

# FOR SALE

584 Springville Road  
Salisbury Township, PA

Freestanding Medical/Dental Office  
Total Building ±10,405 SF



## Features

- Single level, well-maintained medical and dental building located in Salisbury Twp. The building has been used for its current purpose for over forty years with many additions and renovations
- Main entrance is near the middle of the building's east wall and provides access to a waiting room with a reception desk along its west wall. The medical offices and related areas are mostly to the west and south of the reception desk and the dental offices are to the north. Administrative offices are located in the buildings northeastern corner and along its western wall
- On-site well and septic system, propane and public electricity
- Parking available for 13 vehicles and 2 horse-drawn carriages



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

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

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



# 584 Springville Road

## Salisbury Township

# Site Data



**Address:** 584 Springville Rd, New Holland PA 17557  
**Municipality:** Salisbury Township, Lancaster County  
**Tax Parcel ID:** 560-28358-0-0000  
**Real Estate Taxes:** \$18,488.29 (2021-2022)  
**Lot Size:** 1.50 acres  
**Zoning:** (OS) Open Space District  
**Access:** Via Springville Road  
**Parking:** ±13 vehicle & 2 horse-drawn carriage spaces  
**Utilities:** On-site well and septic system, propane and public electricity

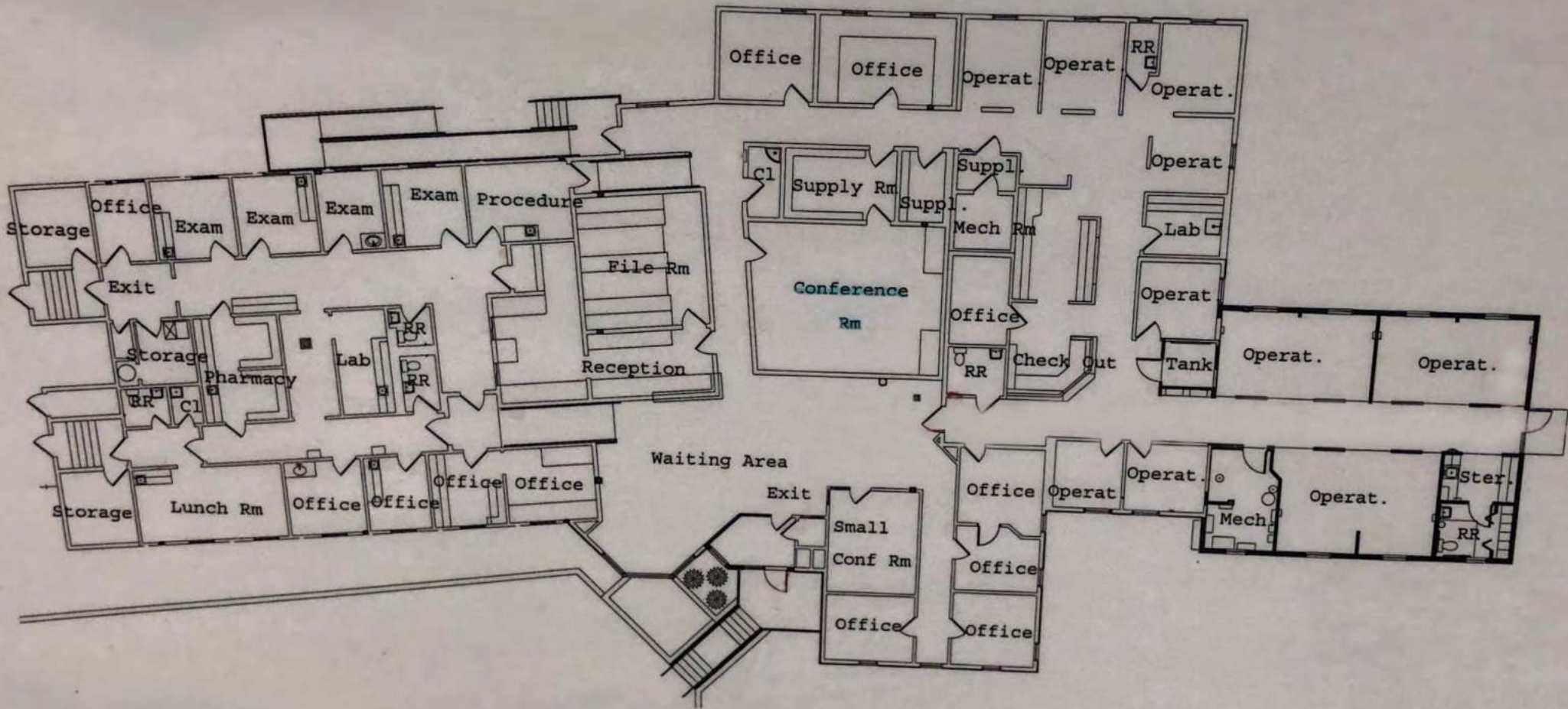
**Building Size:** 10,405 SF  
**Year Built** 1973  
**Construction Type:** Frame  
**Roof:** Composite shingle  
**HVAC:** Electric heat pump  
**Ceiling Height:** ± 8-9 Ft

