

FOR LEASE

114 E. Main Street
Ephrata, Pennsylvania

Professional Office
± 9,768 SF Available
\$10/SF NNN



Features

- 1st floor office space in the heart of downtown Ephrata
- Great visibility & signage
- Ample on-site parking
- Strategically located on Main St/Rt 322 with close proximity to Rt 222



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

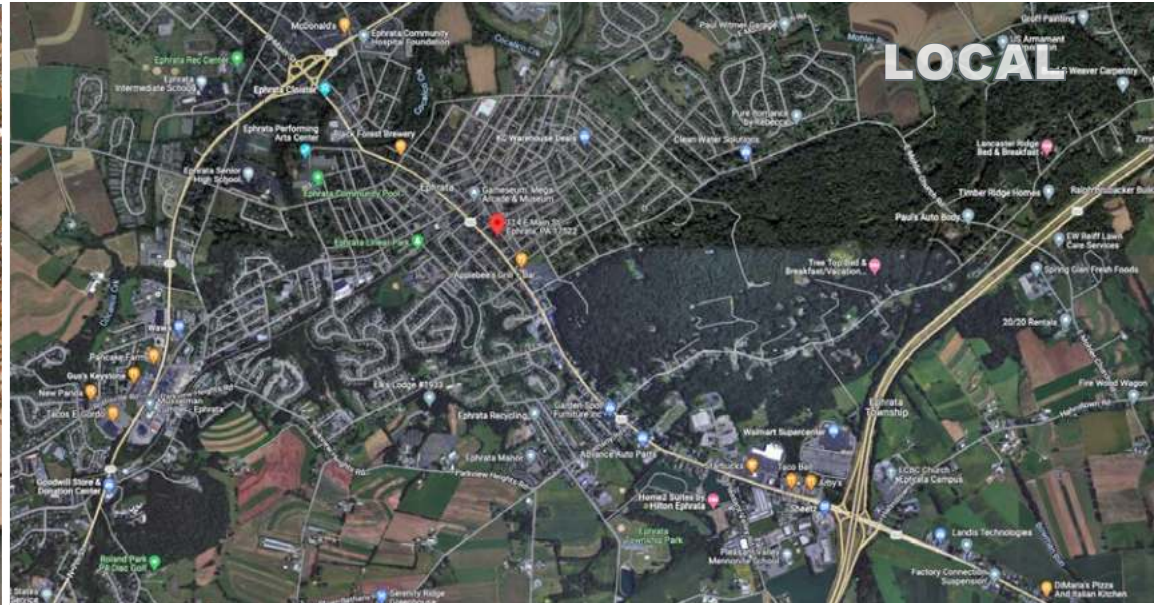
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results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

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

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

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Location



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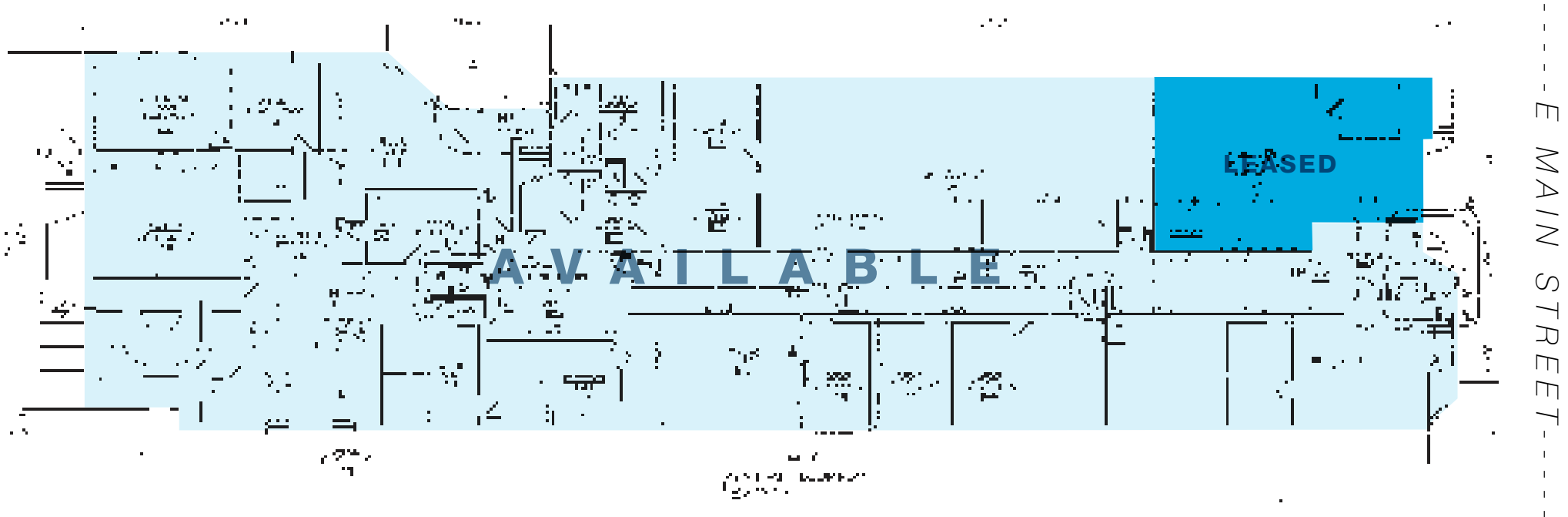
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 **COMPASS** real estate, LLC

