

FOR SALE

100 East Main Street
New Holland, Pennsylvania

Dental/Medical with Apartment Unit
Zoned Commercial (C-1)



Features

- Well-maintained mixed-use building with versatile spaces - first level and partial basement previously a dental office (currently vacant), plus a residential apartment spanning a small portion of the first floor and entire second floor.
- Great location with monument signage at a lighted intersection on E. Main St in New Holland Borough.
- Public utilities and parking on-site for approx. 6 cars with ample additional street parking.
- C-1 Commercial district zoning permits a wide variety of uses.
- Cash flow from residential tenant who is on a month to month lease with 60 day termination notice. Rent payment of \$1125/mo is under market value. Tenant responsible for payment of heat, AC, hot water, electric.



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

100 East Main Street

New Holland, Pennsylvania

Summary

Address: 100 East Main Street
New Holland, PA 17557

Municipality: New Holland Borough, Lancaster County

Tax Parcel ID: 480-13642-0-0000

Total RE Taxes: \$5,362.37 (2024-2025)

Zoning: C-1Commercial

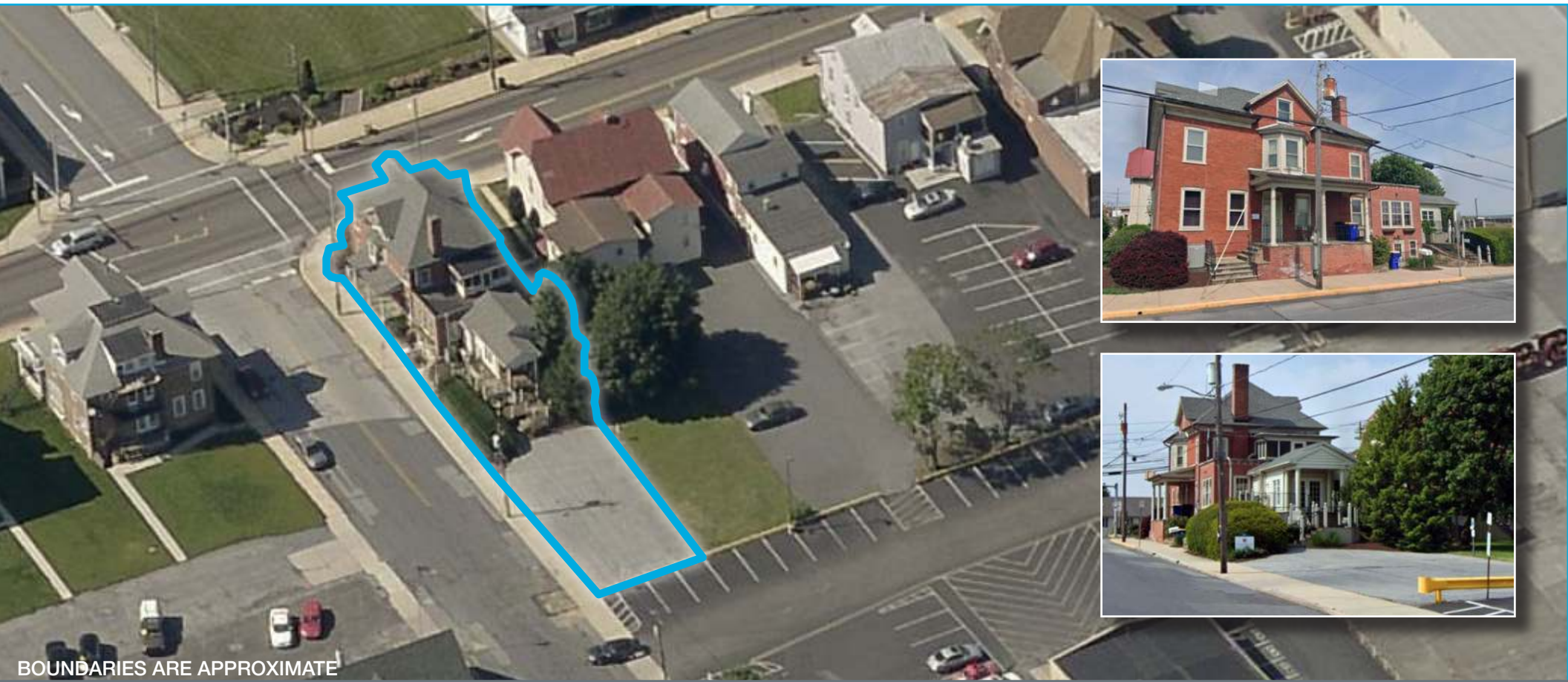
Year Built 1906

Land Area: ± 0.14 Ac

Building Area: ± 1,677 SF dental office
± 1,476 SF residential apartment
± 3,153 SF total above grade
± 378 SF below grade dental office
± 3,531 SF total finished space