**Pricing:** \$850,000



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# 584 Springville Road Salisbury Township

# Photos



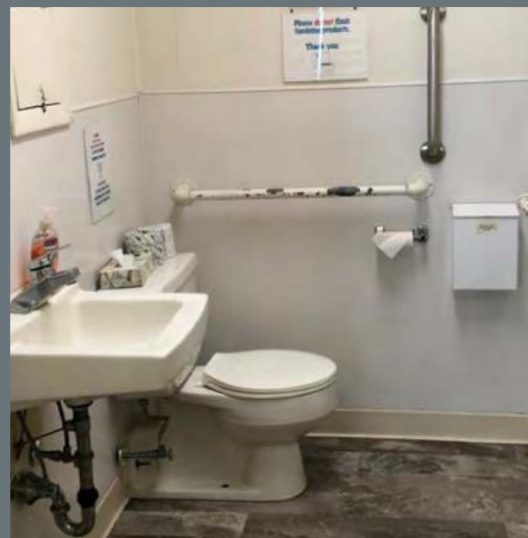
Furniture, equipment and personal property not included in the sale.



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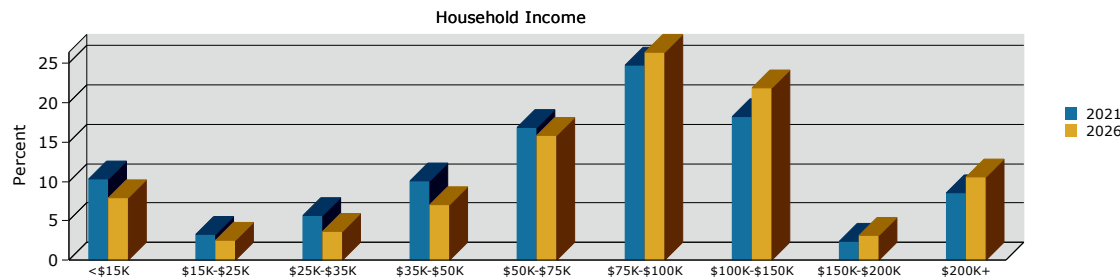
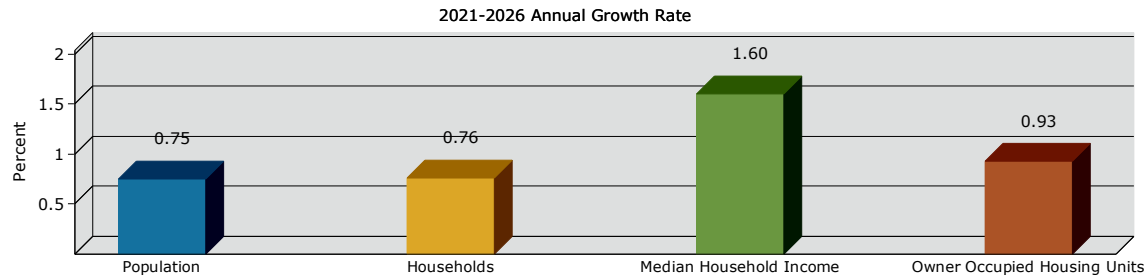
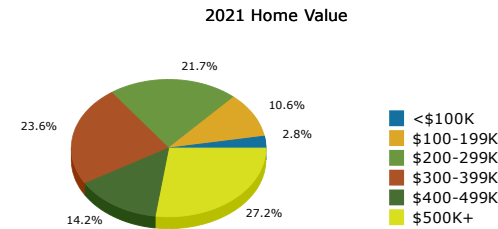
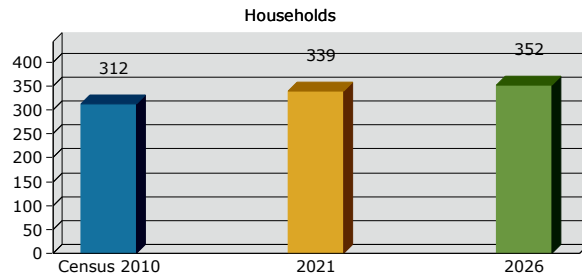
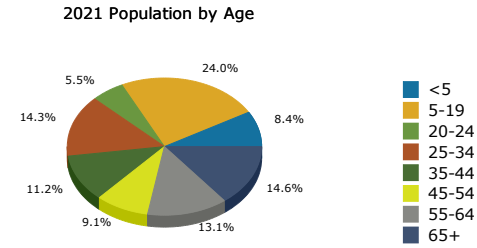
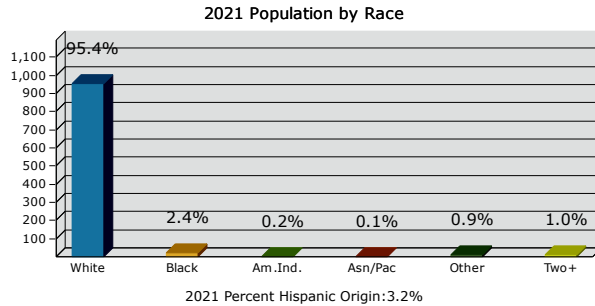
# Tax Maps



