

FOR SALE

1501 E. KING STREET
Lancaster, PA 17602

Turn-Key Restaurant



Overview

- Turn-Key, landmark, waterfront restaurant available for sale. Includes real estate, business goodwill, liquor license and furniture, fixtures and equipment.
- Many recent renovations including deck, parking lot, water pump and heater.
- State-of-the-art full commercial kitchen. All equipment owned except for dishwasher which is leased
- Plenty of seating - Approx. 80 seats in dining area, 17 in fireplace room, 25 in back lounge area, 20 at the bar and 120 on the deck.
- Corner property at a signalized intersection with Average Daily Traffic count of 17,000+
- LC (Local Commercial) zoning permits a large number of commercial uses.

 **COMPASS** real estate, LLC

320 Granite Run Drive, Suite 305, Lancaster, PA 17601

Office: (717) 431-8300

www.Compass-PA.com

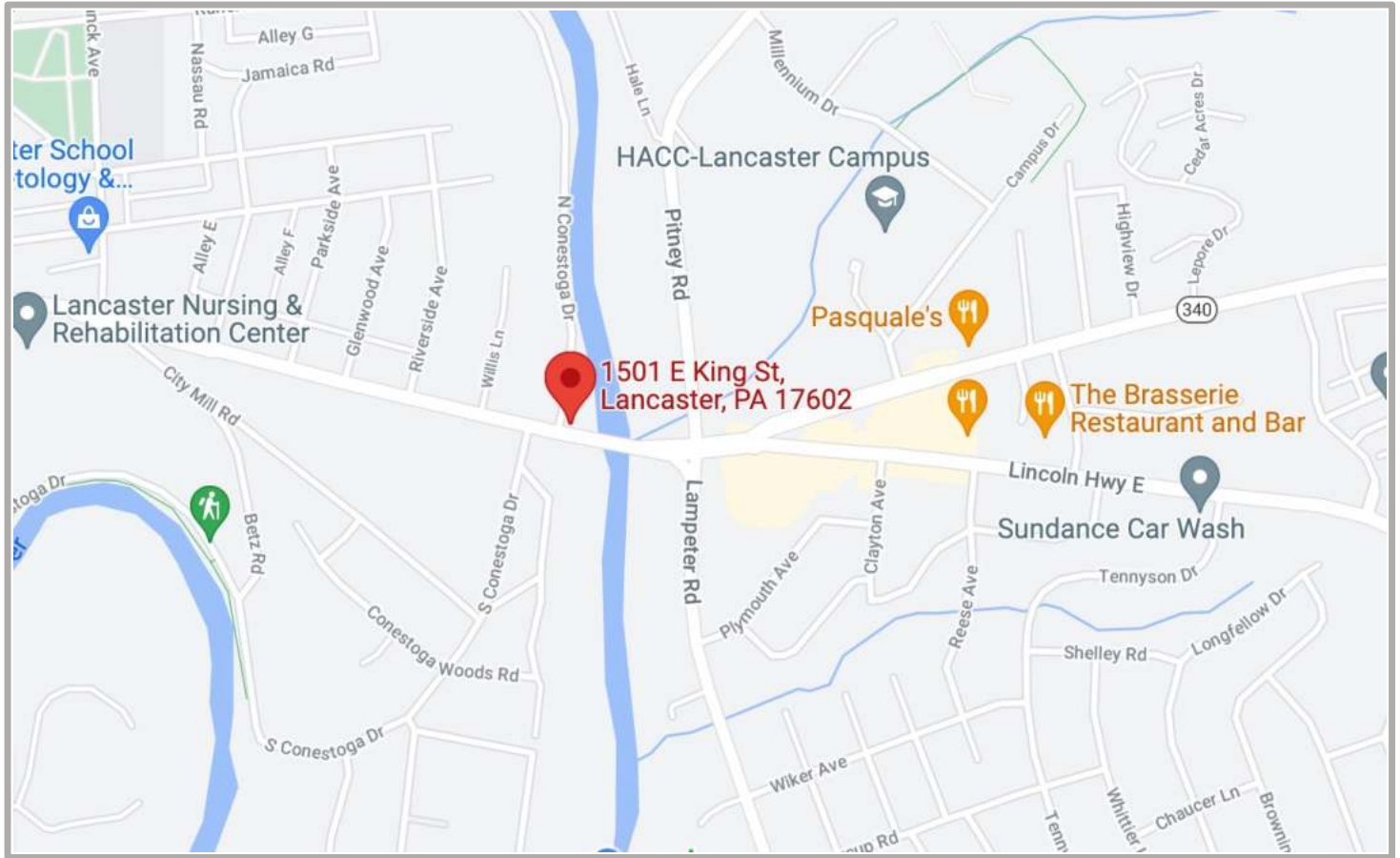


For additional information or to schedule a tour
please contact us!

Rich Wolman, CCIM
