

FOR SALE

881-885 E. Main Street
Ephrata Township, Pennsylvania

Eastgate Village Mobile Home Park
Potential Redevelopment Opportunity
Zoned (C-2) Mixed Use



Features

- Currently a 31-space mobile home park with good cash flow or prime redevelopment opportunity
- Strategically located, good frontage and two access points in highly visible/high volume retail corridor
- Zoning permits variety of commercial uses such as medical/professional offices, banks, restaurants/fast food etc
- No builder or developer restrictions

BOUNDARIES ARE APPROXIMATE



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!

Deepa Balepur, Realtor®
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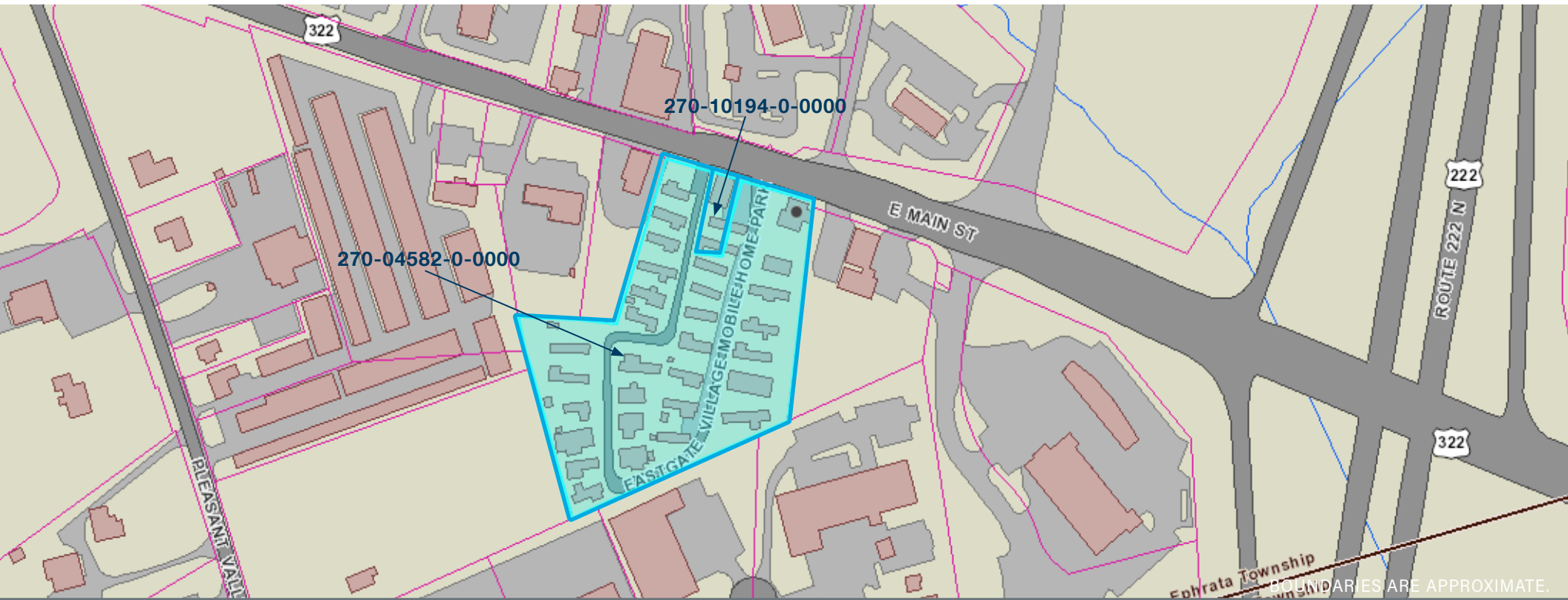
881-885 E. Main St

Township of Ephrata

Site Data

Address: 881 & 885 E. Main St, Ephrata, PA 17522
Municipality: Ephrata Township, Lancaster County
Tax Parcel ID: 270-10194-0-0000; 270-04582-0-0000
Total RE Taxes: \$16,928 (2021-2022)
Zoning: (C-2) Mixed Use
Utilities: Public water & sewer
Access: Via E. Main Street (Route 322)

Land Area: 881 E. Main St. ±0.15 Ac
883-885 E. Main St. ±4.10 Ac
Building Area: 881 E. Main St. (single house) ±1,209 SF
883 E. Main St. (31 MHP lots)
885 E. Main St. (4 unit apartment) ±2,504 SF
Sale Price: \$3,825,000



