

FOR SALE

717 & 723 North Prince Street
Lancaster, Pennsylvania 17603

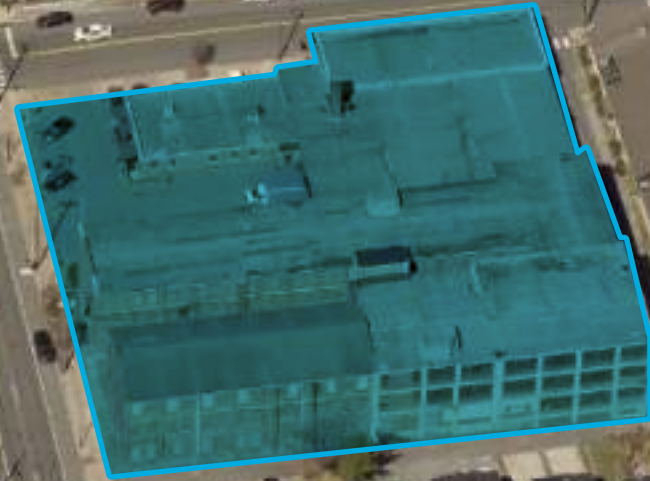
Auto Service & Showroom with Former Tobacco Warehouse
Redevelopment Opportunity

±103,672 SF on 1.12 Ac

MIXED USE ZONING + LERTA & CRIZ

Features

- Highly visible location across from Lancaster Stormers' Clipper Magazine Stadium - 13,000 vehicles per day
- Accessible from North Prince St, West Clay St and N Market St
- Concept sketches available for multifamily conversion



ALL BOUNDARIES ARE APPROXIMATE



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

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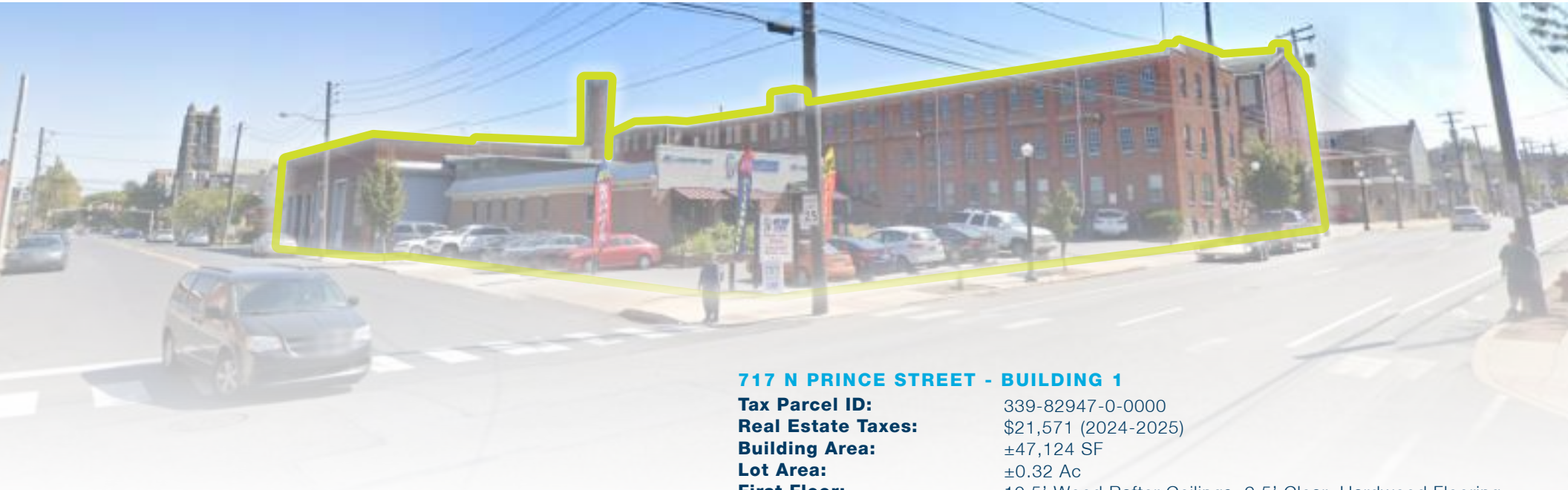
For additional information or to schedule a tour, please contact us!

