR ON OR AFTER JAN. 2, 2026.
POSSESSION & OCCUPANCY SUBJECT TO SELLER'S MOVE
TO NEW OFFICE UNDER RENOVATION. ESTIMATED
AVAILABLE DATE MARCH/APRIL 2026. TERMS OF SALE MAY
REQUIRE A SHORT LEASE BACK PERIOD TO OWNER.**

FOR SALE

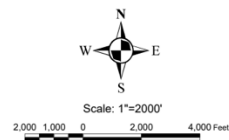
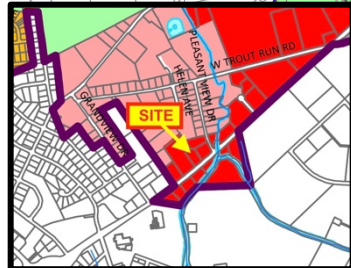
250 North Reading Road, Ephrata PA 17522



Zoning is (C) Commercial in Ephrata Township



Ephrata Township Zoning Map



Source: Lancaster County GIS Landbase
Projection: Pennsylvania State South, NAD 83, US Feet
Plot Date: Wednesday, March 26, 2025

Adopted February 8, 2000

Amended February 15, 2000
(Hurst Development Co @ Lincoln Rezoned approx. 18 acres from A to RMD)
Road Names revised May 17, 2001

Amended October 1, 2002
(Burkholder rezoning 0.87 acres, rezoned from A to C-2)
(Rezoning of 269 North 11 St. to RLD)

Amended October 7, 2003
(Rezoning of 269 North 11 St. to RLD)

Amended October 18, 2005
(Sico Co. rezoning 2.5 acres, rezoned from RLD to C-1)

Amended December 6, 2005
(Rezoned approx. 5.02 acres rezoned from C-2 to RLD, and 3.53 Acres from RLD to C-2, southwest of Main/Pleasant Valley intersection)

Amended February 7, 2005
(Rezoned approx. 1.36 acres at John F. Martin and Sons, Inc., from RLD to C-1)

Amended May 2, 2006
(Rezoned approx. 12.19 acres from RMD and C-2 to C, southwest of Meadow Valley/South Reading intersection)

Amended June 5, 2007
(Rezoned approx. 17.91 acres from I to RMD and 63.17 acres from I to RLD, at the Nolt Tract)

Amended May 3, 2011
(Rezoned 10 tracts and 1 partial tract on the south side of West Main Street from RMD to C)

Amended September 6, 2016
(Rezoned approx. 12.53 acres from C to RMD, southwest of Meadow Valley/Reading Road intersection)

Amended November 7, 2017
(Rezoned 3 tracts totaling approx. 49 acres from A to I, between the Cocalico Creek and AB Martin Roofing Supply)

Amended March 7, 2023
(Rezoned 4 tracts totaling approx. 5.75 acres from I to C, between North Reading Road and Church Avenue)

RETTEW

Zoning Description and Excerpt Pages of Permitted Uses in “C” Zoning

<p>Section 405. COMMERCIAL (C) DISTRICT</p> <p>A. <u>Specific Intent</u></p> <p>These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.</p> <p>B. <u>Uses and Structures</u></p> <ol style="list-style-type: none"> 1. Permitted land and buildings in a C District may be used for the following purposes and not others: <ol style="list-style-type: none"> a. Business, professional or governmental office or studio (see Section 637). b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637). c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging. d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel. e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637). f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties. g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637). h. Wholesaling businesses. i. Automobile/truck service and repair facilities (see Section 612). <p style="text-align: right;">Ephrata Township Zoning Ordinance 26</p>	<ol style="list-style-type: none"> j. Automobile filling stations (see Section 611). k. Essential services buildings and structures (see Section 627). l. Churches and related uses (see Section 619). m. Existing agricultural operations. n. Veterinary offices or animal hospitals (see Section 609). o. Farm Equipment Sales and Service (see Section 629). p. Customary accessory uses and buildings incidental to the above permitted uses. <ol style="list-style-type: none"> 2. <u>SPECIAL EXCEPTIONS</u> - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI). <ol style="list-style-type: none"> a. Billboards (see Section 614). b. Amusement arcades (see Section 608). c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639). d. Shopping centers (see Section 646). e. Life-care facilities (see Section 634). f. Nursing, rest, or retirement homes (see Section 641). g. Commercial communications antennas (see Section 624). h. Self-service storage facilities (see Section 649). i. Golf courses, parks and recreational areas (see Section 639). j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures. 3. <u>CONDITIONAL USES</u> - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI). <ol style="list-style-type: none"> a. Commercial regional impact developments (see Section 623).
---	---

The above is an excerpt taken from the Ephrata Zoning Ordinance, but it does not contain complete guidelines (for example, parking requirements for different types of uses) Please contact the Ephrata Township Zoning officer prior to purchase, to verify your intended use of the property. Neither Broker nor owner make any representation as to allowed uses.

Traffic Counts At Site



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 provided by outside sources. Property data and conditions can change during a listing; and while the Listing Agent attempts 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 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 remain current. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information.

Listing Agent is solely the representative of the Seller in any contemplated transaction. Listing Agent may still write and 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 want you to be an informed Buyer.

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. Please contact our office directly with any questions regarding co-broke compensation. When offered, it will be exactly as per our listing agreement with the Seller.

Please note that when a Co-Broke fee is applicable, our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings, as well as conduct all Buyer follow-up, in order to receive a fee. Once we have shown a property to a prospect, presented the property details, or spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may not be honored or may be reduced to compensate for our efforts.

Buyers who intend to be represented by a Buyer Agent must have your Agent contact us in advance to arrange the first showing or 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.