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Cell: (717) 808-3531
Deepa@Compass-PA.com

Lancaster Township



Property Type:	Commercial sale
Tax ID :	340-72894-0-0000
School District:	School District of Lancaster
Property Sub Type:	Retail
Zoning:	LC (Local Commercial)
Inclusions :	Liquor License, FF&E and Business Goodwill
Business Type:	Restaurant/ Bar

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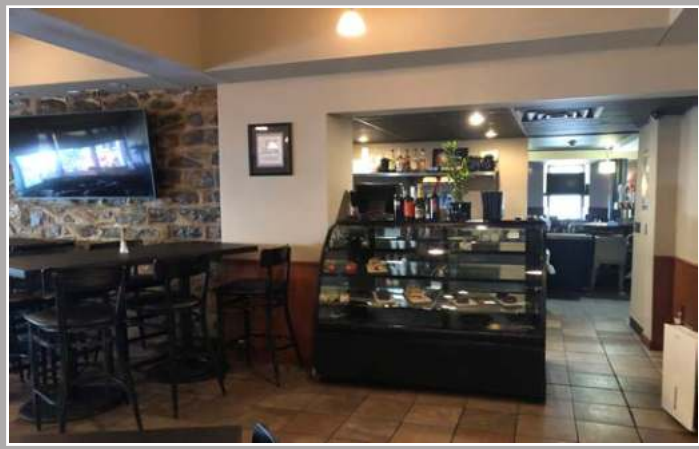


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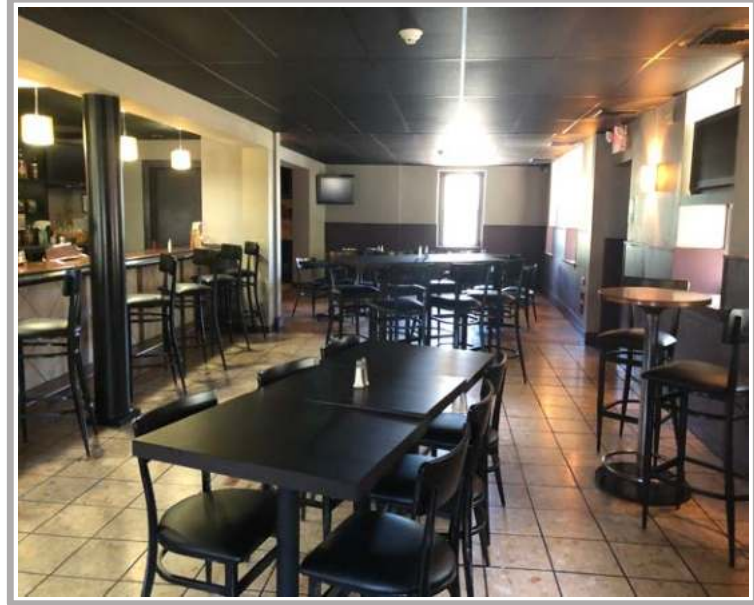


Outdoor Seating in a beautiful environment

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General Information

List Price	\$1,500,000.00
Status	Active
Tax ID	#340-72894-0-0000
Net Square Feet	±6,440.00 (from tax records)
Price/SqFt	\$232.91
Business Use	Restaurant/Bar
Year Built	1741

Commercial Sale Information

Business Use	Restaurant/Bar
Present Licenses	Liquor
Potential Tenancy	Single
Building Total SQFT	±8,400
Building Total SQFT Source	Estimated