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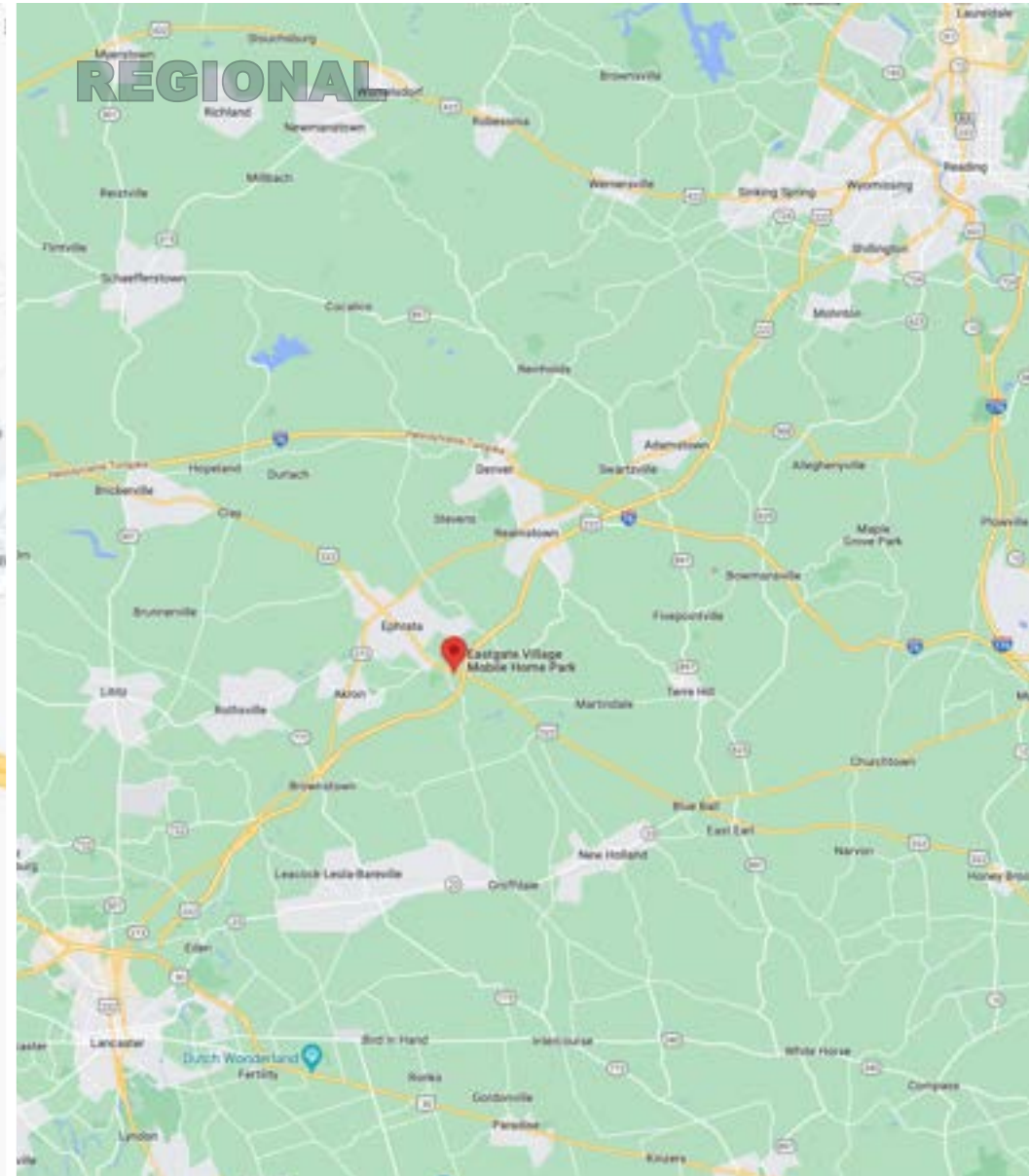
881-885 E. Main St Township of Ephrata

Location

LOCAL



REGIONAL



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Operating Expenses & Rent Roll

Expenses

Real Estate Taxes	\$	16,928
Insurance	\$	3,996
Permits & Fees	\$	155
Professional Fees	\$	2,450
Fees & Penalties	\$	224
Property Management	\$	1,500
¹ Repairs & Maintenance	\$	15,584
Snow Removal	\$	1,314
Miscellaneous Expense	\$	171
Water	\$	55,928
Sewer	\$	9,472
Trash	\$	10,844
Electric	\$	1,218
Utilities - Other	\$	2,393
Total Expenses	\$	122,178

