

FOR SALE or LEASE

120 North Shippen Street
City of Lancaster

Commercial Uses by Right or Special Exception
Potential Residential / MF
Total Building ±3,462 SF



Features

- Freestanding office building located in Lancaster City's lovely Musser Park area
- Plenty of natural sunlight in every room
- Current layout includes private offices, conference rooms, remodeled restrooms and kitchenette
- On-site parking
- Possibility for conversion to a beautiful residence or multi-family



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

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For additional information or to schedule a tour, please
contact us!

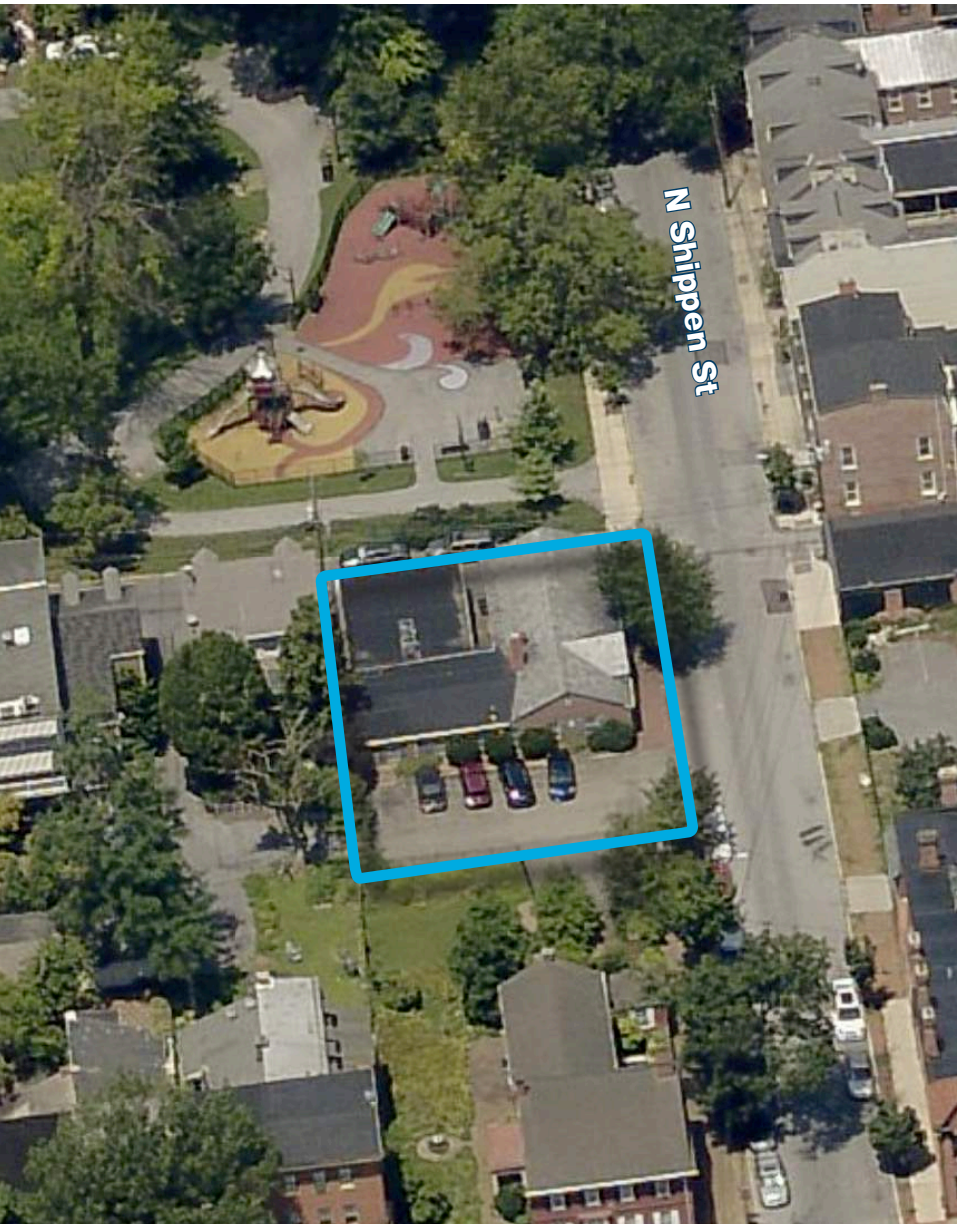
Rich Wolman, CCIM
Cell: (717) 471-4747
Rich@Compass-PA.com