Utility Information

Cooling Type	Central A/C
Cooling Fuel	Electric
Heating Type	Forced Air
Heating Fuel	Natural Gas
Hot Water	Natural Gas
Water Source	Public
Sewer Septic	Public Sewer

Taxes and Assessment

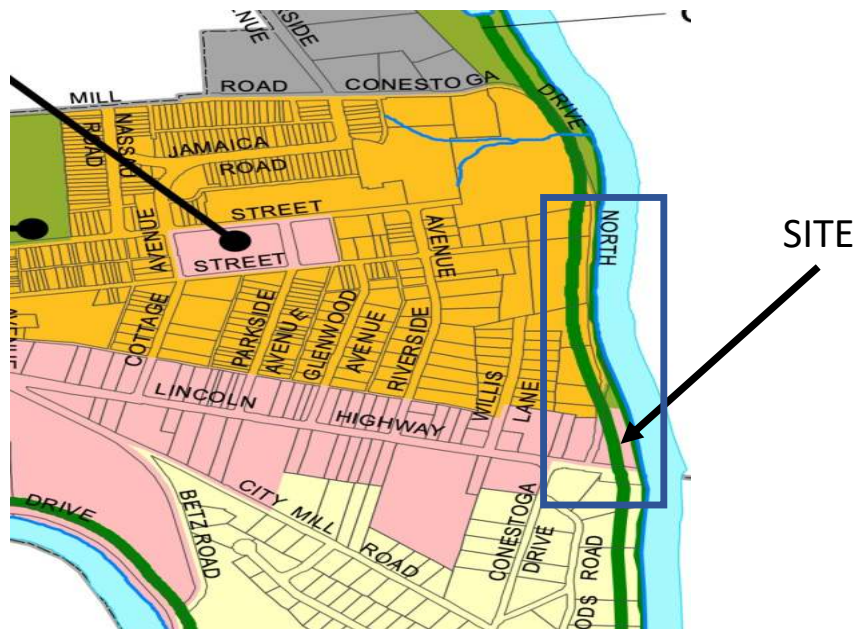
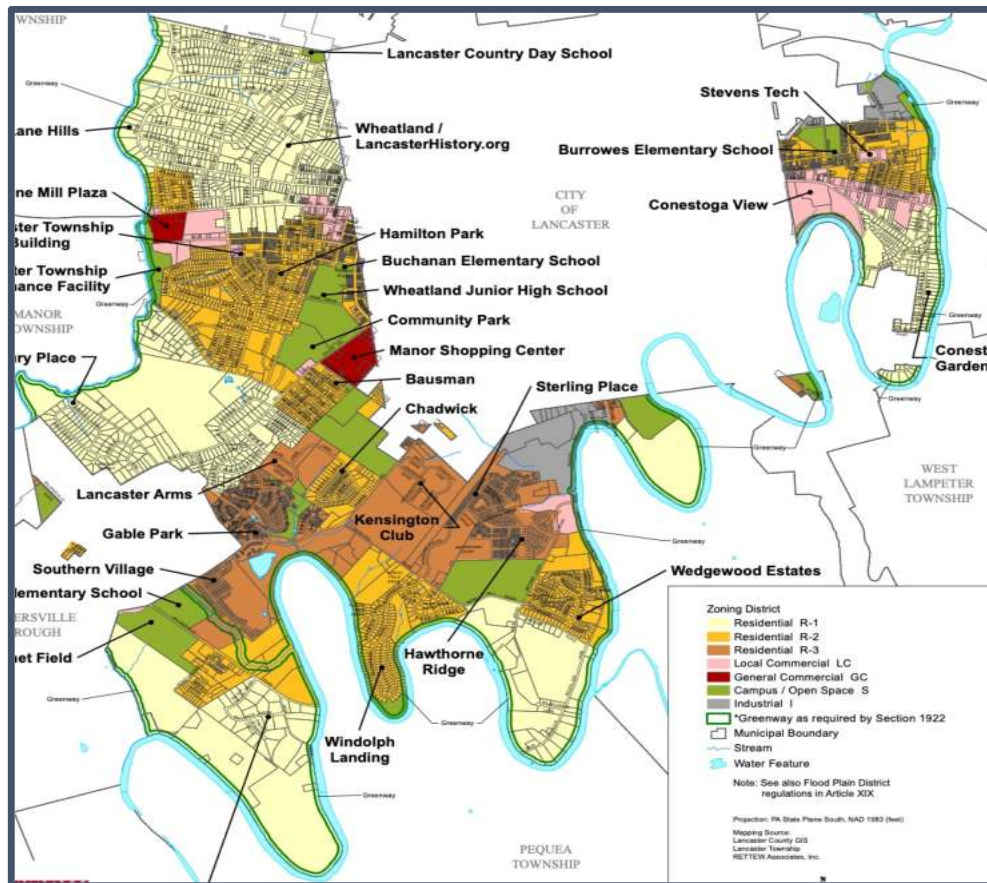
Tax Annual Amount	\$14,715
Tax Year	2021
School Tax	\$12,593.00
County Tax	\$1617.00
County Tax Payment Frequency	Annually
City Town Tax	\$505.00
City Town Tax Payment Frequency	Annually
Clean Green Assessed	No
Municipal Trash	No
Agricultural Tax Due	No
Zoning	LC
Zoning Description	Local Commercial