Note:

¹ Includes capital improvement - plumbing

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Tenant	Rent/Mo	Rent/Yr	Ends
881 E. MAIN ST	\$ 1,060	\$ 12,720	M2M
883 E. MAIN ST			
Lot #1	\$ 490	\$ 5,880	M2M
Lot #2A	\$ 465	\$ 5,580	M2M
Lot #2B	\$ 480	\$ 5,760	M2M
Lot #2C	\$ 480	\$ 5,760	M2M
Lot #2D	\$ 465	\$ 5,580	M2M
Lot #3	\$ 465	\$ 5,580	M2M
Lot #4	\$ 465	\$ 5,580	M2M
Lot #5	\$ 480	\$ 5,760	M2M
Lot #6	\$ 470	\$ 5,640	M2M
Lot #7	\$ 465	\$ 5,580	M2M
Lot #8	\$ 415	\$ 4,980	M2M
Lot #9	\$ 480	\$ 5,760	M2M
Lot #10	\$ 465	\$ 5,580	M2M
Lot #11	\$ 465	\$ 5,580	M2M
Lot #12	\$ 480	\$ 5,760	M2M
Lot #13	\$ 465	\$ 5,580	M2M
Lot #14A	\$ 465	\$ 5,580	M2M
Lot #14b	\$ 465	\$ 5,580	M2M
Lot #15	\$ 480	\$ 5,760	M2M
Lot #16	\$ 480	\$ 5,760	M2M
Lot #17	\$ 480	\$ 5,760	M2M
Lot #18	\$ 480	\$ 5,760	M2M
Lot #19	\$ 465	\$ 5,580	M2M
Lot #20	\$ 465	\$ 5,580	M2M
Lot #21	\$ 465	\$ 5,580	M2M
Lot #22	\$ 465	\$ 5,580	M2M
Lot #23	\$ 465	\$ 5,580	M2M
Lot #24	\$ 475	\$ 5,700	M2M
Lot #25	\$ 475	\$ 5,700	M2M
Lot #26	\$ 465	\$ 5,580	M2M
Lot #27	\$ 465	\$ 5,580	M2M
SUBTOTAL	\$ 14,550	\$ 174,600	
885 E. MAIN ST			
Apt A	\$ 675	\$ 8,100	M2M
Apt B	\$ 780	\$ 9,360	M2M
AptC	\$ 660	\$ 7,920	M2M
Apt D	\$ 680	\$ 8,160	M2M
SUBTOTAL	\$ 2,795	\$ 33,540	
TOTAL	18,405	220,860	

A. Specific Intent

These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses.

B. Uses and Structures

1. Permitted – including building that contain two (2) or more of the following permitted uses:
 - a. All those uses and structures listed as permitted by right and not by special exception in a Residential Low Density (RLD) District.
 - b. All those uses and structures listed as permitted by right and not by special exception in a Commercial (C) District.
 - c. Business conversions.
 - d. Home occupations and home businesses (see Section 632).
 - e. Agricultural production.
 - f. Accessory buildings, structures, and uses customarily incidental to the above uses when located on the same lot.
 - g. Accessory buildings and uses customarily incidental to Special Exception uses approved under 2. below.
2. Special Exceptions
 - a. Public and private schools (see Section 638).
 - b. Commercial communications antennas (see Section 624).
 - c. Cemeteries (see Section 618).
 - d. Conversion apartments
 - e. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
 - f. Shopping Centers (see Section 646)

C. Lot, Yard and Height Requirements

1. The lot, yard and height requirements for properties containing only residential dwellings shall comply with the requirements of Section 403.C.
2. The lot, yard and height requirements for properties containing commercial buildings shall comply with the requirements of Section 405.C.
3. If the property contains both a residential and a commercial building, then the more restrictive requirements shall apply.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

