

FOR SALE

3,354 SF OFFICE/COMMERCIAL BUILDING, LANCASTER, PA Prime Location Close to Highways, Downtown, & Public Transportation

1547 Oregon Pike, Lancaster, PA 17601

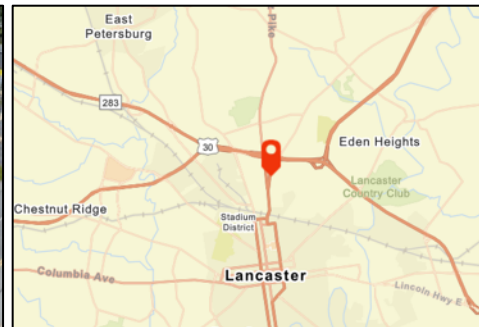


See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

FOR MORE INFORMATION, CALL:
Christine Sable CCIM
717-208 3207 DIRECT

COMMERCIAL BUILDING ON A PRIME CORRIDOR IN LANCASTER, PA

Located in central Lancaster County, just one minute to major highways and less than a mile to downtown Lancaster, this property is also on a bus route, with an Amtrak station less than 1/2 mile away. This nicely renovated building features two floors with 7 offices, a conference room and kitchen, a workstation area, 3 restrooms, and a nice size storage basement. The site features 15 off-street parking spaces, and a handicap accessible ramp from the parking lot to the first floor. The storage basement has an outside ramp entry for convenience and is even sprinklered! Zoned B-2 with D-R Retrofit overlay, the property could be used for many other types of businesses such as retail, salon, med spa, business or personal services, cafe, counseling office, healthcare, and other uses. The high visibility location and prominent signage along busy Oregon Pike is a great way to advertise your business. Rarely does a property on this corridor come up for sale. Don't wait - Schedule your showing today, this one will go fast!



FEATURES:

- 7 offices, conference room, kitchen and sprinklered storage basement.
 - Zoned B-2 Commercial + D-R Retrofit
 - Handicapped accessible ramp from parking lot to first floor.
 - Includes 3 restrooms; 1st floor restroom is handicapped accessible
 - 15 Off Street Parking Spaces
 - Nicely finished inside, includes a working fireplace.
 - Newer roof. Multiple HVAC units and central air conditioning
 - Excellent signage & visibility on Rt. 272
 - Traffic counts 12,000 – 15,000 VPD
 - Ideal for professional office, business services, retail, salon/spa, counseling
- Offered for sale at \$675,000**

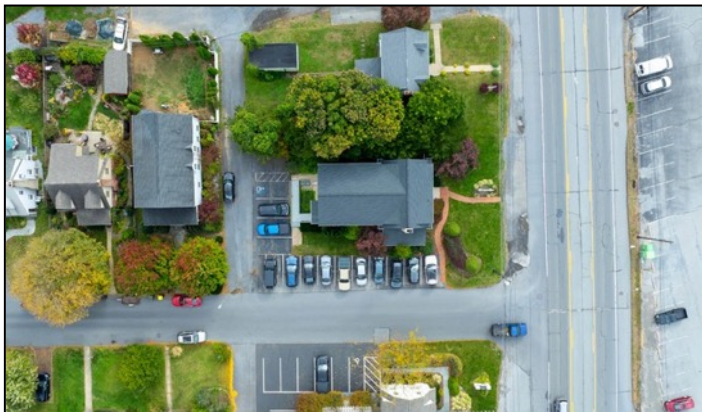
Information herein is deemed reliable but not guaranteed. Property offered As-Is. Please independently confirm uses permitted under B-2 Commercial Zoning with Manheim Township Zoning officer prior to purchasing. Neither Owner or Broker shall be liable for errors or omissions. Buyer is responsible for verifying square footage and all property facts prior to purchase.

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Property Summary



MUNICIPALITY:	Manheim Township, Lancaster County, PA
TAX PARCEL #:	390-85926-0-0000
YEAR BUILT:	1950 Per Lancaster County Assessment Office
CONSTRUCTION:	Frame and siding; unknown if any brick is underneath.
# STORIES:	Two, plus basement.
SQUARE FOOTAGE:	3,354 SF per Lancaster County Assessment office. Buyer to verify square footage independently.
# ROOMS:	Eleven total. Large reception room, 7 private offices, kitchen, conference room, and large 2 nd floor workstation area. Also has 3 restrooms.
LOT SIZE:	.20 acres per Lancaster County Assessment Office
ZONING:	B-2 in Manheim Township, with a D-R Retrofit Overlay zone which permits some additional uses.
REAL ESTATE TAX:	\$7,519.58 at face value. (Does not include 2% discount if paid early.)
PARKING:	15 On site parking spaces including one handicap accessible space with unloading corridor
UTILITIES:	Electric, public water and sewer. Natural gas MAY be available in street, must call UGI to confirm.
HVAC:	Front original section has a newer oil-fired boiler with radiator heat. Rear first floor section and 2 nd floor have heat pumps. Central air throughout. (Front of building has a ducted A/C unit with air handler in front attic and outdoor fan unit on south side.) Rear of first floor is heated and cooled with an electric heat pump with air handler in conference room closet. Second floor rear is heated and cooled separately from the first floor with its own heat pump and an air handler in the rear attic. Both heat pump outdoor units are on North side of building.
ELECTRIC:	200 Amp
ROOF:	Asphalt Shingle
RESTROOMS:	Three; Handicap Accessible Restroom on first floor, two additional rest rooms 2 nd floor.
CURRENT USE:	Professional Office
ACCESSIBILITY:	Handicap accessible ramp from rear parking lot to first floor.
SIGNAGE:	Prominent front monument sign along Oregon Pike
ADDITIONAL FEATURES:	Basement storage with sprinkler system; outside full entry door with ramp from parking lot. Handicap accessible ramp from parking lot to back door. Network cabling installed
AVAILABILITY:	Tenant occupied until 2/1/2026
DEEDED OWNER:	P Over A LLC