# 584 Springville Road

## Salisbury Township

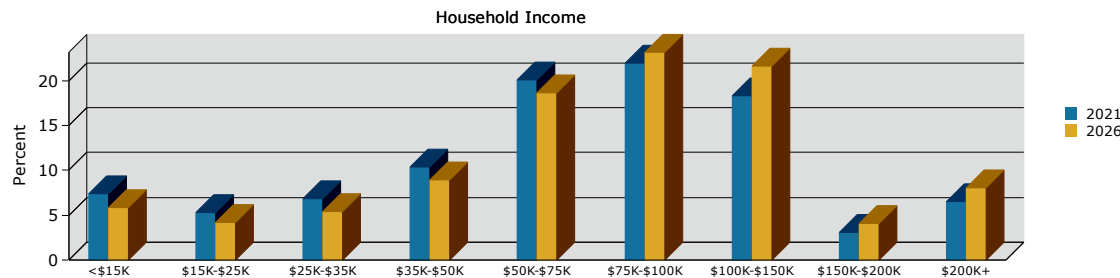
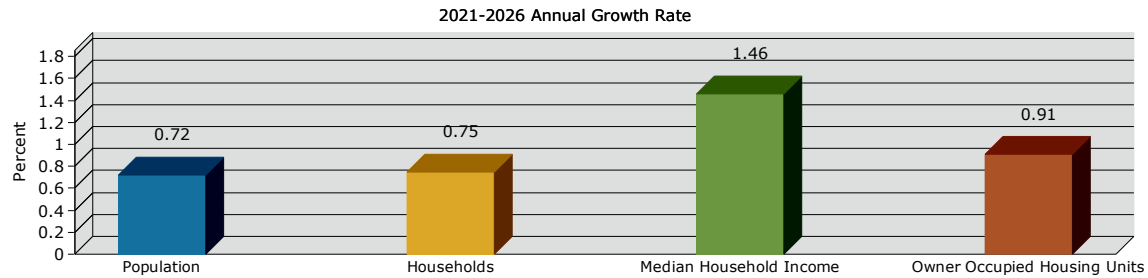
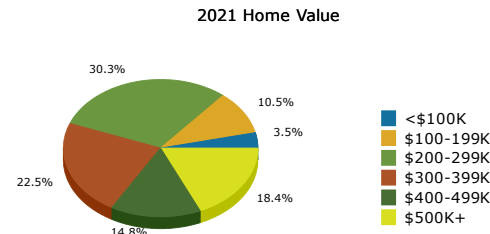
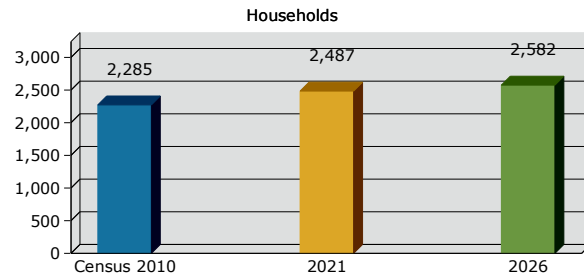
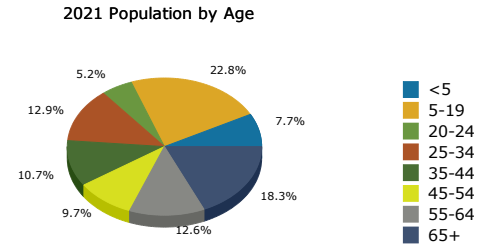
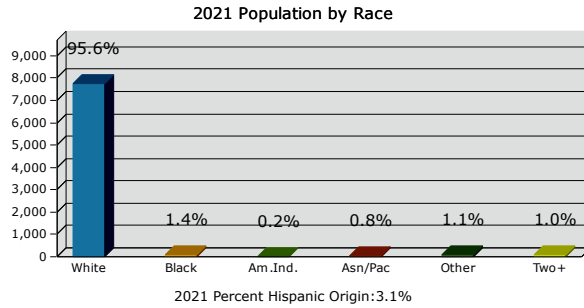
# 1 Mile Radius Demographics