Utilities Public water & sewer

Sale Price: \$399,000



BOUNDARIES ARE APPROXIMATE



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Building Area The subject property is improved with a two story building of mixed use. The first floor and partially finished basement were utilized by a dental practice. An entry area on the first floor and the second floor is a residential apartment. The apartment also has utilization of the attic. Total above grade square footage of the building is 3,153 which includes 1,677 square feet of dental office space and 1,476 square feet of residential apartment space. There is also a basement area of 1,554 square feet of which about 378 square feet is finished space for the dental office. There is also an attic of about 588 square feet accessible by the apartment. The attic is unheated usable space, used for storage. The office area consists of 5 exam rooms, a waiting area, a reception area, bathrooms, storage and a lunch area. The apartment has three bedrooms and one bathroom. The apartment has a kitchen and living area. There is an enclosed patio.

Building Finishes The exterior of the building is masonry and brick. A few areas have siding. The porch has slate tile. The roof is shingles (most of it) and rubber. There is a handicap accessible ramp into the dentist office. Windows are operable. Commercial doors have windows. The interior finishes include LVP flooring, sheet good flooring, composite tiles, wood, and carpet. Walls and ceilings are painted. There is wood millwork. Some of the walls are drywall and some are plaster. There are also areas of 2' x 4' ceiling tile. The backsplash in the apartment kitchen is tile. One stairwell connects the first and second floor and one stairwell connects the first floor to the basement. The basement has a concrete floor. There is a full kitchen in the apartment with built in cabinetry and countertop. It includes appliances of a washer, dryer, stove, refrigerator, and garbage disposal. There is also built in cabinetry in the office space.

Utilities & Systems The property operates on public water and public sewer. Heating is by electric heat pump and there are three units (two for the dental office and one for the apartment). The building is air conditioned. There is a gas fireplace in the waiting area of the office. It operates on propane supplied by an above ground tank located on the property. Lighting is high hat, incandescent, LED, and fluorescent. There are lighted exit signs and emergency lighting. Each of the exam rooms has water piped to it. There are two electric services into the building (one to the apartment and one to the office space). Each of the electric services is 200 amps. The apartment water is heated by electric water heaters.

Major Recent Renovations

May 2023: Remodeling of 1/3rd of basement including new drywall, new bead boards, fresh paint, new subfloor, and new luxury vinyl plank flooring. New hardware and shelving added to the changing room. New sink/vanity, toilet and water heater added

March 2023: Cast iron pipes capped off and new section of drain pipe was installed. Wall areas replaced where the plumbing was repaired

