

# FOR SALE

201 West King Street  
City of Lancaster, Pennsylvania

±7,670 SF

Commercial / Retail  
Zoned Central Business



## Highlights

- Well suited for redevelopment or owner occupancy
- Excellent location at corner lighted intersection of W King & N Water Streets. Highly walkable.
- Located in the CB Zoning District, the commercial hub of the city, permitting a wide range of uses
- Also located in the CRIZ (City Revitalization and Improvement Zone) and the LERTA (Local Economic Revitalization Tax Assistance) tax zone, offering significant tax advantages
- Served by natural gas, electric, public sewer and public water
- Currently occupied by a day care tenant on a month to month lease



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

# 201 West King Street

## Lancaster, PA 17603

# Site Data

**Address:** 201 West King Street  
Lancaster, PA 17603

**Municipality:** Lancaster City, Lancaster County

**Tax Parcel ID:** 331-06843-0-0000

**Total RE Taxes:** \$10,094 (2023-2024)

**Zoning:** (CB) Central Business

**Utilities:** Public water & sewer

**Parking:** On-street

**Land Area:** ± 0.08 Ac

**Building Area:**

First Floor	± 2,775 SF
Second Floor	± 3,855 SF
Third Floor	± 1,040 SF
<b>ABOVE GROUND</b>	<b>± 7,670 SF</b>
Basement	± 2,315 SF
<b>TOTAL SF</b>	<b>± 9,985 SF</b>

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**Sale Price:** \$899,000



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# 201 West King Street Lancaster, PA 17603