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Additional Photos

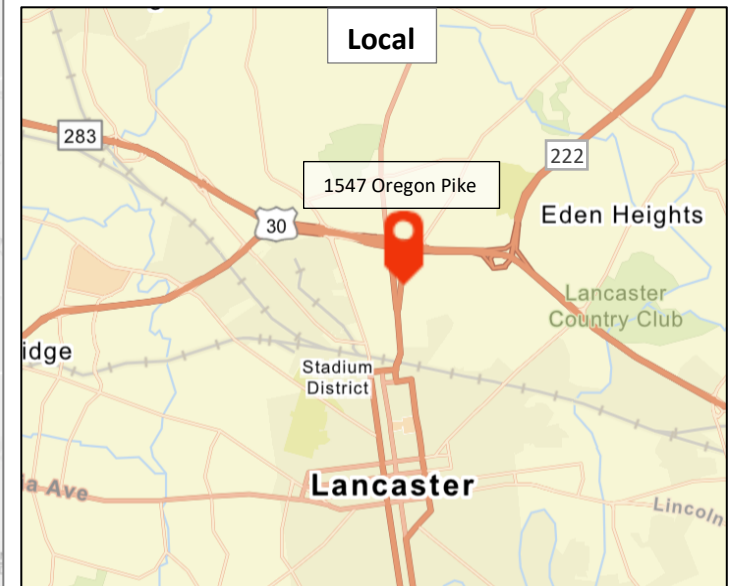
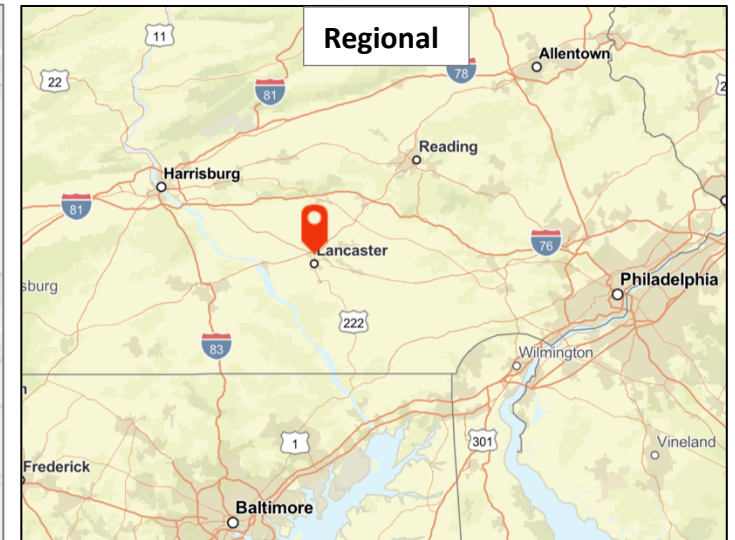
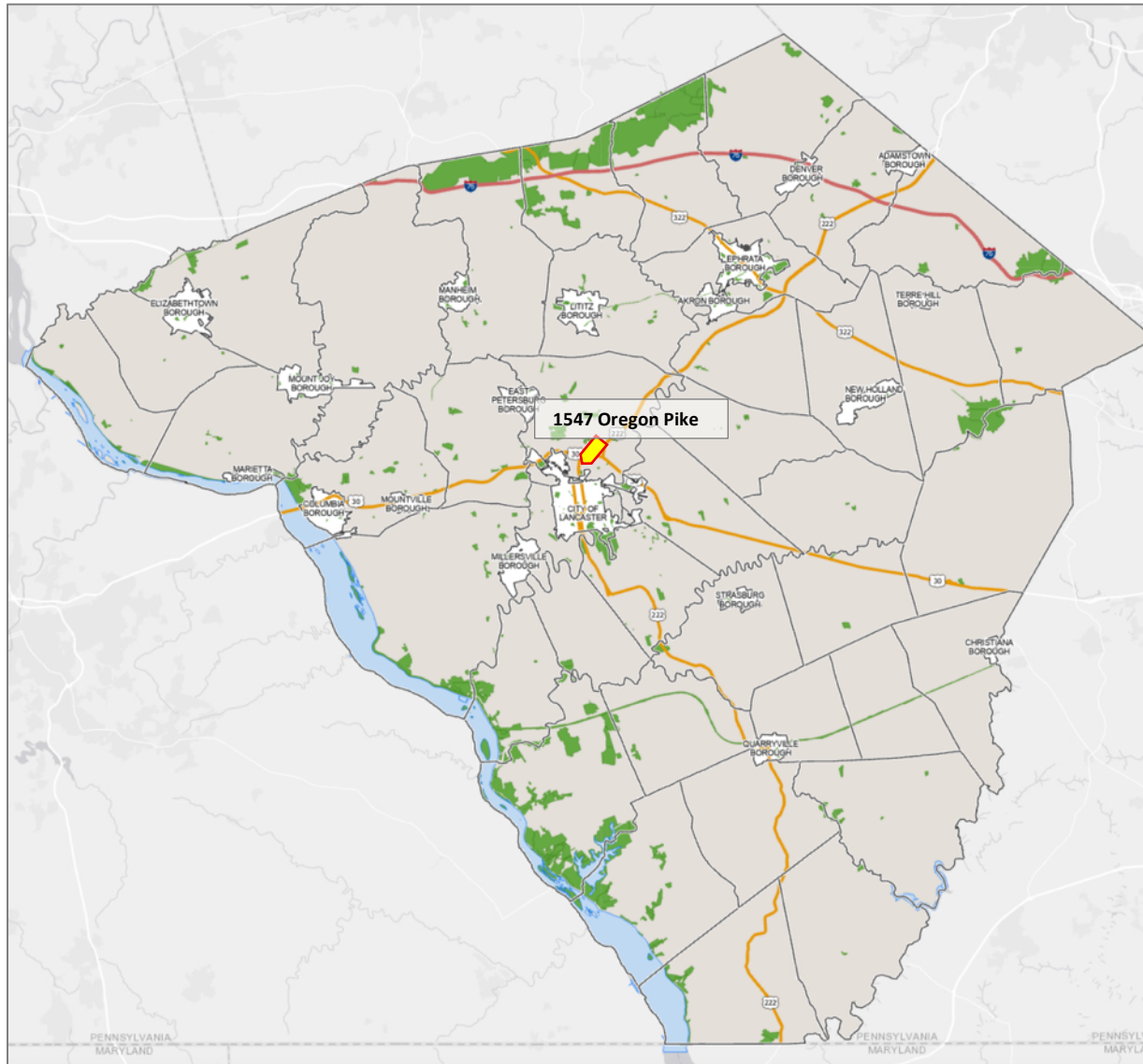