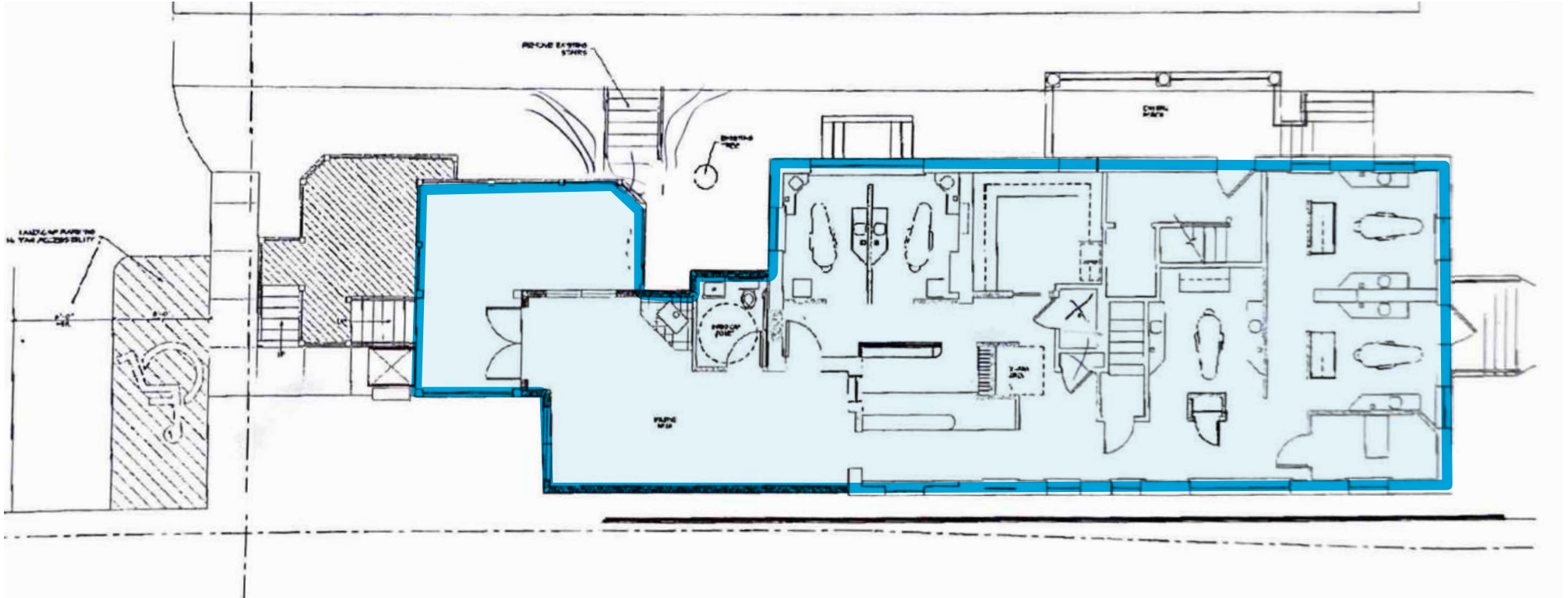
November 2022: New drywall, paint and LVP flooring added to hygiene rooms

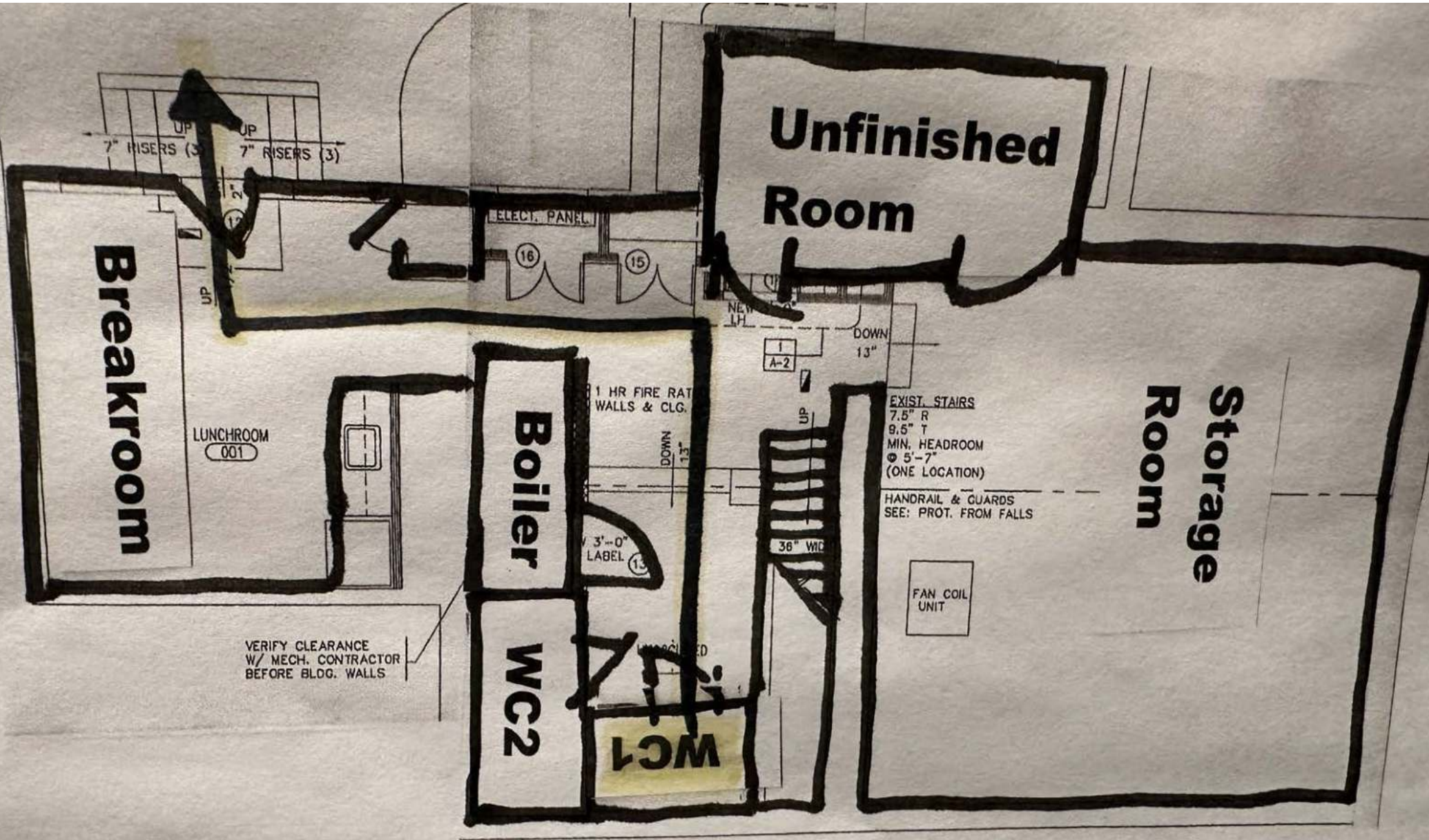
March 2022: A portion of the rubber roof replaced