## Location

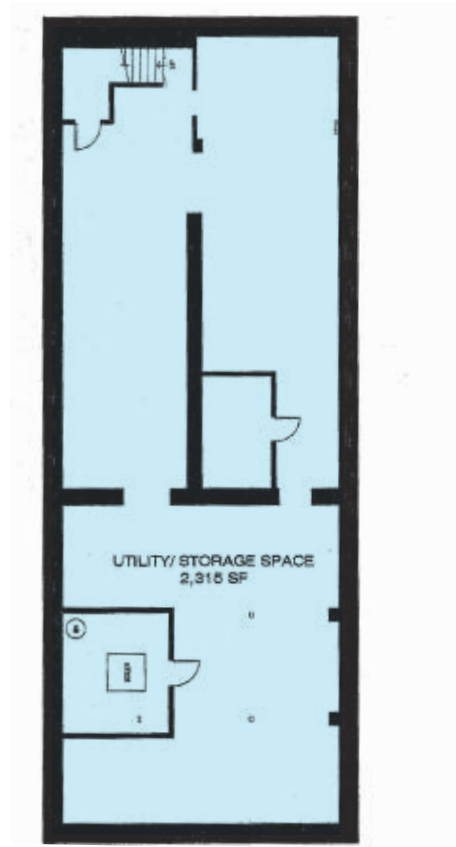


**WALK SCORE<sup>®</sup> : 99 Walker's Paradise**

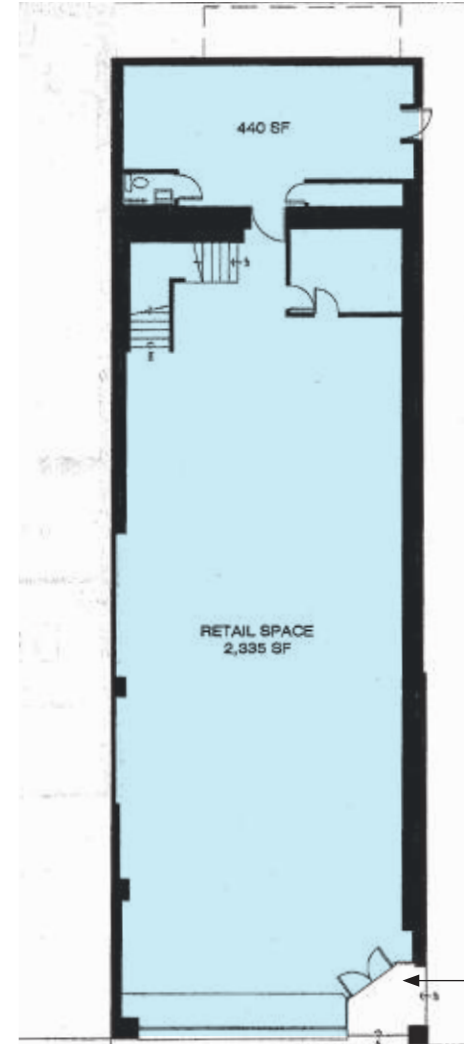


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**BASEMENT**

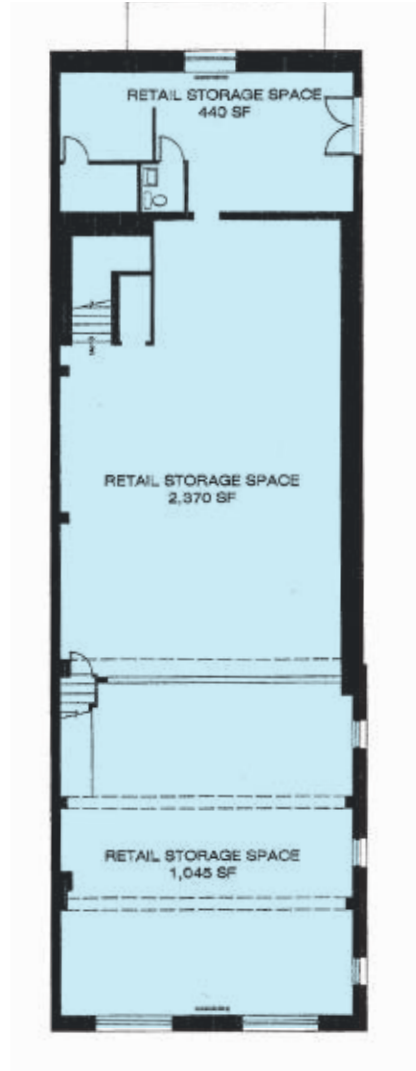


**FIRST FLOOR**

----- N WATER STREET -----

----- W KING STREET -----

PLEASE FIELD VERIFY ALL DIMENSIONS



-----N WATER STREET-----

-----W KING STREET-----

PLEASE FIELD VERIFY ALL DIMENSIONS

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# Photos

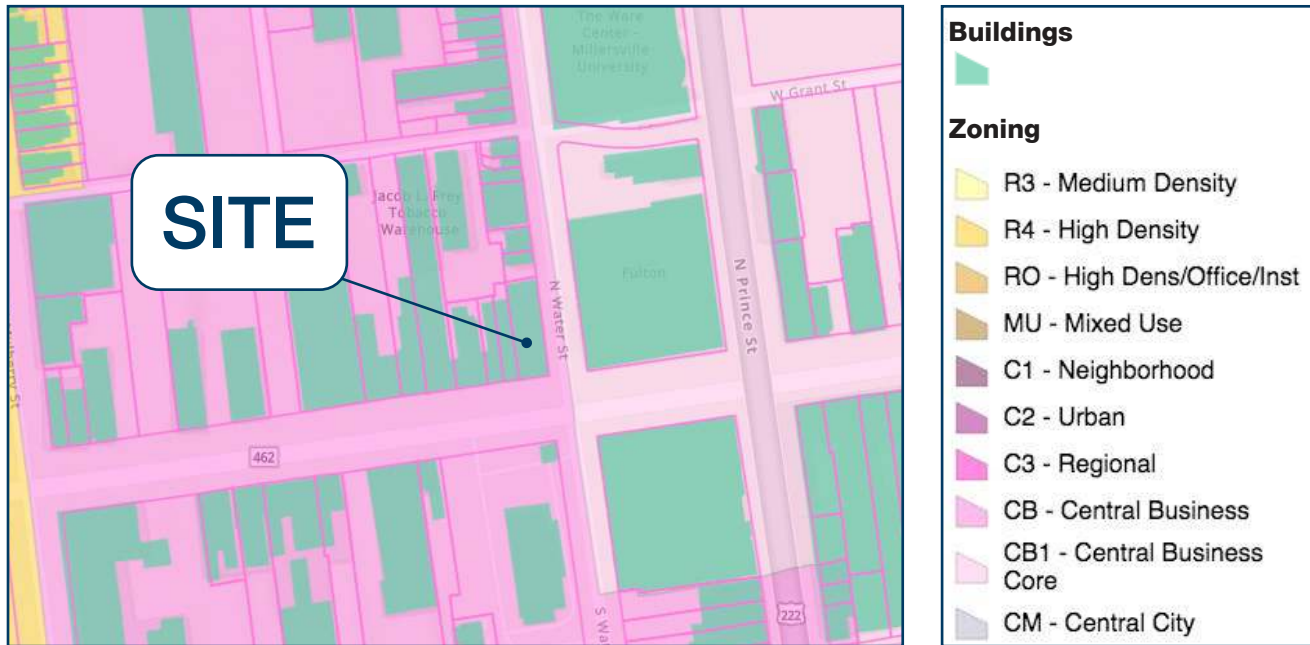


Furniture, equipment and personal property not included in the sale.



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### Central Business District (CB).

The CB District is the commercial hub of the City and serves the metropolitan area as a regional center for government, law, finance, culture, entertainment, and support businesses. A wide range of commercial, retail, cultural, high-density residential, and institutional uses are permitted by right and by special exception. In order to promote high-density development, this zoning district permits 100% building and lot coverage and waives all off-street parking requirements.

\*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information:  
<https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>