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Location Maps



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Aerial Views - Surrounding Area

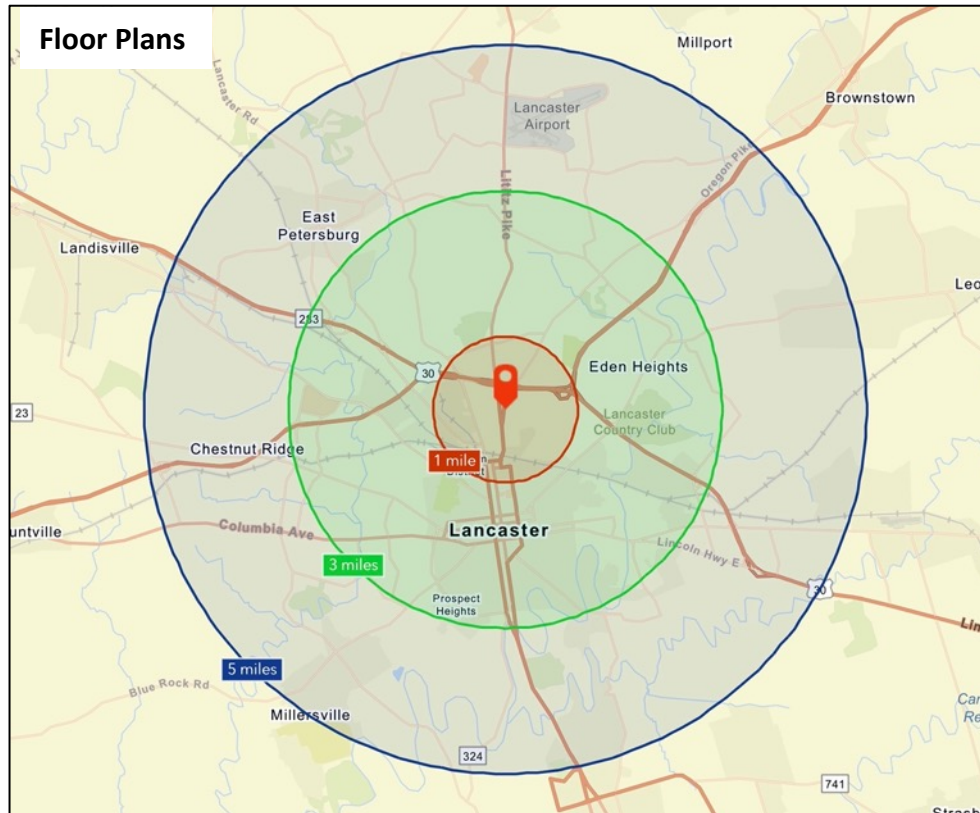


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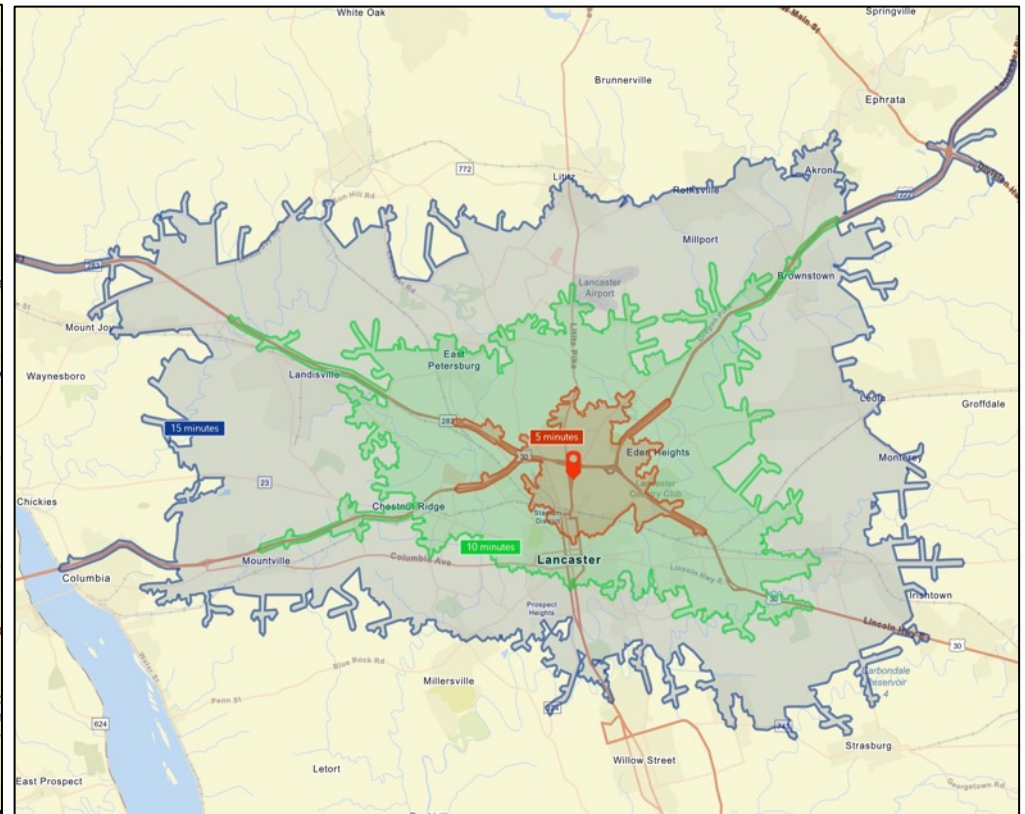
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1, 3 and 5 Mile Radius Map Around Site