Parking

Parking Type	Parking Lot
Total Parking Spaces	31 spaces plus 3 handicap spaces

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Local Commercial District (LC) Regulations

Section 701 Intended Purpose

The intended purpose of this zoning district is to provide basic convenience, commercial goods and services to local residents. Uses have been limited to those that residents are likely to need on a daily or regular basis. Overall, retail size has been restricted to prevent the establishment of intensive commercial uses that exceed the local orientation of this zoning district. This zoning district has been sized to permit a grouping of several businesses; lot areas may vary depending upon the use of public utilities. This zoning district has been located amid the various residential concentrations to facilitate convenient access to these services without creating additional congestion to and from larger commercial centers. Strict design standards have been imposed to keep uses in this zoning district compatible with nearby homes and neighborhoods.

Section 702 Permitted Uses

- 702.1 Accessory structures and uses customarily incidental to the uses permitted in this Article VII.
- 702.2 Bank and other financial institution.
- 702.3 Commercial recreational facility subject to Section 1529 of this Ordinance.
- 702.4 Communications antenna subject to Sections 1603 of this Ordinance.
- 702.5 Day care facility subject to Section 1511 of this Ordinance: Family day care home and group day care home shall be permitted subject to Section 1511 of this Ordinance only in residential structures that lawfully represent pre-existing nonconforming uses.
- 702.6 Dwelling unit when in combination with a commercial use in the principal building.
- 702.7 Forestry.
- 702.8 Funeral home.
- 702.9 Medical office.
- 702.10 Non-profit public facility subject to Section 1522 of this Ordinance.
- 702.11 Office.
- 702.12 Place of assembly for worship / education provided the gross floor area is less than or equal to forty thousand (40,000) sq. ft.
- 702.13 Public utility corporations and municipal uses subject to Section 1615 of this Ordinance.
- 702.14 Radio / television broadcasting studio / station.
- 702.15 Restaurant, excluding drive-through facility.
- 702.16 Retail sales / service provided the total net retail floor area is less than or equal to twenty thousand (20,000) sq. ft.

- 702.17 Veterinarian office provided no outdoor keeping of animals is permitted.

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Section 703 Special Exception Uses.

- 703.1 Bed and breakfast establishment subject to Section 1505 of this Ordinance.
- 703.2 Commercial parking garage or lot subject to Section 1507 of this Ordinance.
- 703.3 Communications tower for radio / television signal reception and transmission in conjunction with a broadcasting station or studio subject to Section 1604 of this Ordinance.
- 703.4 Convenience store subject to Section 1509 of this Ordinance.
- 703.5 Hospital, retirement home, nursing home, personal care home, or similar facility subject to Section 1515 of this Ordinance.
- 703.6 Medical clinic subject to Section 1518 of this Ordinance.
- 703.7 Mobile / manufactured home park subject to Section 1519 of this Ordinance.
- 703.8 Neighborhood shopping center subject to Section 1520 of this Ordinance.
- 703.9 Place of assembly for worship / education provided the gross floor area is greater than forty thousand (40,000) sq. ft. subject to Section 1525 of this Ordinance.
- 703.10 Retail sales / service provided the total net retail floor area is greater than twenty thousand (20,000) sq. ft. subject to Section 1531 of this Ordinance.
- 703.11 Social service establishment subject to Section 1532 of this Ordinance.
- 703.12 University, college, and other adult education institution subject to Section 1525 of this Ordinance.