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com

120 North Shippen St

City of Lancaster

Site Data



Address: 120 N Shippen St, Lancaster, PA 17602
Municipality: Lancaster City, Lancaster County
Tax Parcel ID: 332-49456-0-0000
Real Estate Taxes: \$8,570.34 (2020-2021)
Lot Size: 0.15 acres
Zoning: (R-3) Medium-Density Residential
Access: N Shippen St
Parking: Approx. 6-8 spaces
Water/Sewer: Public

Building Size: 3,462 SF
Year Built: 1910
Construction Type: Masonry
Roof: Slate; Composite shingle
HVAC: Electric Heat Pump; Central Air

Pricing:
Sale: \$484,000
Lease: \$9/SF NNN



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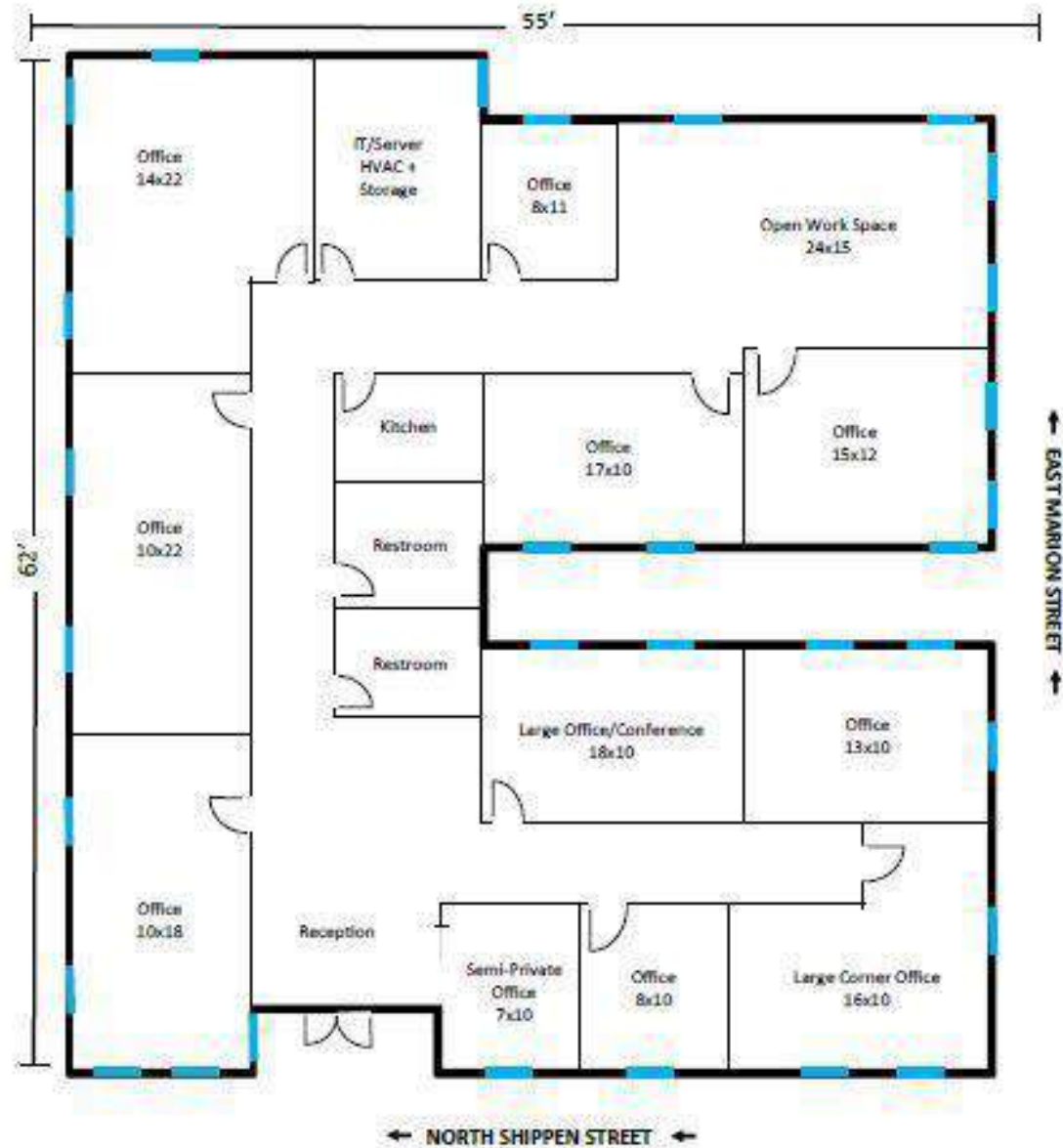
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Photos