March 2021: A portion of the rubber roof replaced and a section repaired

December 2020: New mini split installed in the basement lunch room

July 2019: Shingle portion of the roof replaced





C-1 Commercial District are designed to provide for the special needs of the Borough's central and retail business areas and to encourage their development in compact shopping centers with residential and certain incompatible business uses restricted with a view to encouraging sound commercial development. In the C-1 Commercial District, the following regulations shall apply:

1. Use Regulations. A building or a group of buildings may be erected and used, and a lot may be used or occupied, for any of the following purposes and no other, and each use shall comply with the area, height, yard and special design requirements contained herein.
 - A. Any use permitted in R-2 Residential District, except cemetery, hospital, and apartment development or townhouse development or condominium development.
 - B. Retail store; manufacturing display room, not to include motor vehicle or heavy equipment sales agency, motor vehicle or heavy equipment repair shop, or similar use.
 - C. Medical Marijuana Dispensary.
 - D. Restaurants.
 - E. Professional or business office, or studio, medical or dental clinic or laboratory.
 - F. Club or lodge.
 - G. Bank.
 - H. Personal service shop, including clothing, barber, beauty, or similar shop.
 - I. Confectionery, bakery or custom shop for making articles to be sold on the premises.
 - J. Dry cleaning or clothes pressing, laundry.
 - K. Funeral Home.
 - L. Business, private school, or tradeschool.
 - M. Printing or publishing establishment.
 - N. Utility office; utility line; electric substation or similar utility facility or use.
 - O. Motor vehicle parking lot, not to include junked, wrecked, stripped or abandoned motor vehicles or vehicles used for human habitation, as identified in New Holland Borough Ordinance #300. [Chapter 10, Part 1].
 - P. The following uses, when authorized by the Zoning Hearing Board as a special exception, subject to the general standards specified in §1607 of this Chapter:
 - (1) Theater or indoor place of amusement, recreation or assembly (not including skating rink, bowling alley, or similar establishment).
 - (2) Craftsman or general service shop, including plumbing, heating, tool and similar small shop.
 - (3) Wholesale business establishment when located within a completely enclosed building, provided that such use shall not detract substantially from the predominately retail character of the surrounding district area.
 - (4) Hotel, motel or automobile court, on a lot area of not less than one (1) acre, provided that such use is served by public water and sewer facilities or comparable common facilities approved by the Pennsylvania Department of Environmental Protection.
 - (5) Any use of the same general character as any of the above permitted uses, provided that special consideration shall be given to the suitability of the use in the proposed location.
 - (6) Amusement arcade and game rooms subject to the provisions of §602 of this part and Borough Ordinance 325. [Chapter 13, Part 3].
 - Q. Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including storage in conjunction with a retail or other permitted use, and signs when erected and maintained in accordance with the provisions of Part 11 of this Chapter.