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

717 & 723 North Prince St Lancaster, Pennsylvania

Property Summary

List Price \$4,700,000



Municipality: Lancaster City, Lancaster County
Zoning: (MU) Mixed Use
Utilities: Public Water & Sewer
Year Built: 1940
Total Lot Size: ±1.12 AC
Total Building Area: ±103,672 SF
Construction: Masonry
Foundation: On Slab
Roofing: Rubber
Structural Frame: Steel and Wood
Exterior: Masonry
Elevators: (2) Freight, serving both buildings-all floors

717 N PRINCE STREET - BUILDING 1

Tax Parcel ID: 339-82947-0-0000
Real Estate Taxes: \$21,571 (2024-2025)
Building Area: ±47,124 SF
Lot Area: ±0.32 Ac
First Floor: 10.5' Wood Rafter Ceilings, 9.5' Clear; Hardwood Flooring; 11' Column Spacing; Service Area with (5) Private Offices; (1) Restroom; (3) Stairwells Serve the Building; No A/C or Heat; Office has Mini-Split System
Second Floor: 12' Wood Rafter Ceilings, 11' Clear; 11' Column Spacing
Third Floor: 12' Wood Rafter Ceilings, 11' Clear; 11' Column Spacing

723 N PRINCE STREET - BUILDING 2 | 3 | 4

Tax Parcel ID: 339-81159-0-0000
Real Estate Taxes: \$35,791 (2024-2025)
Building Area: ±86,338 SF
Lot Area: ±0.82 Ac
Office & Showroom: (4) Private Offices; Open Cubicle Area; Reception; Copy Room; Kitchenette; (3) Restrooms; 8.5' Dropped Ceilings; Ceramic Tile Floors, HVAC
Auto Service Garage: 21' Wood Rafter Ceilings, 20' Clear; (1) 16.5x11 Garage Bay, (1) 17x15 Garage Bay, (4) 16x10 Garage Bays; (3) Lifts
Parts & Storage Area: 9.5' Ceiling, Concrete Flooring; Office Area; Single-Bay Garage; (1) 10x6 Loading Dock; (3) 8x10 Loading Docks
Parking: (15) Vehicle Spaces



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Aerial

WALK SCORE®
91 Walker's Paradise



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 **COMPASS** real estate, LLC

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BUILDING #1

South Building - Three-Story with Basement

Basement	10,479 SF
1st Floor	11,205 SF
2nd Floor	11,216 SF
3rd Floor	11,216 SF
Total: 44,116 SF	

BUILDING #2

Middle Building - Three-Story with Basement

Basement	9,570 SF
1st Floor	9,656 SF
2nd Floor	9,249 SF
3rd Floor	9,249 SF
Total: 37,724 SF	