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PLEASE FIELD VERIFY ALL DIMENSIONS

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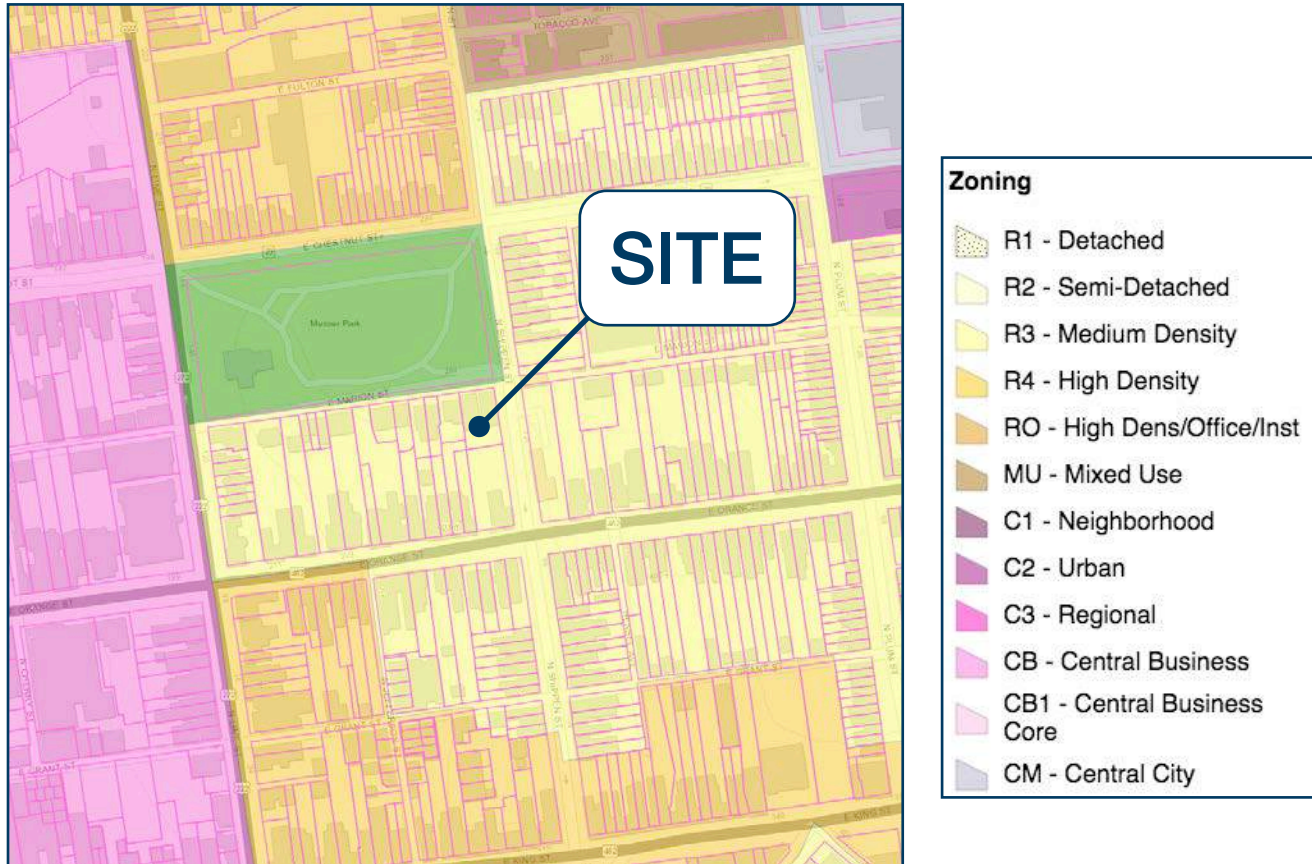
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Tax Maps



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R3 District (Residential Medium Density Dwellings).