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PLEASE FIELD VERIFY ALL DIMENSIONS - BOUNDARIES ARE APPROXIMATE



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

Table of Allowed Uses in Primarily Nonresidential Districts
[Amended 8-12-2019 by Ord. No. 1550]

P = Permitted by right use
(zoning decision by Zoning
Officer)

SE = Special exception use
(zoning decision by Zoning
Hearing Board)

N = Not permitted

Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
b. COMMERCIAL USES					
Adult use [See § 319-26A(1)]	N	N	N	N	SE
After hours club, to the extent this use is not already prohibited by State Act 219 of 1990 [(See § 319-26A(3))]	N	N	N	N	SE
Airport (see also "heliport")	N	N	N	N	SE
Amusement arcade	P	P	N	N	N
Amusement park or water park ⁴	SE	N	N	P	P
Animal cemetery [See § 319-26A(4)]	N	N	N	N	P
Animal day care [See § 319-26A(5)]	P	N	N	P	P
Arena, auditorium (commercial), performing arts center or exhibition-trade show center	P	P	P	P	P
Auto repair garage [See § 319-26A(10)], which may include an auto body shop, and provided that parking shall be prohibited on a sidewalk within the right-of-way	P	N	N	N	SE
Auto, boat or mobile/manufactured home sales [See § 319-26A(9)]	P	N	N	N	N
Auto service station, which may occur with a convenience store, and which may also include fueling of vehicles using various lawful on-road fuels [See § 319-26A(11)]. For a use that primarily serves tractor-trailer trucks, see "truck stop" in this table.	P	N	N	N	N
Bakery, retail	P	P	P	P	P
Bed-and-breakfast inn [See § 319-27A(12)]	P	P	P	N	N
Beverage distributor (wholesale and/or retail)	P	P	P in NCD N in NCD2	P	P

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Bus maintenance or storage yard	P	N	N	P	P
Bus, taxi or passenger rail terminal	P	P	N	P	P
BYOB club (Note: definition is limited to a use that is open after midnight and that has an entry, cover or membership fee)	SE	N	N	N	N
Car wash [See § 319-26A(14)]	P	N	N	PP	
Catering, custom, for off-site consumption	P	P	P	P	P
Communications antennae, commercial [See § 319-26A(17)], limited to accessory antenna attached to specified types of structures by § 319-26A(17)(a)	P	SE	P	P	P
Communications tower, commercial [See § 319-26A(17)], or other antennae that are not allowed under the above accessory provision	SE	N	N	SE	SE
Conference center or exposition center	P	P	P	P	P
Construction company or tradesperson’s headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as home based-business. Accessory outdoor storage shall be permitted provided it meets the screening requirements of § 319-63.	P	P ⁶	P ⁶ in NCD N in NCD2	P	P
Convenience store, which may be combined with a gas station only if the requirements for a gas station are met and if a gas station is allowed in the district	P	N	P	P	N
Crafts or artisan’s studio	P	P	P	P	P
Custom printing, copying, faxing, mailing or courier service and similar services to businesses	P	P	P	P	P
Exercise club	P	P	P	P	P
Financial institution; includes banks, with drive-through facilities only allowed if the applicant proves to the Borough that the access has been designed to minimize conflicts with pedestrian traffic along sidewalks and to meet drive-through provisions in § 319-27D(4)	P	P	P	P	P

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Flea market/auction house	P	SE	P in NCD N in NCD2	P	P
Food truck, other than operation at any location for less than 15 minutes per day, and except for Borough-approved special events [See § 319-27D(6)]	P	P ⁷	N	N	N
Funeral home (See “crematorium” listed separately under institutional uses)	P	SE	P	P	P
Gaming facility, licensed, other than small games of chance allowed under state law and the state lottery	N	N	N	N	SE
Gas station - See "auto service station" in this table					
Heliport [See § 319-26A(24)]	N	N	N	N	SE
Hotel or motel [See § 319-26A(25)]	P	P	P	P	P
Kennel [See § 319-26A(27)]	N	N	N	N	SE
Laundromat	P	P	P	P	P
Laundry, commercial or industrial	P	N	N	P	P
Lumber yard	P	N	N	P	P
Medical marijuana dispensary [See § 319-26A(32)]	SE	N	N	SE	SE
Microbrewery or microdistillery (which may be in combination with a restaurant, or tavern)	P	P	SE	SE	N
Motor vehicle racetrack, outdoor	N	N	N	N	N
Nightclub	SE	SE	N	N	N
Office (may include medical clinics or labs)	P	P	P	P	P
Pawn shop	P	N	N	N	N
Personal services (includes tailoring, check cashing, custom dressmaking, haircutting/styling, travel agency, dry cleaning, shoe repair, "massage therapy, licensed" and closely similar uses)	P	P	P	P	P
Plant nursery or garden center	P	P	P	P	P
Propane retail distributor, other than prepackaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with	N	N	N	N	SE