# 584 Springville Road

## Salisbury Township

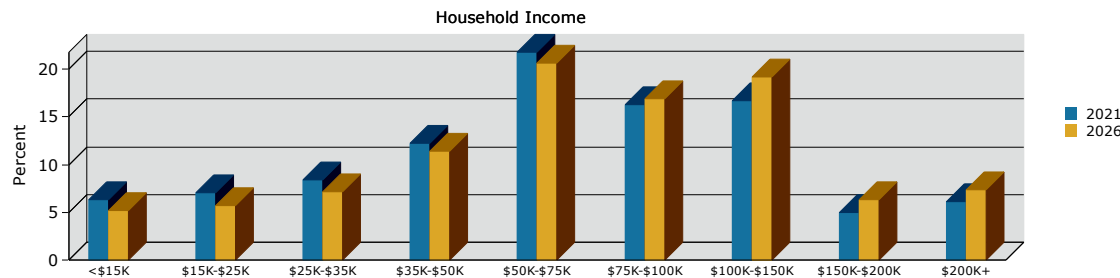
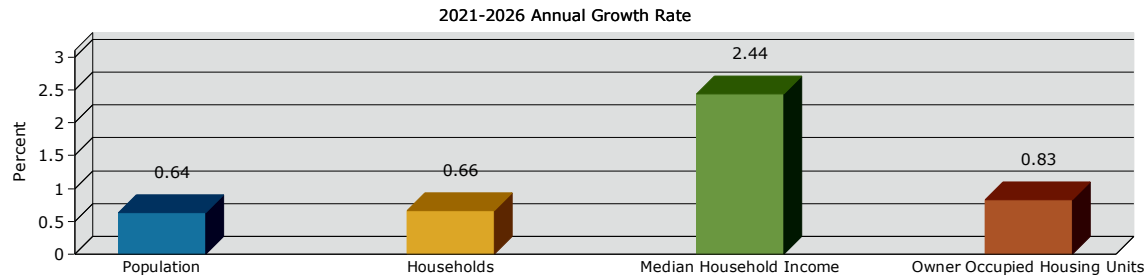
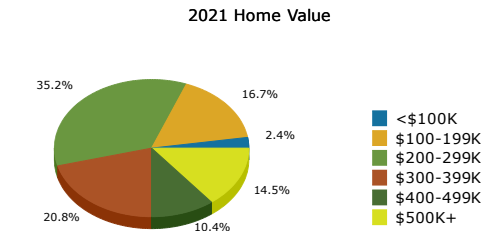
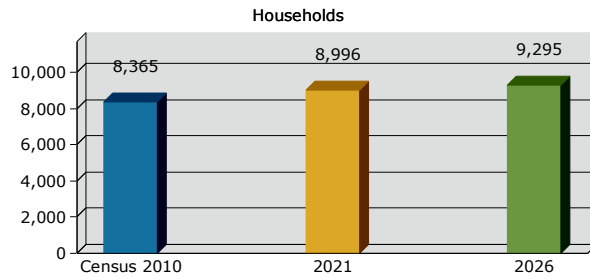
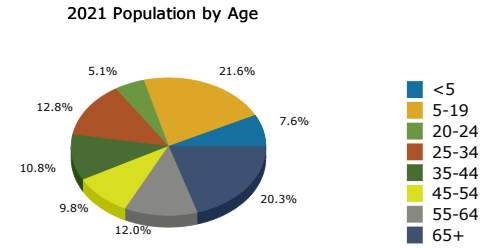
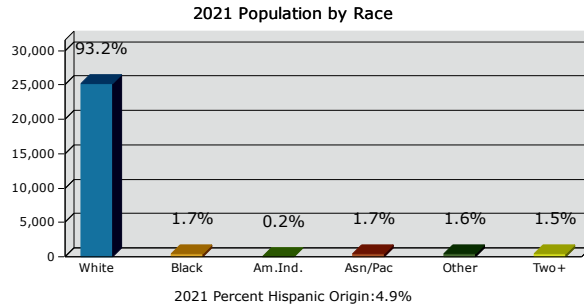
# 3 Mile Radius Demographics