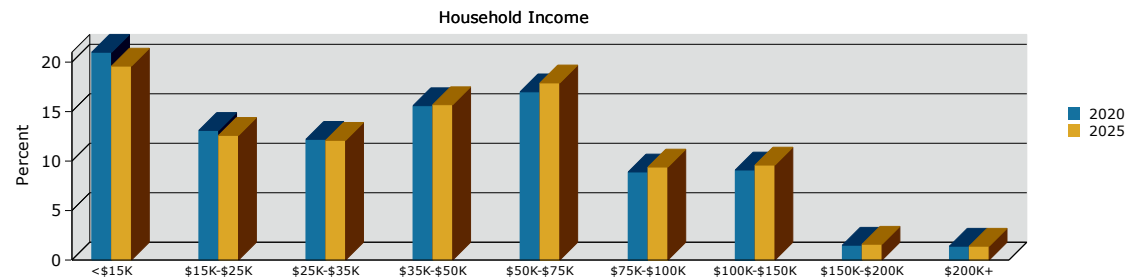
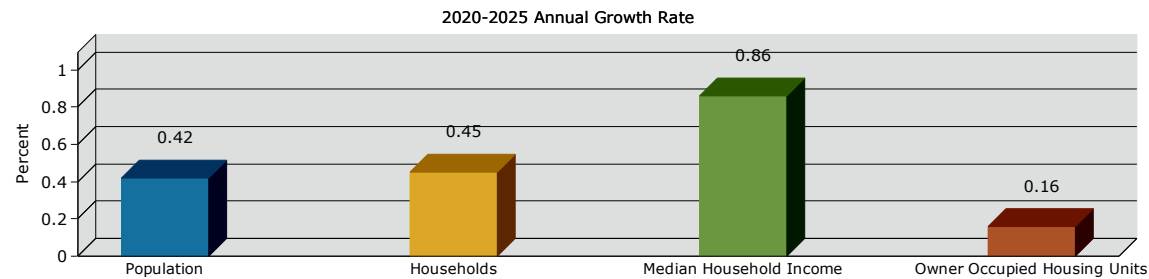
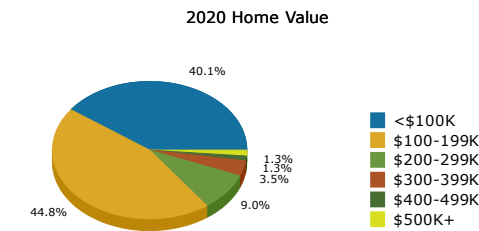
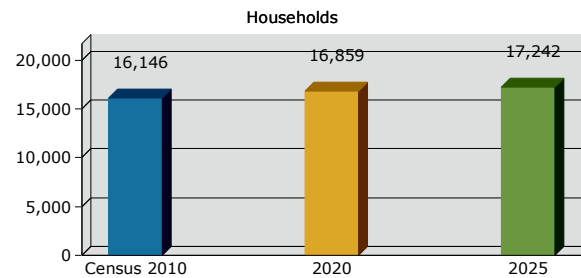
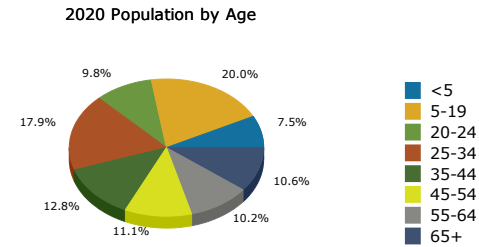
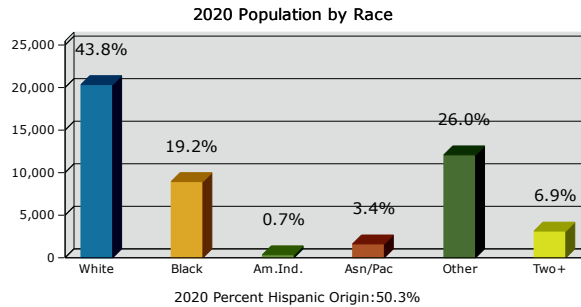
The R3 District is characterized by the predominance of attached, or row, houses, and smaller lot sizes. A variety of small, neighborhood-oriented or low-impact commercial retail and service uses are permitted by special exception, as well as a limited number of institutional and cultural/recreational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