5, 10 and 15 Minute Drive Time



Demographic Snapshot

DEMOGRAPHIC CATEGORY	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	9,852	103,462	169,409
Average Household Income	\$98,961	\$98,063	\$107,000
# Households	4,523	42,506	72,138

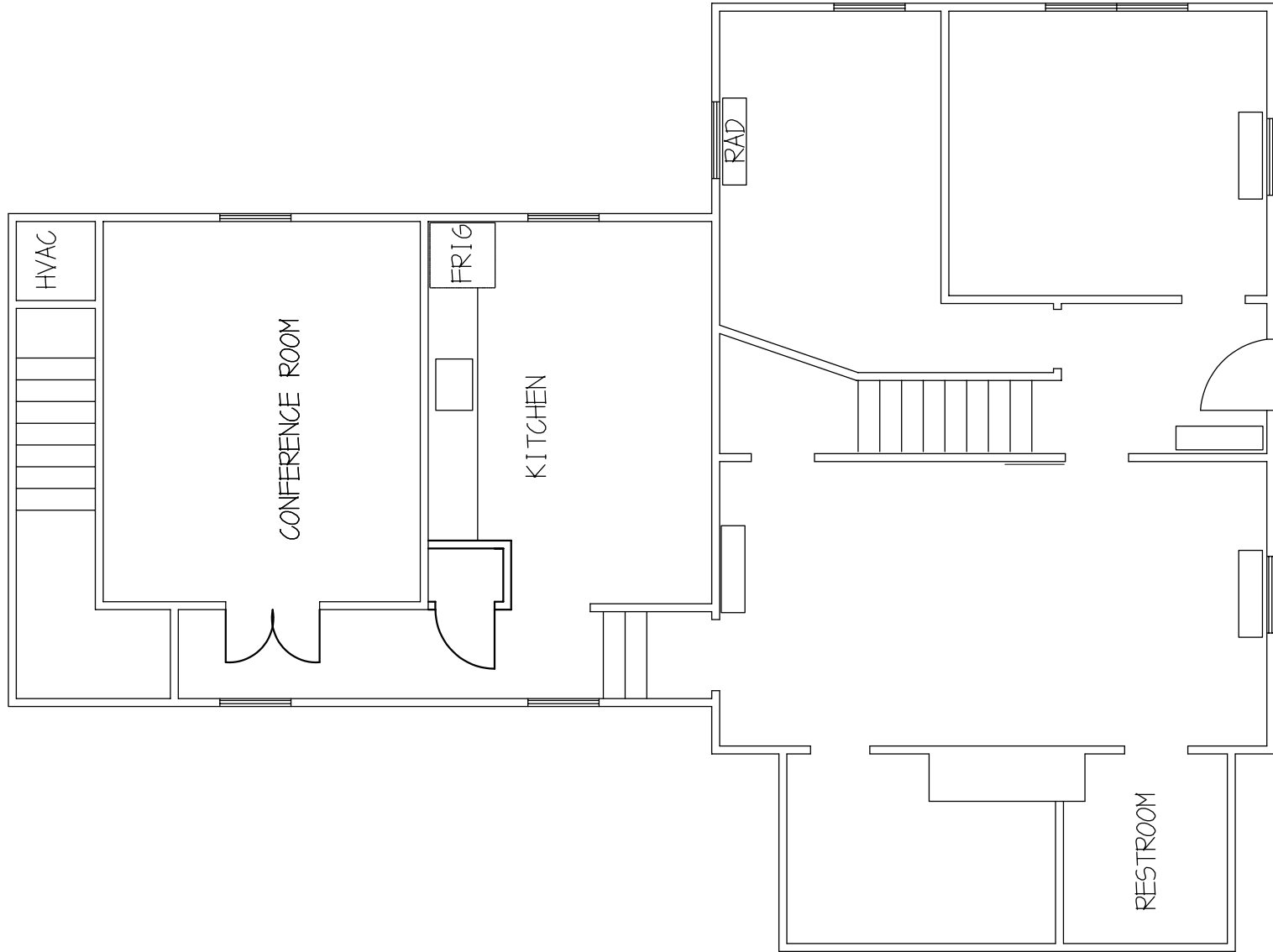
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Floor Plans