BUILDING #3

Dock Area - One-Story with Basement

Sub-Basement	2,575 SF
Basement	9,624 SF
1st Floor	6,771 SF
Total: 18,970 SF	

BUILDING #4

Office Building - One-Story

1st Floor	2,862 SF
Total: 2,862 SF	

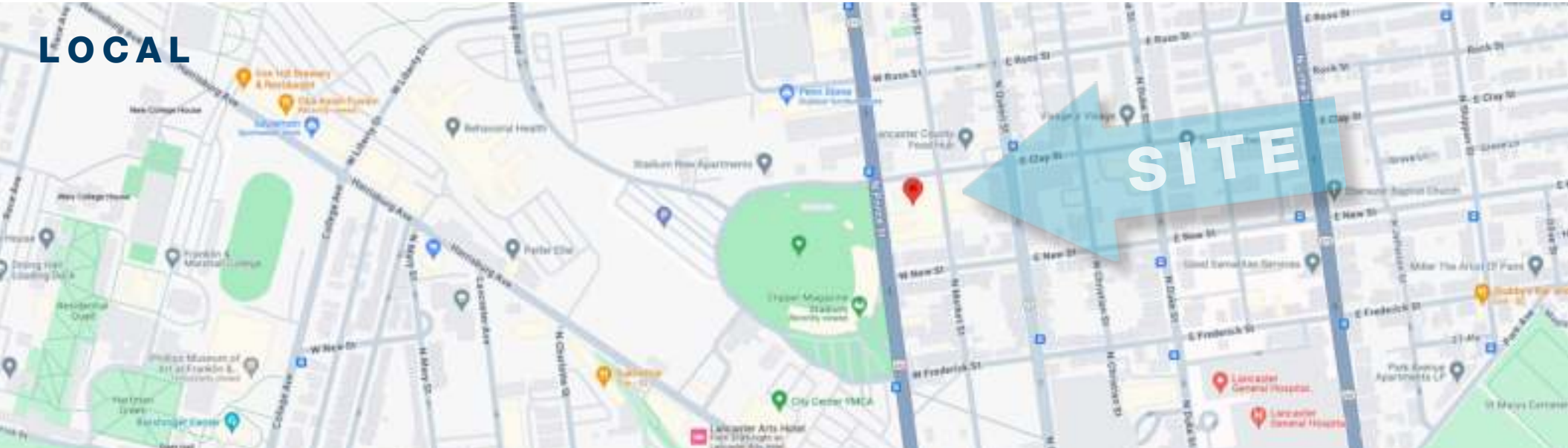