Section 704 Lot, Yard, and Height Regulations of Principal Uses / Structures.

- 704.1 Minimum requirements for all existing permitted residential uses shall comply with the Residential District R-2 requirements.
- 704.2 Unless specified elsewhere in this Ordinance, the lot requirements in Table 7-1 shall apply:

Table 7-1

<i>LOCAL COMMERCIAL DISTRICT (LC)</i>	Minimum	Minimum Lot Width:		Minimum Lot Depth	Maximum Lot Coverage (impervious surfaces)
	Lot Area (square feet)	At Street Right-of-Way Line	At Building Setback Line		
All Uses (unless otherwise specified) No Public Water and No Public Sewer; or Public Water Only	43,560	65 ft.	100 ft.	150 ft.	35%
All Uses (unless otherwise specified) Public Sewer and No Public Water	32,000	65 ft.	100 ft.	150 ft.	50%
All Uses (unless otherwise specified) Public Sewer and Public Water	6,000	40 ft.	60 ft.	100 ft.	70%

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704.3 Minimum Yard Requirements.

A. Unless specified elsewhere in this Ordinance, the yard requirements in Table 7-2 shall apply:

Table 7-2

<i>LOCAL COMMERCIAL DISTRICT (LC)</i>	Minimum Front Yard				Minimum Side Yard	Minimum Rear Yard
	Principal Arterial Road	Minor Arterial Road	Collector Road	Local Road		
All Uses (unless otherwise specified)	50 ft.	40 ft.	30 ft.	25 ft.	6 ft. (see exceptions in Section 704.3.C. of this Ordinance)	30 ft.

B. A building may be permitted closer to the street than required above when here is an adjacent existing principal building on the same side of the street which is closer to the street than the minimum front yard requirement and is within one hundred (100) feet of the building to be erected. If the building to be erected is within one hundred (100) feet of only one (1) such existing adjacent principal building, the minimum front yard shall not be less than the average of the setback of the existing principal building and the minimum front yard requirement, provided however, this formula shall not require the placing of a building more than ten (10) feet back from the front building line of the existing adjacent principal buildings. If the building to be erected is between two (2) such existing principal buildings within one hundred (100) feet of the building to be erected, the minimum front yard shall not be less than the average setback of the two (2) adjacent existing principal buildings.

C. The minimum side yard shall be six (6) feet, except where adjoining a residential zoning district, in which case the side yard shall be as required for "all other (non-residential) uses" as required in the adjoining residential zoning district.

704.4 Maximum Building Height: Forty (40) feet

Section 705 Lot, Yard and Height Regulations of Accessory Uses / Structures.

705.1 **Minimum Front Yard:** With the exception of patios and decks, accessory structures shall not be permitted in the front yard, except for double-frontage lots where accessory structures shall comply with the front yard requirements for principal structures. Patios and decks shall not encroach on the minimum front yard specified by Section 704 of this Ordinance.