FIRST FLOOR



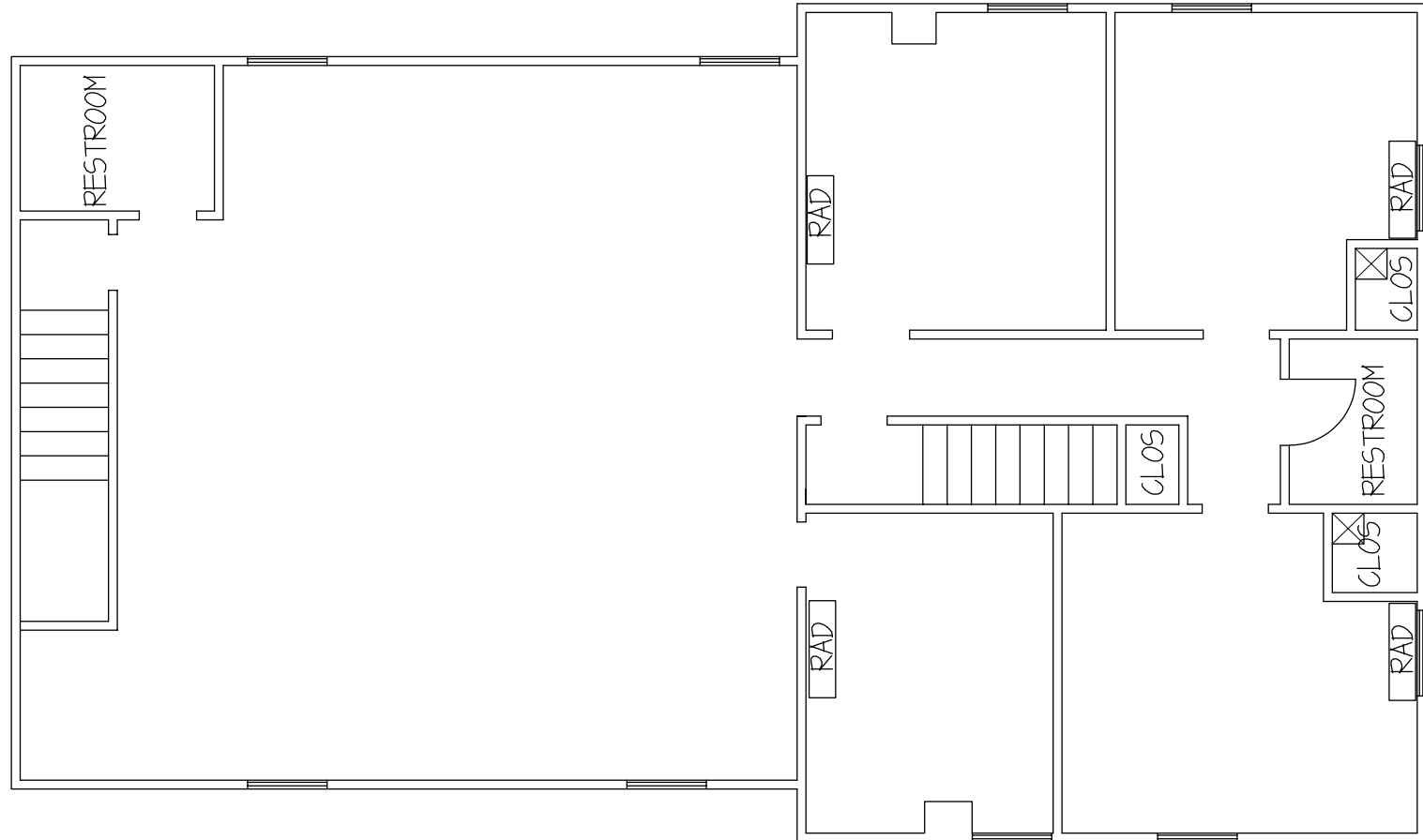
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Floor Plans