Grand Total: ±103,672 SF



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Location

LOCAL

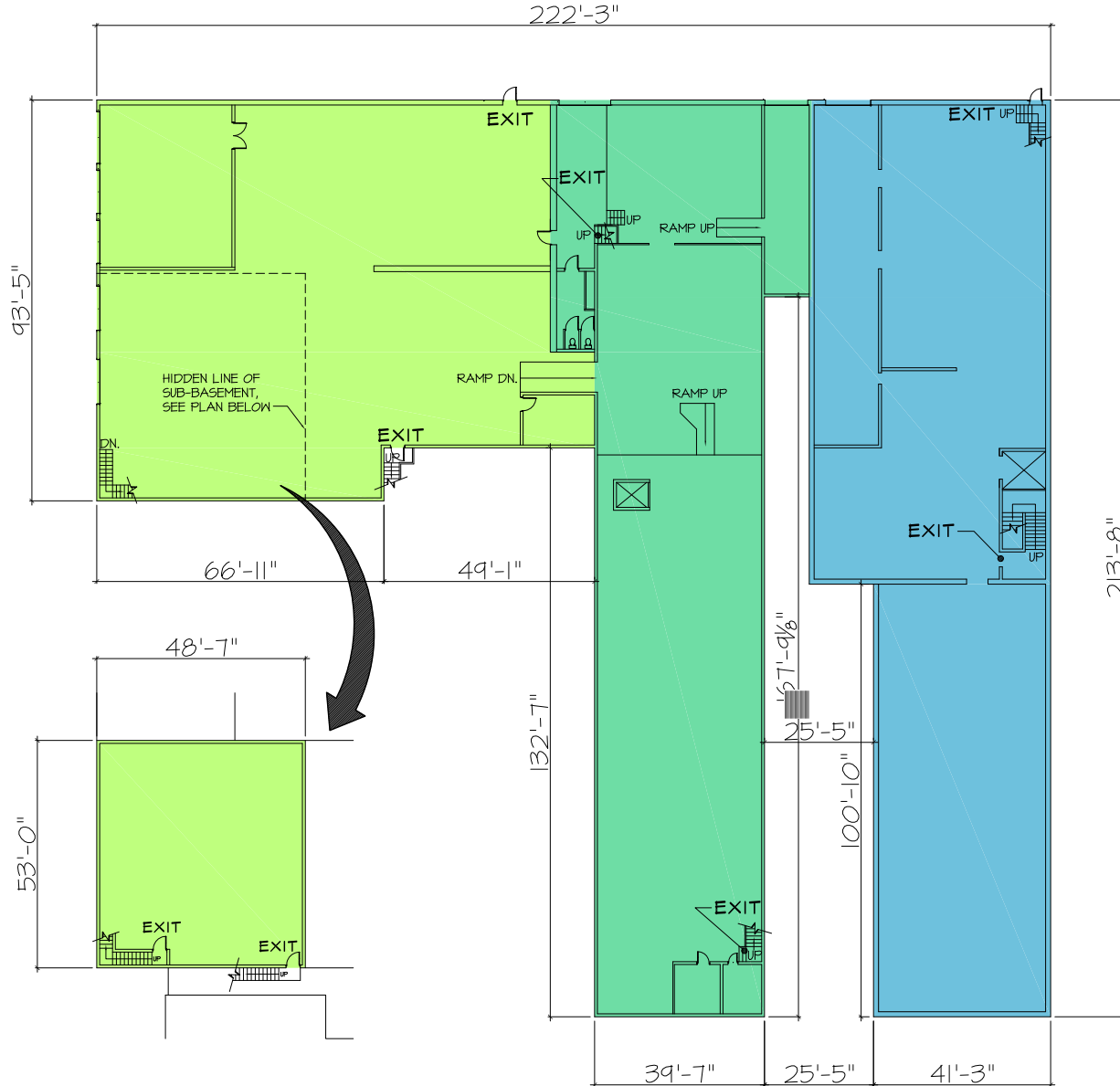


REGIONAL



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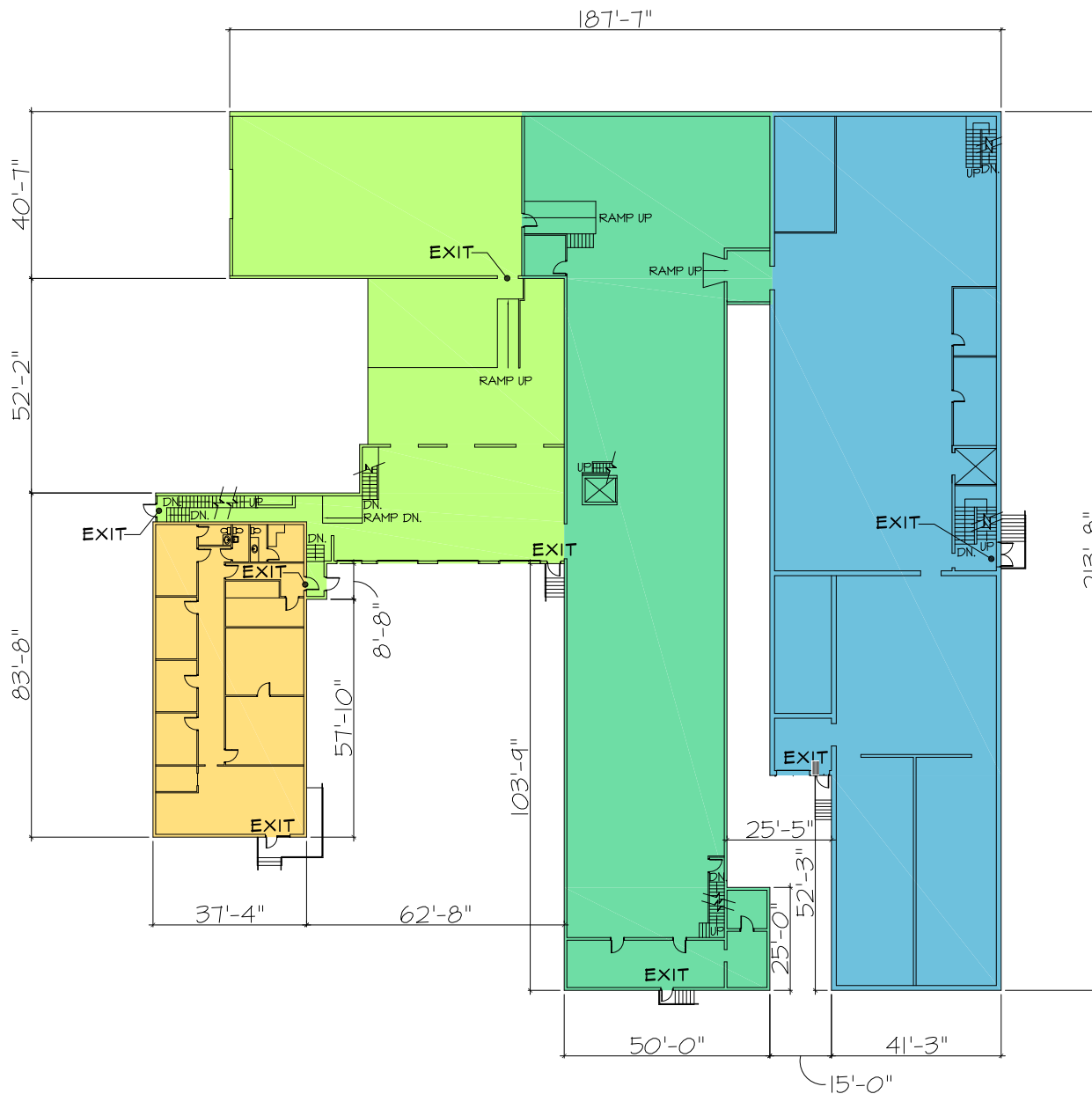