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- 705.2 **Minimum Setback from Front Yard:** Accessory structures shall be set back a minimum of fifteen (15) feet from all front yards.
- 705.3 **Minimum Side Yard:** Six (6) feet.
- 705.4 **Minimum Rear Yard:** Ten (10) feet
- 705.5 **Maximum Height:** Twenty-five (25) feet.
- 705.6 **Parking and Loading Regulations:** Parking and loading shall be provided as specified in Article XIII of this Ordinance relating to Parking and Loading Regulations. In addition, no loading facility shall be permitted on any side of a building facing adjoining lands within a residential zoning district, nor any side of a building facing an abutting street.
- 705.7 **Sign Regulations:** Signs shall be permitted as specified in Article XII of this Ordinance relating to Sign Regulations.
- 705.8 **Driveway and Access Drive Regulations:** All driveways and access drives shall be in accordance with Section 1606 of this Ordinance.
- 705.9 **Landscaping and Screening Regulations:** Landscaping and screening shall be provided as specified in Article XIV of this Ordinance relating to Landscaping and Screening Regulations.
- 705.10 **Non-Residential Operations Regulations:** All non-residential operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- 705.11 **Outdoor Storage Regulations:** Within this zoning district, no outdoor storage or display of merchandise is permitted.
- 705.12 **Waste Product Regulations:** Dumpsters and waste receptacles may be permitted within the side or rear yard, in accordance with Section 1403.3 of this Ordinance. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining property in a residential zoning district.
- 705.13 **Lighting Regulations:** Lighting shall be shielded as to not impact adjoining properties. Light emanating from any source on the property shall not be greater than two (2) foot-candles measured at a height of three (3) foot at the lot line.

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1501 East King Street Lancaster Township

Demographics

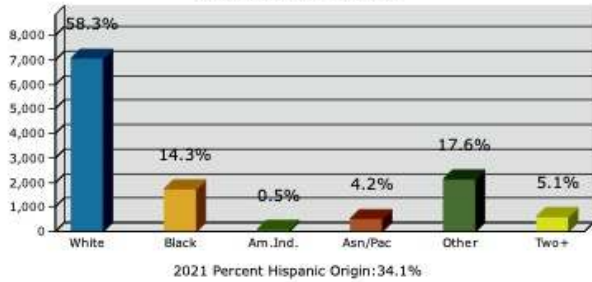


Graphic Profile

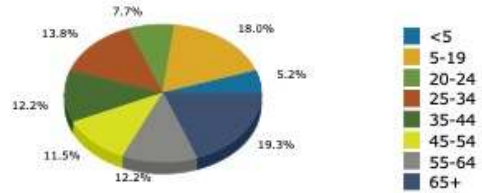
1501 E King St
1501 E King St, Lancaster, Pennsylvania, 17602
Ring: 1 mile radius