SECOND FLOOR



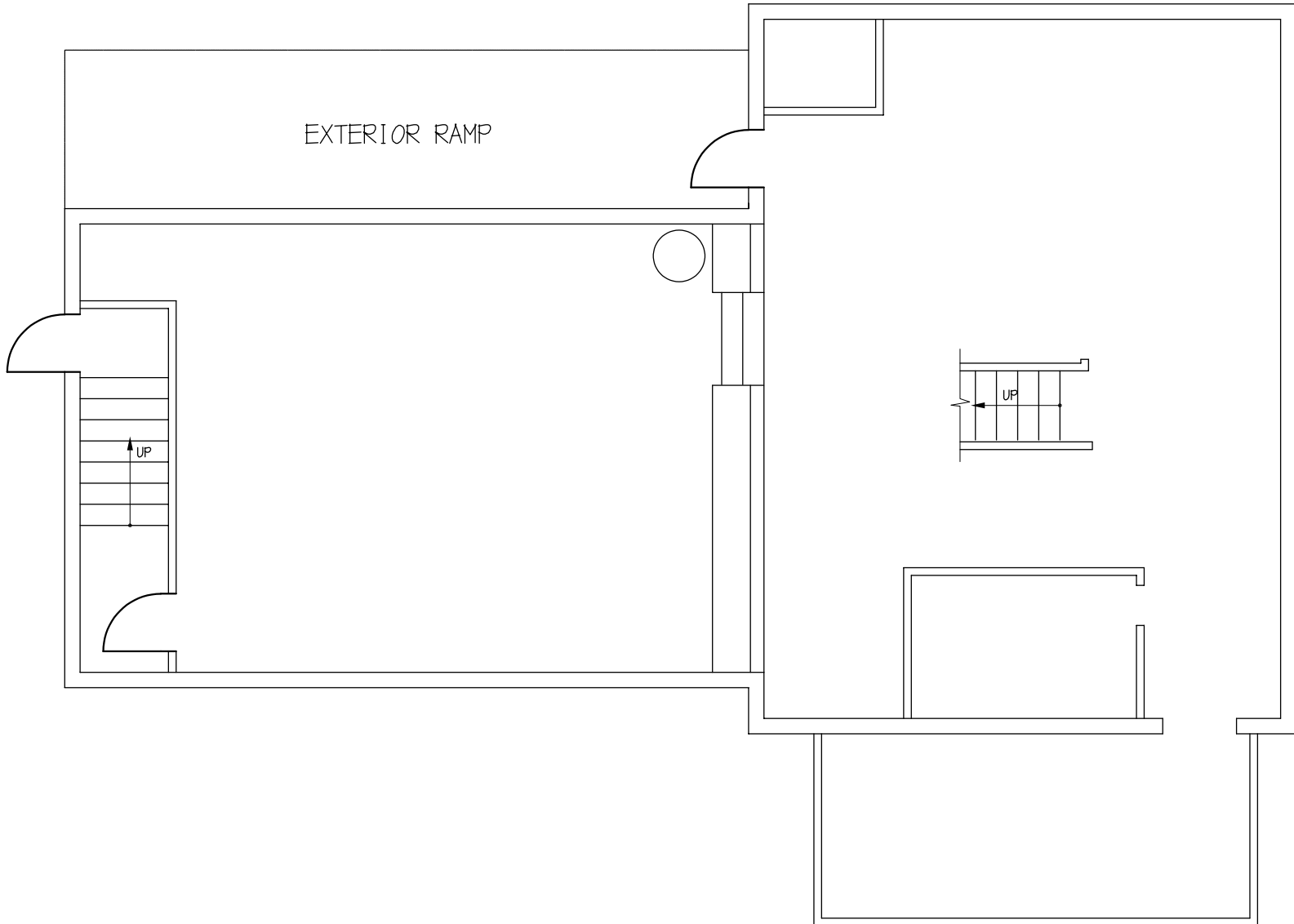
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Floor Plans

BASEMENT

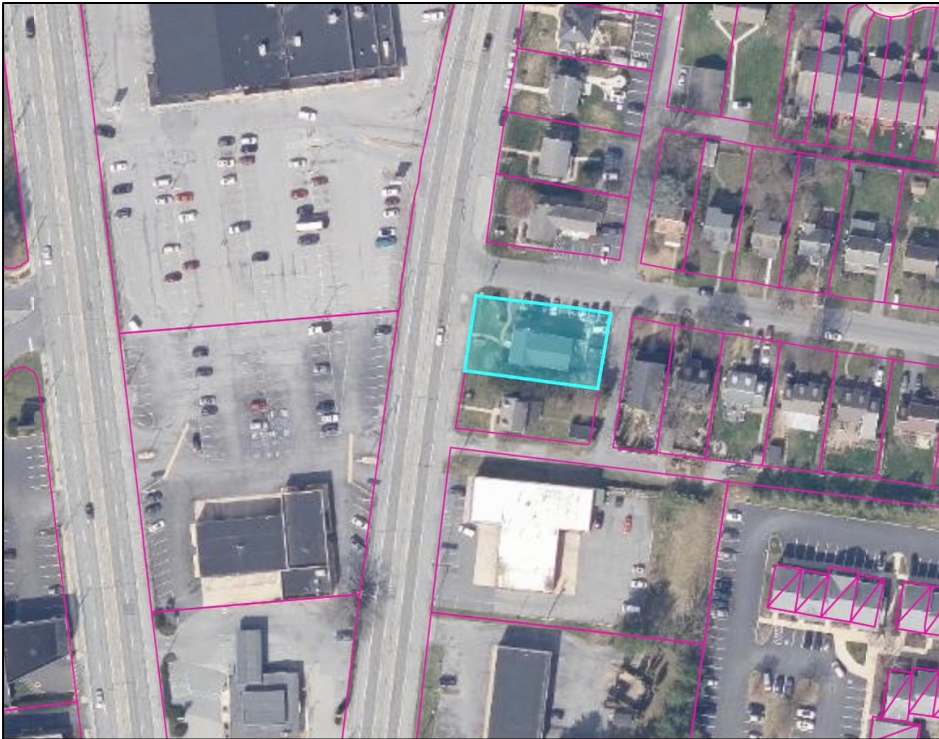


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**Tax Map Parcel
390-85926-0-0000**