*See Lancaster City Code of Ordinances for additional information: <https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>

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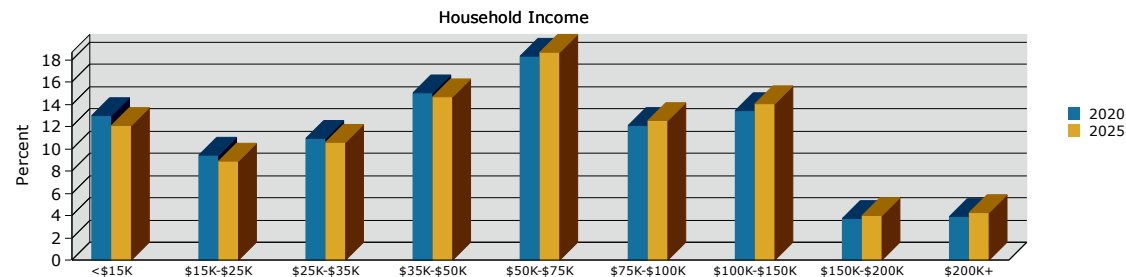
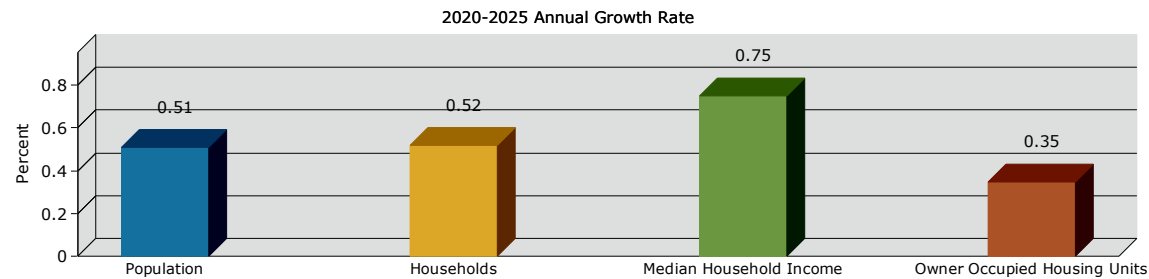
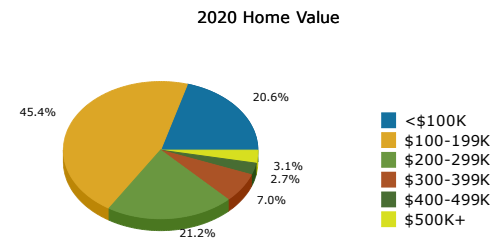
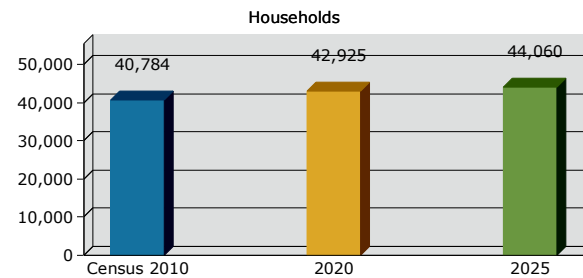
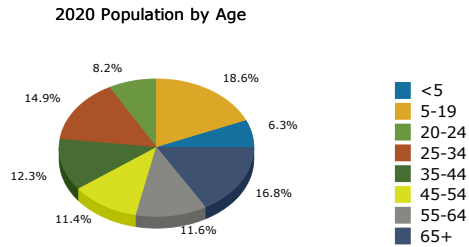
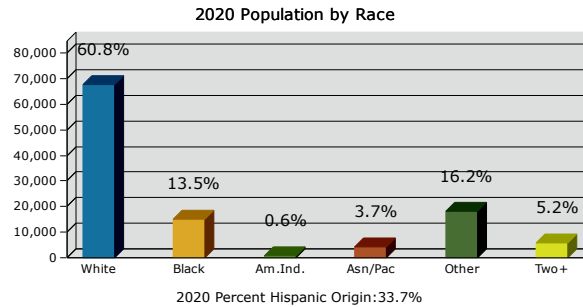
1 Mile Radius Demographics