2. Prohibited Uses. The following uses are prohibited in the C-1 Commercial District:
 - A. Short Term Rentals.
3. Lot Area. In the case of a non-residential use, a lot area of not less than eight thousand (8,000) square feet shall be provided. In the case of a dwelling use in combination with non-residential use, a lot area of not less than four thousand (4,000) square feet per dwelling shall be provided.
 - A. Yards. Front, side, and rear yards shall be provided on each lot as follows:
 - (1) Front Yard. One (1) yard, not less than ten (10) feet in depth, subject to the provisions of §910
 - (2) Side Yards. None required for a building used for commercial purposes, except that where a lot abuts a residential district or a street on the side lot line, a side yard shall be provided which shall be not less than twenty (20) feet in width.
 - (3) Rear Yard. There shall be a rear yard on each lot which shall not be less than twenty (20) feet in depth, provided that where a lot abuts a residential district on the rear lot line, each such rear yard shall not be less than thirty (30) feet in depth.
4. Height Regulations. No building shall exceed forty-five (45) feet in height, or four (4) stories, whichever is less, unless authorized by the Zoning Hearing Board as a special exception in the case of hotel or office building.
5. Special Design Requirements. In order to encourage sound retail commercial development, the following special requirements shall apply:
 - A. Restrictions on Outdoor Use.
 - (1) Each permitted use shall be conducted within a completely enclosed building except for a permitted motor vehicle parking lot.
 - (2) No permanent storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles or equipment shall be stored, displayed or offered for sale beyond three (3) feet of the front line of a building, provided that in no case shall such storage, display or sales use be closer than five (5) feet from the curb.
 - (3) A Food Truck shall be permitted on existing commercial property with permission from property owner, not on a public street.
 - B. Prohibited Activities. No operation, equipment or use shall be objectionable or noxious, offensive or hazardous as defined in §906.
 - C. Access and Parking Requirements. In the case of a shopping center or in any other case where a non-residential building or group of buildings or uses is, or is required to be, set back from the street line, the special design requirements of this Chapter relating to access shall apply. Off-street parking and loading areas shall be provided in accordance with the general provisions of §§907 and 908 of this Chapter.
6. Marijuana Dispensary Special Design Requirements.
 - A. A medical marijuana dispensary must be legally registered in the Commonwealth and possess a current valid medical marijuana permit from the Pennsylvania Department of Health.
 - B. A medical marijuana dispensary must fully comply with all provisions of the Medical Marijuana Act, as amended from time to time.
 - C. A medical marijuana dispensary may only dispense medical marijuana in an indoor, enclosed, permanent, and secure building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle.
 - D. A medical marijuana dispensary may not operate on the same site as a facility used for growing and processing medical marijuana.
 - E. A dispensary may sell medical devices and instruments which are needed to administer medical marijuana under the Medical Marijuana Act, 35 P.S. §§10231.106 et seq.
 - F. A medical marijuana dispensary shall:
 - (1) Not have a drive-thru service;
 - (2) Not have outdoor seating areas;
 - (3) Not have outdoor vending machines;
 - (4) Prohibit the administering of, or the consumption of medical marijuana on the premises; and

- G. A medical marijuana dispensary may dispense only medical marijuana to certified patients and caregivers and shall comply with all lawful, applicable health regulations.

REGULATIONS FOR AMUSEMENT ARCADES AND GAME ROOMS.

A building or a group of buildings may be erected or used, and a lot may be used or occupied in whole or in part as an amusement arcade and/or a game room and shall comply with the following regulations:

1. No amusement device shall be audible beyond the premises within which it is located.
2. Off-street parking shall be provided in accordance with the general provisions of §907 of this Chapter.
3. Signs must be erected and maintained in accordance with the provisions of Part 11 of this Chapter.