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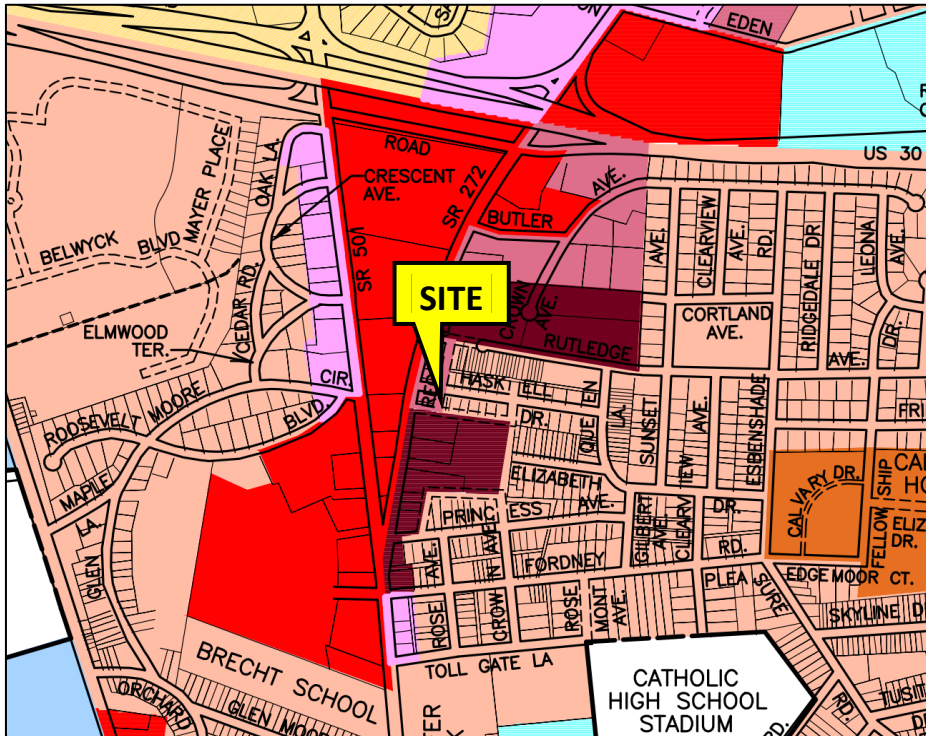
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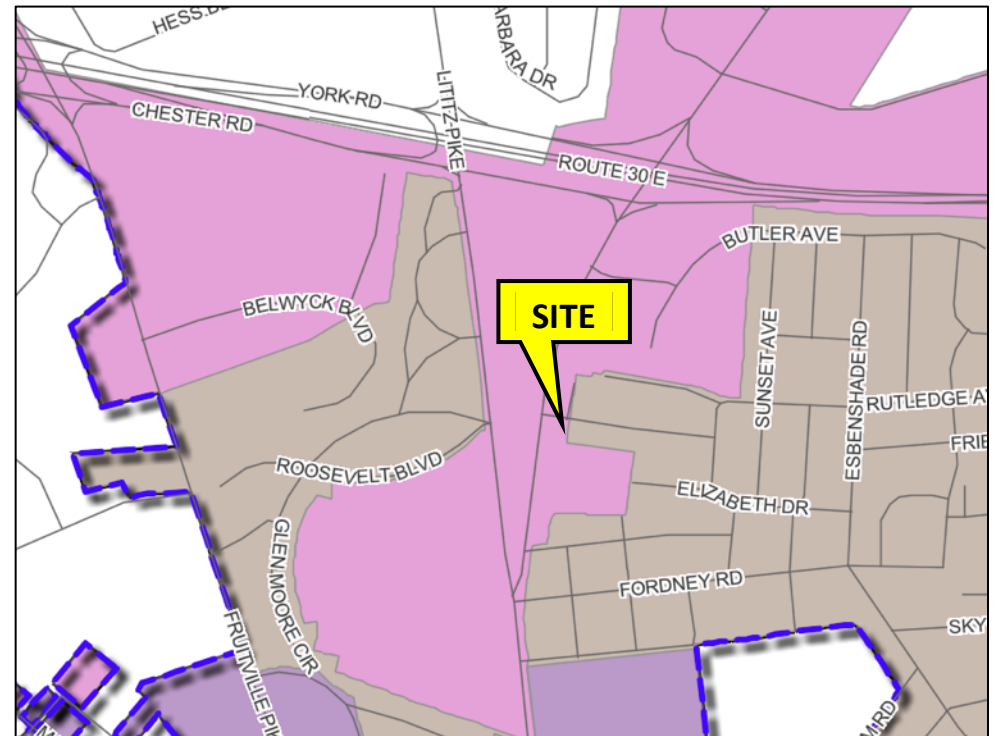
ZONING MAPS

Zoning is B-2 With D-R Retrofit Overlay in Manheim Township

B-2 Zone



D-R Overlay Zone



FOR ALL ZONING RELATED QUESTIONS, PLEASE CONTACT SHARYN YOUNG AT THE MANHEIM TOWNSHIP ZONING OFFICE AT 717-569-6406 EXTENSION 1105. BUYER IS RESPONSIBLE FOR VERIFYING THAT THEIR INTENDED USE IS PERMITTED.