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**§ 340-21. Open Space Zone (OS).**

**A. Purpose.**

This zone seeks to protect environmentally sensitive areas of the Township that also have significant value for passive active recreation pursuits. Specifically, forested areas, steep slopes, stream and creek valleys, lakes and floodplains are included. Permitted uses within this zone encourage the most appropriate conservation/recreation activities for these areas; however, some forms of development are allowed under prescribed criteria.

**B. Permitted uses.**

- (1) Public and/or nonprofit parks.
- (2) Public and/or nonprofit activities related to the preservation and conservation of natural historical and/or archaeological resources.
- (3) Agricultural, excluding commercial poultry, commercial hog and commercial produce operations as defined herein, and horticultural uses, subject to the standards listed in §340-12 of this chapter. Forestry uses subject to the requirements of § 340-47 of this chapter. Furthermore, any agricultural, horticultural or forestry related uses which involve the disturbance of land, or the commercial harvesting or timbering of vegetation shall require the the obtainment of an approved conservation plan by the Lancaster County Conservation District. All on-site activities shall then be in compliance with the approved conservation plan.
- (4) Public utilities structures.
- (5) Single-family detached dwellings, if constructed within 250 feet of any state or Township street which existed on or before July 15, 1975.
- (6) Greenhouses, provided no retail sales is permitted.
- (7) Accessory uses (excluding dwelling units) customarily incidental to the above permitted uses, including, but not limited to, the following:
  - (a) Roadside stands for the sale of agricultural products grown on the site, subject to the following:
    - [1] Any structure used to display such goods shall be less than 250 square feet in size and be located at least 50 feet from any side or rear property line.
    - [2] The structure shall be set back at least 30 feet from the street right-of-way.
    - [3] Sufficient off-street parking shall be provided.
    - [4] Any signs used shall be attached to the roadside stand structure and shall not exceed five square feet in total area.
    - [5] All roadside stands and related signs shall require the obtainment of a building permit.
  - (b) Manure storage facilities subject to the following regulations:
    - [1] All manure storage facilities shall be designed in compliance with the current regulations of the Department of Environmental Protection. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]
    - [2] All waste storage facilities' designs shall be reviewed by the Lancaster County Conservation District. The applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility.
    - [3] Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the obtainment of another review by the Lancaster County Conservation District.
  - (c) Accessory day-care facilities.
  - (d) Beekeeping, if conducted as an accessory use to a farm, subject to the following requirements:
    - [1] It shall be the duty of the applicant to maintain each colony so as to not create a public nuisance.