Prepared by Esri
Latitude: 40.03855
Longitude: -76.27412

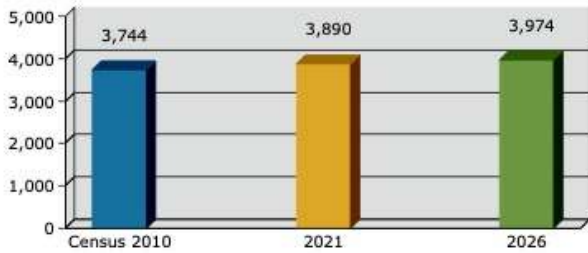
2021 Population by Race



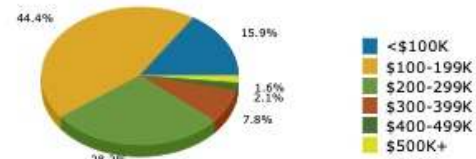
2021 Population by Age



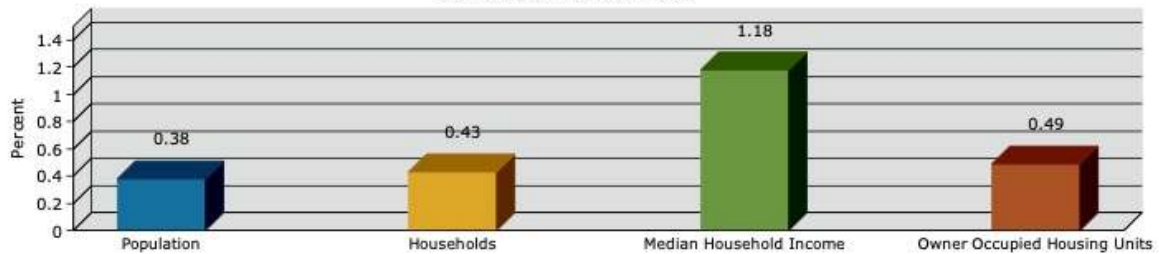
Households



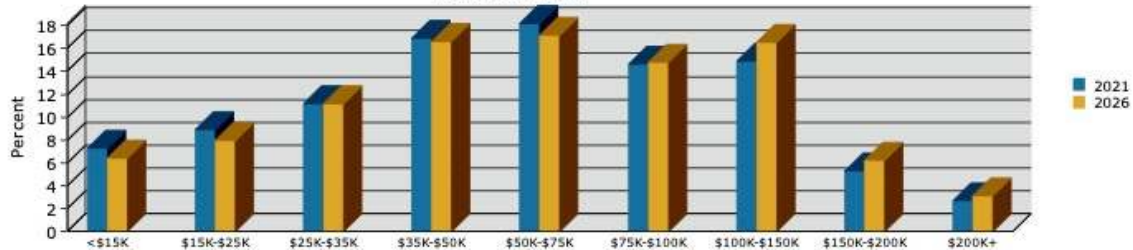
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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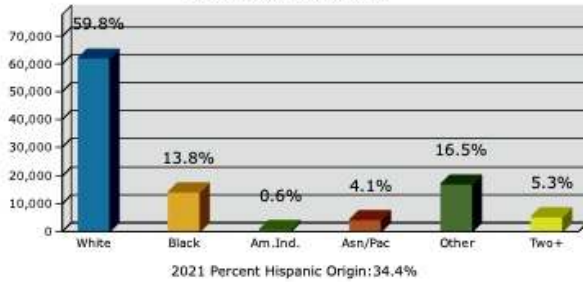


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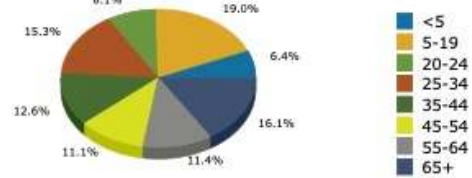
1501 E King St
1501 E King St, Lancaster, Pennsylvania, 17602
Ring: 3 mile radius

Prepared by Esri
Latitude: 40.03855
Longitude: -76.27412

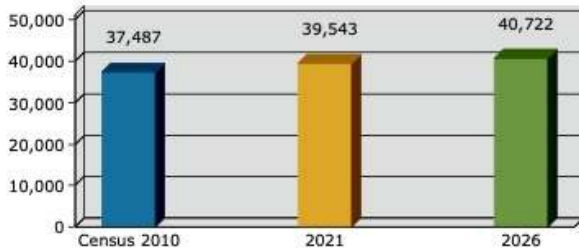
2021 Population by Race



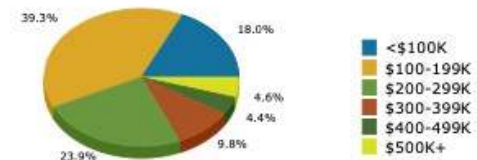
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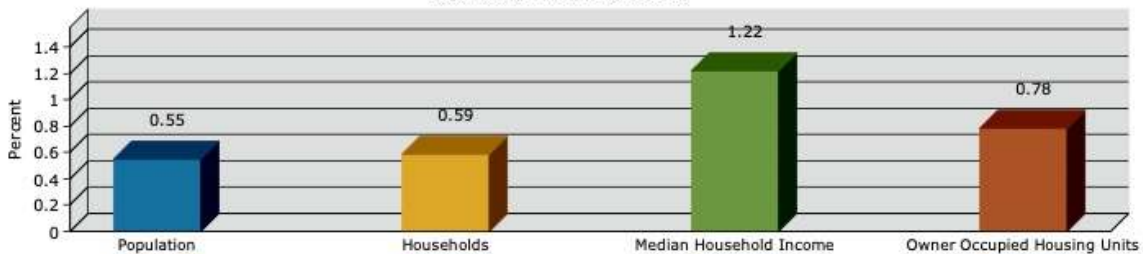
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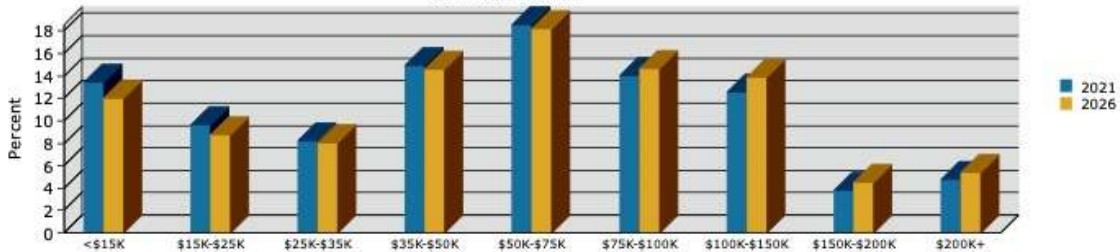
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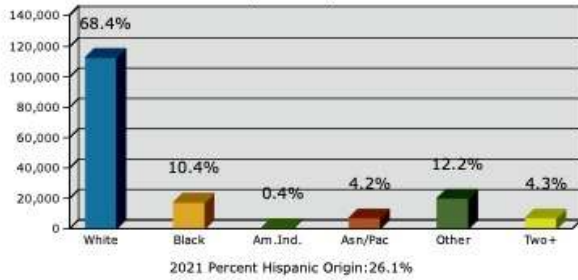