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3 Mile Radius Demographics



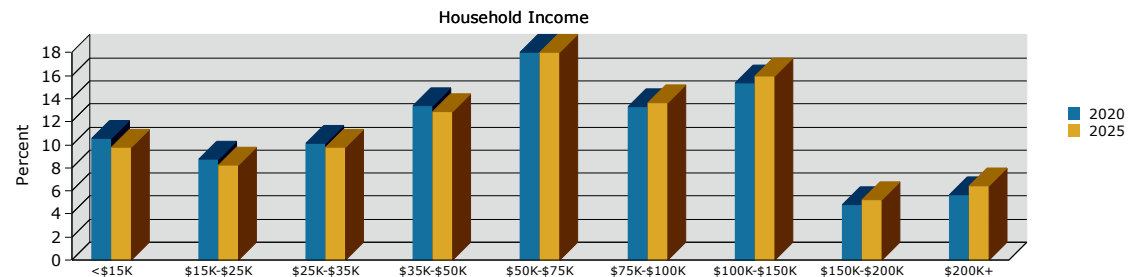
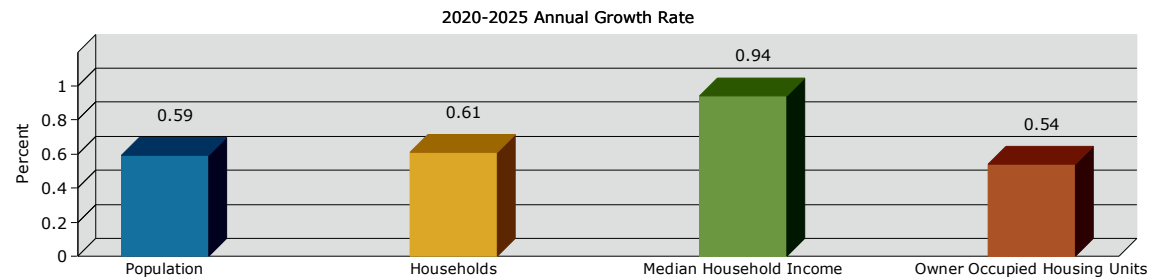
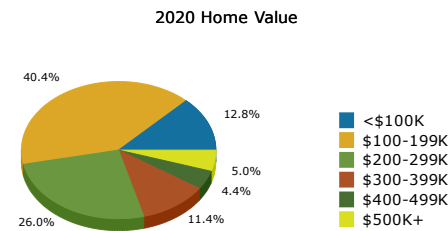
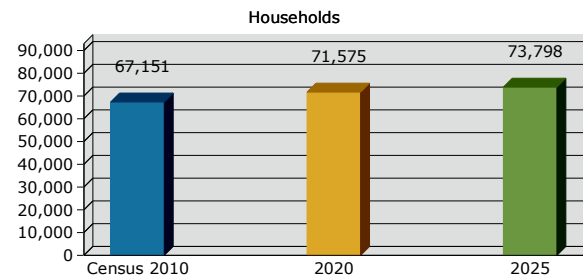
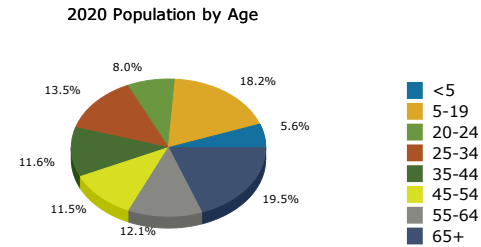
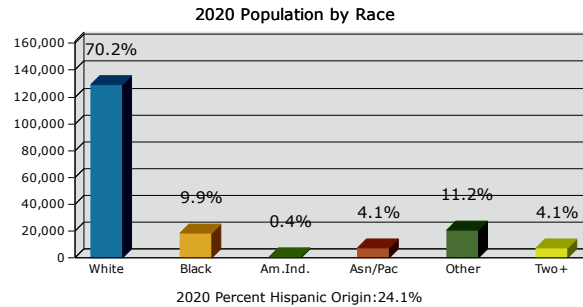
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5 Mile Radius Demographics



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