(C) Commercial District

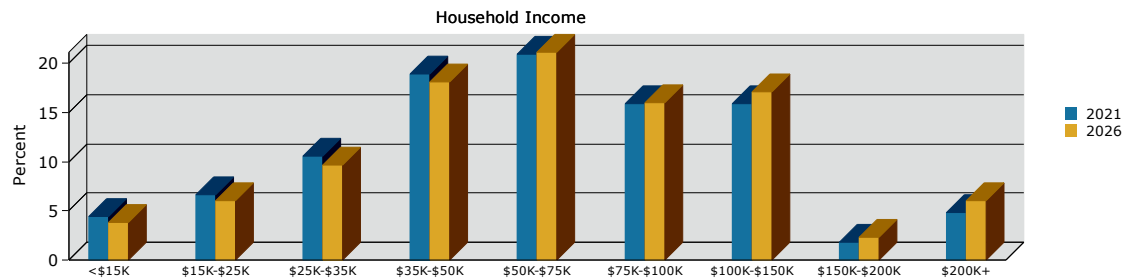
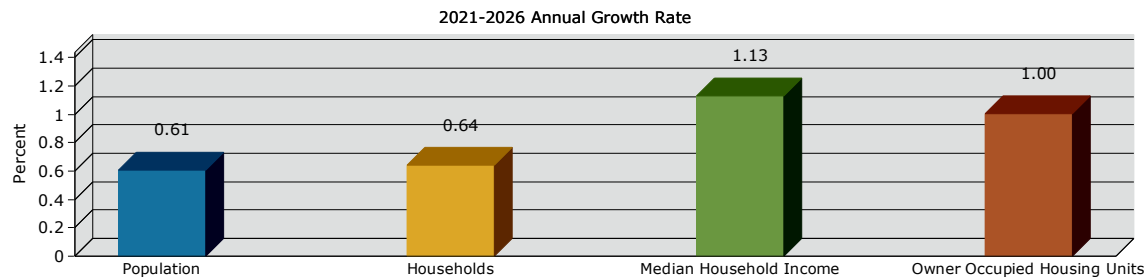
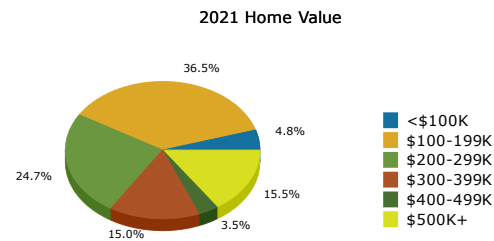
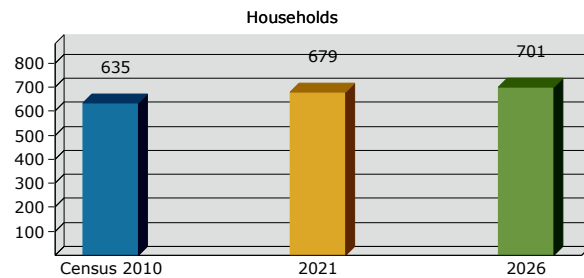
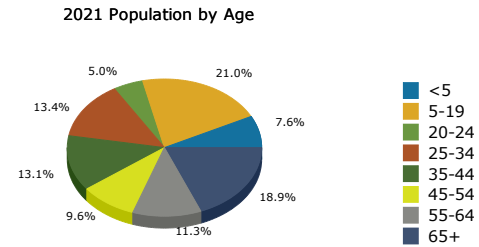
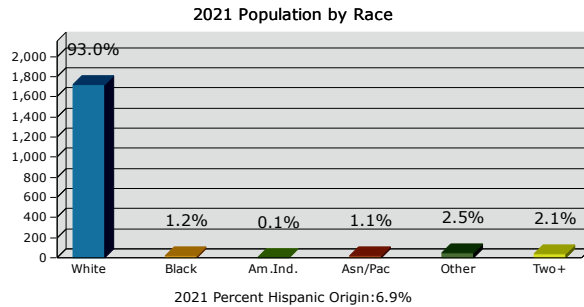
1. Permitted land and buildings in a C District may be used for the following purposes and not others:
 - a. Business, professional or governmental office or studio (see Section 637).
 - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
 - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
 - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
 - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (Section 637).
 - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
 - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
 - h. Wholesaling businesses.
 - i. Automobile/truck service and repair facilities (see Section 612).
 - j. Automobile filling stations (see Section 611).
 - k. Essential services buildings and structures (see Section 627).
 - l. Churches and related uses (see Section 619).
 - m. Existing agricultural operations.
 - n. Veterinary offices or animal hospitals (see Section 609).
 - o. Farm Equipment Sales and Service (see Section 629).
 - p. Customary accessory uses and buildings incidental to the above permitted uses.