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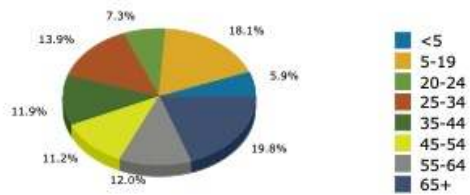
1501 E King St
 1501 E King St, Lancaster, Pennsylvania, 17602
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.03855
 Longitude: -76.27412

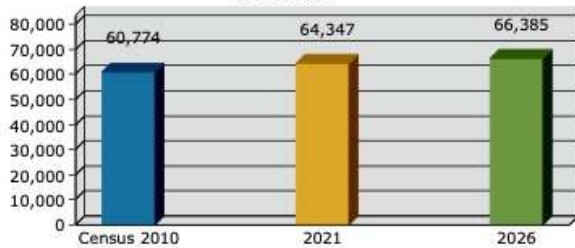
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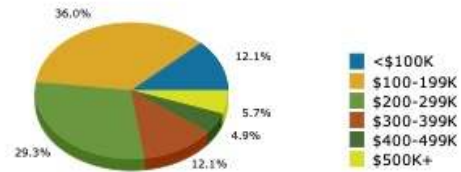
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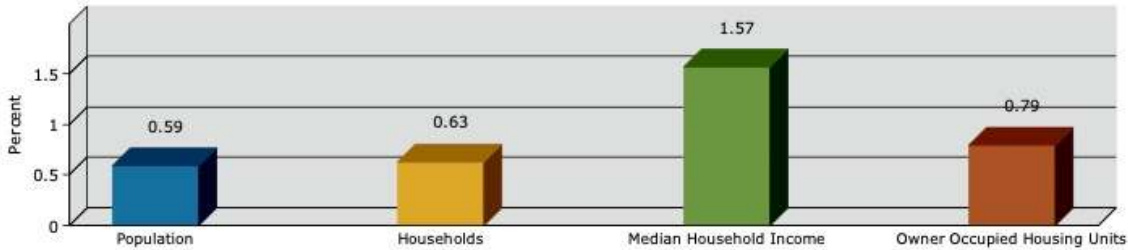
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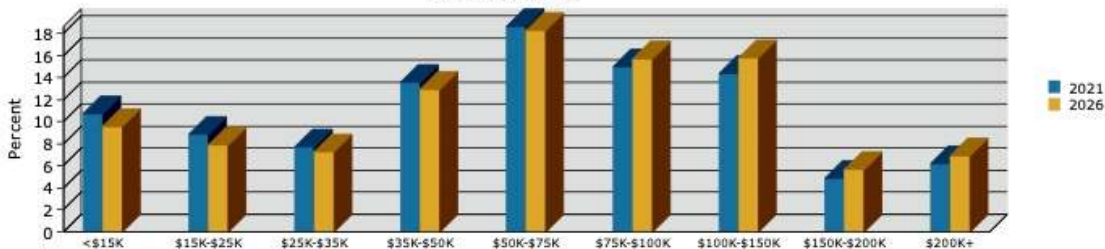
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