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Recording studio, music	P	P	P	P	P
Recreation, commercial indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this article	P	P	P	P	P
Recreation, outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this article [See § 319-26A(40)]	P	N	N	P	P
Repair service, household appliance	P	P	P	P	P
Restaurant (includes banquet hall or food court) [See § 319-26A(43)], other than a tavern or nightclub:					
With drive-through service [See § 319-27D(4)]	P ⁸	N	N	N	N
Without drive-through service, but which may include a pickup window for advanced off-site orders	P	P	P	P	N
"Sidewalk cafes" and "food trucks" are addressed separately in this table					
Retail store (not including uses listed individually in this article). Any drive-through facilities shall meet § 319-27 and shall be limited to the HCD District. May also include rental.	P	P	P in NCD N in NCD2	N	N
Self-storage development [See § 319-26A(45)]	P	N	N	P	P
Shopping center	P	P	N	N	N
Sidewalk cafe or food cart as an accessory use [See § 319-27D(16)]					
Target range, firearms	P	P	P	P	N
Completely indoor and enclosed	P	N	N	P	P
Other than above, with a barrier that the applicant proves is sufficient to protect public safety	N	N	N	N	SE
Tattoo or body piercing parlor (other than temporary tattoos which are a personal service use)	P	N	N	N	N
Tavern, other than a nightclub	P	P	SE	N	N

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Television or radio broadcasting studios	P	P	P	P	P
Theater, indoor movie or live theater, other adult use	P	P	P in NCD N in NCD2	P	P
Trade/hobby school	P	P	P	P	P
Truck stop that primarily serves tractor-trailer trucks	N	N	N	N	SE
Veterinarian office [See § 319-26A(52)]	P	N	SE	P	P
Visitor center providing education and promotional information	P	P	P	P	P
Wholesale sales: see under industrial uses					
c. INSTITUTIONAL/SEMI-PUBLIC USES					
Cemetery [See § 319-26A(15)]; see “crematorium” listed separately	N	N	N	N	N
College or university - educational, recreational, office or support uses (See also residential uses, which are addressed separately)	P	P	P	P	P
Community recreation center (limited to a government sponsored or nonprofit facility) or library	P	P	P	P	P
Crematorium [See § 319-26A(16)]	N	N	N	N	SE
Criminal halfway house [See § 319-26A(20)]	N	N	N	N	SE
Cultural center or museum	P	P	P	P	P
Day-care center, adult [See § 319-26A(2)] or child [See § 319-26A(21)] (See also as an accessory use)	P	P	P	SE	SE
Dormitory: see under residential uses in this table					
Emergency services station or training facility	P	P	P	P	P
Hospital or surgery center or related testing and treatment facilities	P	P	P	P	P
Membership club meeting and noncommercial recreational facilities, provided that such use shall not be open between 2:00 and 6:00 a.m. and provided that such use shall only be allowed in combination with another use if the other use is allowed in that district and if the requirements for that use	P	P	P	P	P

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Nursing home or personal care home/assisted living facility or hospice [See § 319-26A(8) and (37)]	P	P	P	P	SE
Place of worship [See § 319-26A(39)] (includes church)	P	P	P	P	P
School, public or private, primary or secondary [See § 319-26A(44)]	P	P	P	N	N
Temporary shelter [See § 319-26A(49)]	SE	N	N	N	SE
In addition, a place of worship may include a temporary accessory extreme cold weather emergency shelter for up to 60 days per calendar year, provided there is a minimum of 2 supervisors on site during all hours of operation.					
Treatment center [See § 319-26A(51)]	SE	N	N	N	SE
d. PUBLIC/SEMI-PUBLIC USES					
Borough government uses and facilities, such as public works facilities	P	P	P	P	P
Government facility, other than offices and other than uses listed separately in Articles III and IV	P	P	P	P	P
Prison or similar correctional institution	N	N	N	N	SE
Publicly owned or operated park	P	P	P	P	P
Public utility facility, other than Borough-owned facilities and other than uses listed separately in this article. See also § 319-26.	SE	SE	SE	SE	P
Sewage pump stations	SE	N	SE	P	P
Swimming pool, nonhousehold [See § 319-26A(48)]	P	P	P	P	P
U.S. postal service facility or substation	P	P	P	P	P

*See Borough of Ephrata Code of Ordinances for additional information: <https://ecode360.com/6860466>