Permitted Uses in B-2 and D-R Retrofit As Per Manheim Township Zoning Ordinance

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
Full-Service Pet Care Facility		C		
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

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	B-1	B-2	B-3	B-4
Offices, medical or dental	X	X	X	X
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

Additional Uses permitted in the D-R Retrofit Overlay District:

1. Uses permitted per the underlying zoning district continue to be permitted in the Overlay:
2. Offices, Professional
3. Community facilities
4. Office, medical and dental
5. Banks and financial institutions, whether or not in combination with offices.
6. Full-service hotels.
7. Limited-service hotels.
8. Commercial recreation facilities.
9. Laboratories for research and development.
10. Educational institutions.
11. Warehousing and mini warehousing facilities.
12. Public parks and public recreation areas.
13. Public utility installations.
14. Veterinarian offices. (See Section 2513)
15. Temporary retail sales. (See Section 2517)
16. Holiday tree sales. (See Section 2518)
17. Accessory buildings and uses customarily incidental to the above permitted uses.

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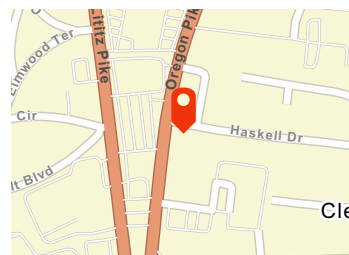
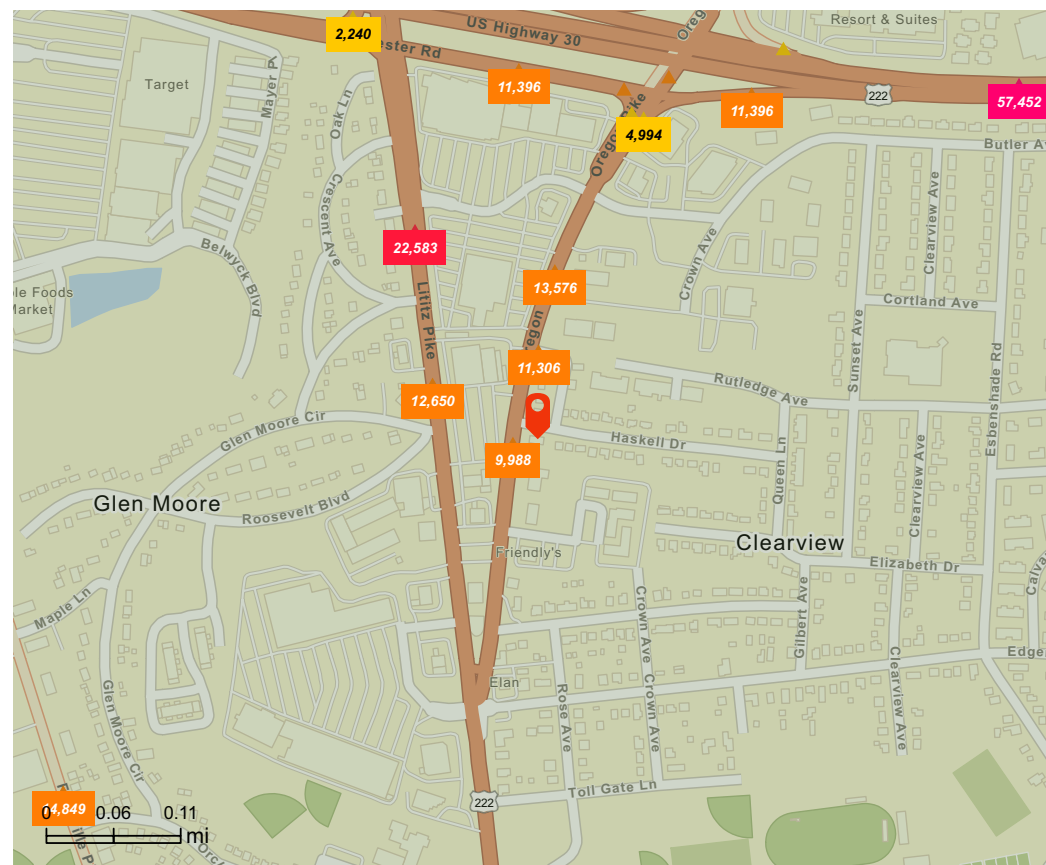
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Traffic Count Map - Close Up

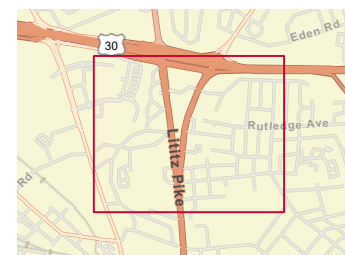
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Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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.

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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.