- [2] Colonies shall be maintained in movable frame hives.
- [3] Hives shall be located only within the rear yard and shall be situated to maximize sunshine exposure and/ or natural wind protection.
- [4] Hives shall be located no closer than 100 feet from any property line unless minimum six-foot-high fence or hedge is located along any adjoining property lines for distance at least 100 feet from hive(s). In no case shall hives be located within 50 feet of any property line.
- [5] All hives shall have access to an on-site water supply. Unless a natural water supply exists on the subject property, the applicant shall furnish a water-filled tank with a board or crushed rock for the bees to land on.
- [6] Hives shall not be oriented to children's play areas or neighboring properties.
- [7] Adequate techniques in handling bees such as requeening and adequate hive space shall be maintained to prevent unprovoked stinging 75 feet or more from the hive.

(e) Residential accessory buildings, including, but not limited to, private garages, utility sheds, and horse and carriage barns; provided, however, that the combined footprint of all residential accessory buildings shall not exceed 1,500 square feet.

**C. Special exception uses (subject to the procedures presented in § 340-138C of this chapter).**

- (1) Campgrounds (see § 340-59).
- (2) Communications towers and antennas (see § 340-71).
- (3) Churches and related uses (see § 340-61).
- (4) Clubhouses for private clubs (see § 340-62).
- (5) Commercial hog operations on farms created prior to February 1, 1993.
- (6) Commercial poultry operations on farms created prior to February 1, 1993.
- (7) ECHO housing, if located within 250 feet of any state or Township street which existed on or before July 15, 1975.
- (8) Bed-and-breakfasts (see § 340-57).
- (9) Home occupations (see § 340-88).
- (10) Rural occupations (see § 340-106).
- (11) Shooting ranges (see § 340-108).
- (12) Two-family conversions (see § 340-115).
- (13) Group day-care facilities (see § 340-84).
- (14) Riding schools and/or horse boarding stables (see § 340-105).
- (15) Sawmills (see § 340-107).
- (16) Farm occupations (see § 340-81).
- (17) Residential accessory buildings, including, but not limited to, private garages, utility sheds, and horse and carriage barns, where the combined footprint of all residential accessory buildings will exceed 1,500 square feet (see § 340-118).
- (18) Accessory uses (excluding dwelling units) customarily incidental to the above special exception uses.
- (19) Nursing, rest or retirement homes (see § 340-98).
- (20) Stables and kennels (see § 340-93).

**D. Design standards. See table below.<sup>1</sup>**

**E. Maximum permitted height.**

(1) Nonfarm accessory buildings and structures: 18 feet for all buildings and structures other than detached private garages and horse and carriage barns. A private garage or horse and carriage barn shall meet the requirements of § 340-24I.

(2) Other structures: 35 feet. [Amended 2-20-2018 by Ord. No. 2-20-18-1]

**F. All uses must comply with all applicable general provisions listed in Article III of this chapter.**

**Design Standards  
Open Space Zone (OS)**

Use	Minimum Lot Area <sup>3</sup> (acres)	Minimum Lot Width <sup>1</sup> (feet)	Maximum Lot Coverage (percent)	Minimum Yard			
				Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
Agricultural, horticultural and forestry uses <sup>2</sup>	10	200	10%	50	50	100	50
Single-family detached dwellings	1	150	20%	50	25	50	50
Sawmills	10	500	20%	200	200	400	200
Campgrounds	10	200	20%	50	50	100	50
Stables and kennels	10	500	20%	200	200	400	200
Other principal uses	1	150	20%	50	50	100	50
Accessory uses	NA	NA	Same as principal use	Not permitted	10	10	10

**NOTES:**

<sup>1</sup> Lot width shall be measured at the building setback line.

<sup>2</sup> Buildings housing livestock and poultry shall be set back no less than 200 feet from any adjoining property or streets and 500 feet from any residentially zoned property.

<sup>3</sup> All uses relying on on-lot sewers must comply with § 340-39 of this chapter.