

# FOR SALE

**9,000 SF +/- Versatile Office/Flex Building, Lancaster PA**  
**4,500 SF Office suite on 1<sup>st</sup> Floor and 5 drive-in doors lower level**

624 S. Prince Street, Lancaster, PA

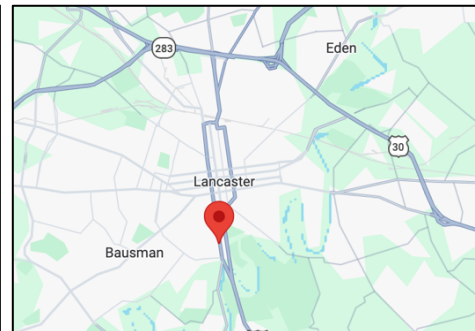


See more properties here:  
**SableCommercialRealty.com**  
245 Butler Avenue, Suite 220  
Lancaster, PA 17601  
**717-399-9361**

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

## Ideal for contractor, light manufacturing, vehicle-related business

9,000 SF 2-level commercial flex building on a 0.9 acre corner lot at a signalized intersection in Lancaster with grade level entry to both floors. There are 5 truck doors on the lower level with a heated floor in the garage area. Lower level also includes a restroom with shower. The first floor is built out as office area and includes a large reception area, 8-9 large private offices with windows, 2 accessible restrooms, an open area which could be used for a conference room or showroom area, a lunchroom and storage areas. This building is ideal for a contractor use, light manufacturing or assembly, vehicle related services, or other industrial uses. Zoned CM in the City of Lancaster, many other uses are permitted by right. The building includes 400 Amp single phase service for your electrical needs. As a bonus, it also features a 700 SF separate garage with its own parking lot, ideal for a workshop, studio or vehicle storage. Total parking with both lots accommodates 36 - 40 vehicles; the main lot can accommodate tractor trailers. This versatile flex property will go fast; schedule your tour today!



## FEATURES:

- 4,500 SF office + 4,500/SF lower level garage/shop or warehouse area
- Zoned CM; many uses allowed
- Generous parking for 36 - 40 vehicles
- 2 Handicap accessible restrooms, plus a restroom w/ shower stall on lower level.
- 5 Overhead Truck Doors
- 11-12' Lower level ceiling heights
- Separate freestanding 700 SF garage can be used for workshop or studio
- Excellent signage & visibility on Prince Street at signalized intersection. Daily Traffic counts 11,400+/-.
- Radiant heat throughout, including lower level garage floors. System was designed to run on affordable waste oil, can also run on standard heating oil.

**Offered for sale at \$1,395,000**

*Information herein is deemed reliable but not guaranteed. Neither Owner or Broker shall be liable for errors or omissions. Property offered As-Is. Please independently confirm uses permitted under (CM) Zoning with City of Lancaster zoning officer prior to purchasing. Buyer is responsible for verifying square footage, suitability of building for Buyer's intended use, and all property facts prior to purchase.*

**FOR SALE****624 S. Prince Street, Lancaster, PA 17603**

## Property Summary



PROPERTY SUMMARY	624 S. Prince Street, Lancaster, PA
MUNICIPALITY:	City of Lancaster
TAX PARCEL ID#:	334-83389-0-0000
DEED REFERENCE #:	6507963
CONSTRUCTION:	Brick and concrete block
YEAR BUILT:	2001
# STORIES:	Two, each have a grade level entry
SQUARE FOOTAGE TOTAL	8,988 per Lancaster County Assessment office
OFFICE AREA	4,494 SF +/-
GARAGE/WAREHOUSE AREA	4,494 SF +/-
ACREAGE	0.9 acres
ZONING	CM Central Mfring. In the City of Lancaster
REAL ESTATE TAXES 2025	\$35,465.00
PARKING	32 - 34 in main building lot, and additional 6 spaces in upper garage lot
UTILITIES	Electric, Public Water and Sewer; Nat. gas is believed to be available in the street, needs confirmation.
ELECTRIC	400 amp, single phase
ROOF	Flat Rubber
CEILING HEIGHTS	8' in office areas, 11-12' in lower level
RESTROOMS	Mens & Ladies single stall accessible restrooms main level; restroom with shower stall lower level.
CURRENT USE	Contractor offices and workshop
LOADING	5 drive-in doors lower level
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
AVAILABILITY	Building will be vacated upon closing
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> <li>•Radiant heat throughout. Heating system designed to use less expensive waste oil as fuel</li> <li>•Security and fire alarm system</li> <li>•Separate 700 SF garage on site with 6 parking spaces</li> <li>•Main level showroom area</li> </ul>
DEEDED OWNER:	Disruptive Innovation Advisors LLC