(RLD) Residential Low Density District

1. Permitted Uses by Right:
 - a. Single-family detached dwellings.
 - b. Essential services buildings and structures (see Section 627).
 - c. New agricultural operations.
 - d. Customary accessory uses and buildings incidental to the above permitted uses.
 - e. Accessory buildings and uses customarily incidental to Special Exception uses.
 - f. Home occupations (see Section 632).

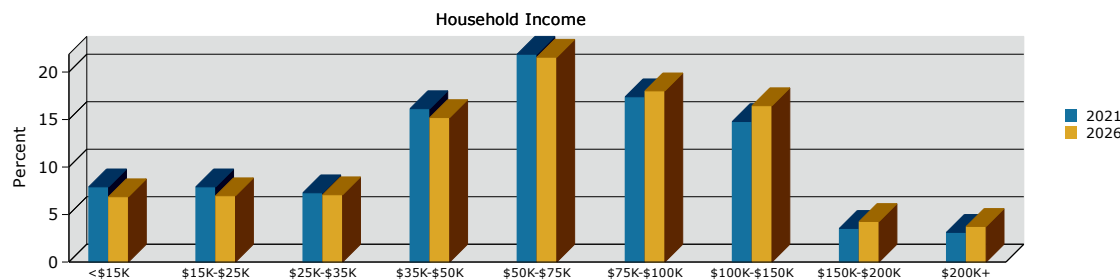
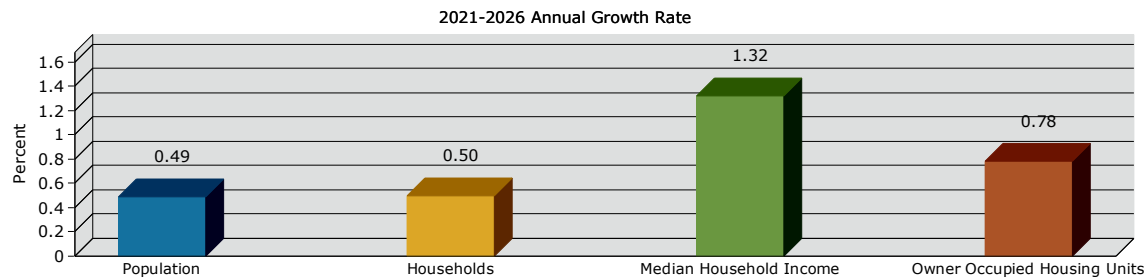
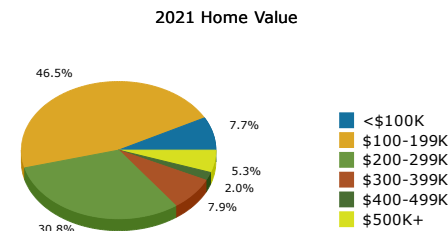
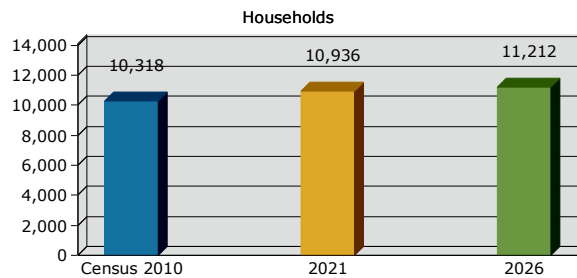
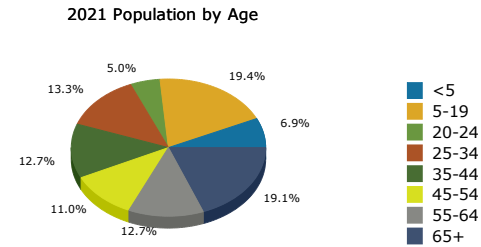
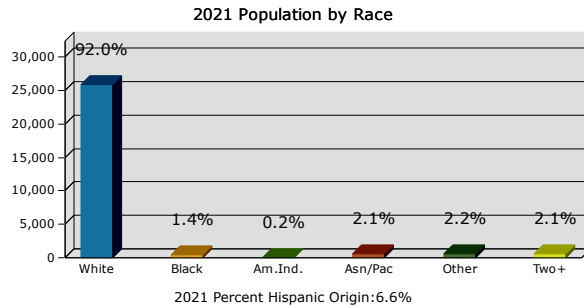
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1 Mile Radius Demographics



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5 Mile Radius Demographics