	BUILDING 1 10,479 SQ.FT.
	BUILDING 2 9,570 SQ.FT.
	BUILDING 3 9,624 SQ.FT. 2,575 SQ. FT (SUB-BASEMENT)

PLEASE FIELD VERIFY ALL DIMENSIONS

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Floor Plan First Floor



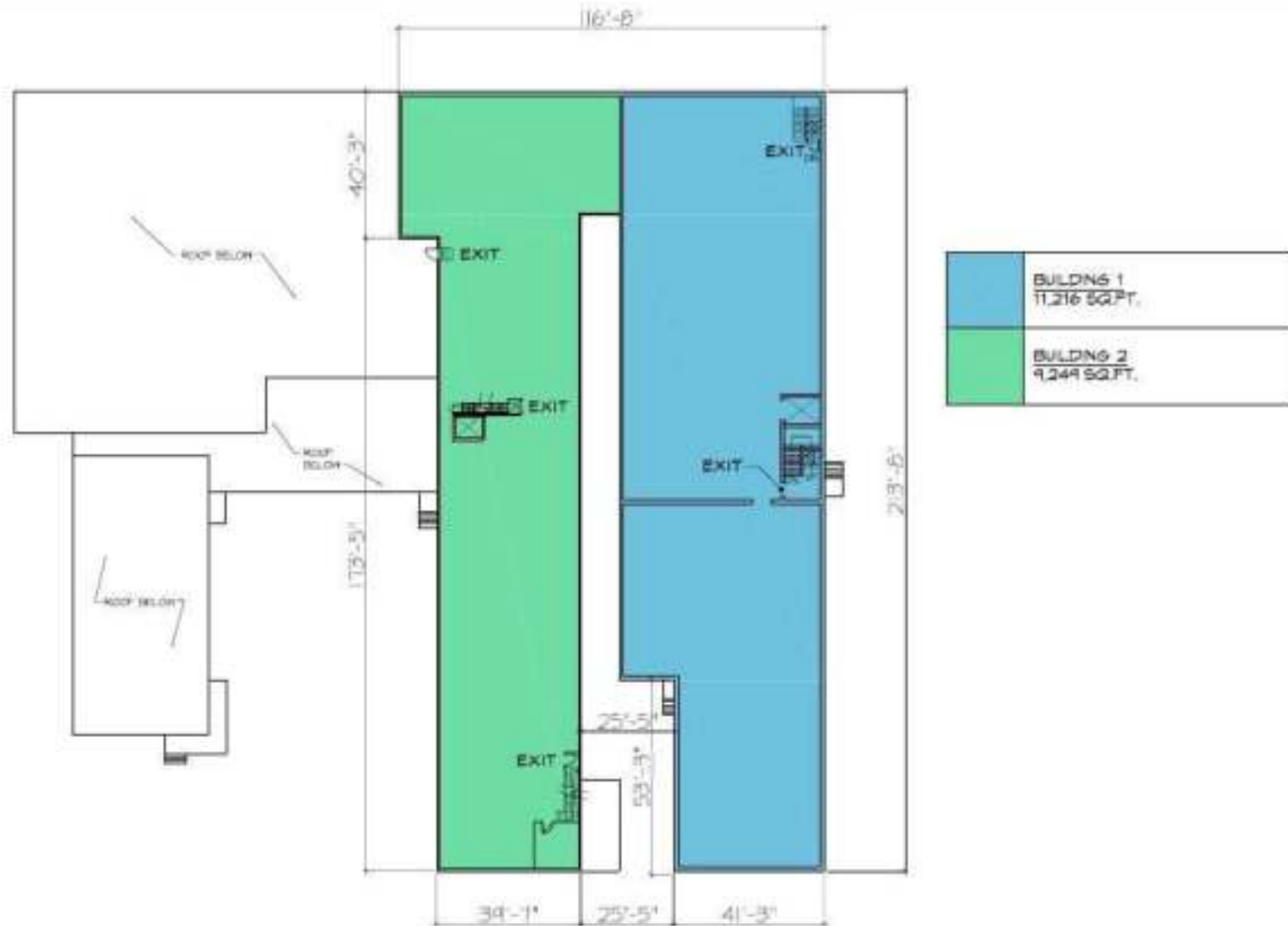
	BUILDING 1 11,205 SQ.FT.
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	BUILDING 3 6,771 SQ.FT.
	BUILDING 4 2,862 SQ.FT.

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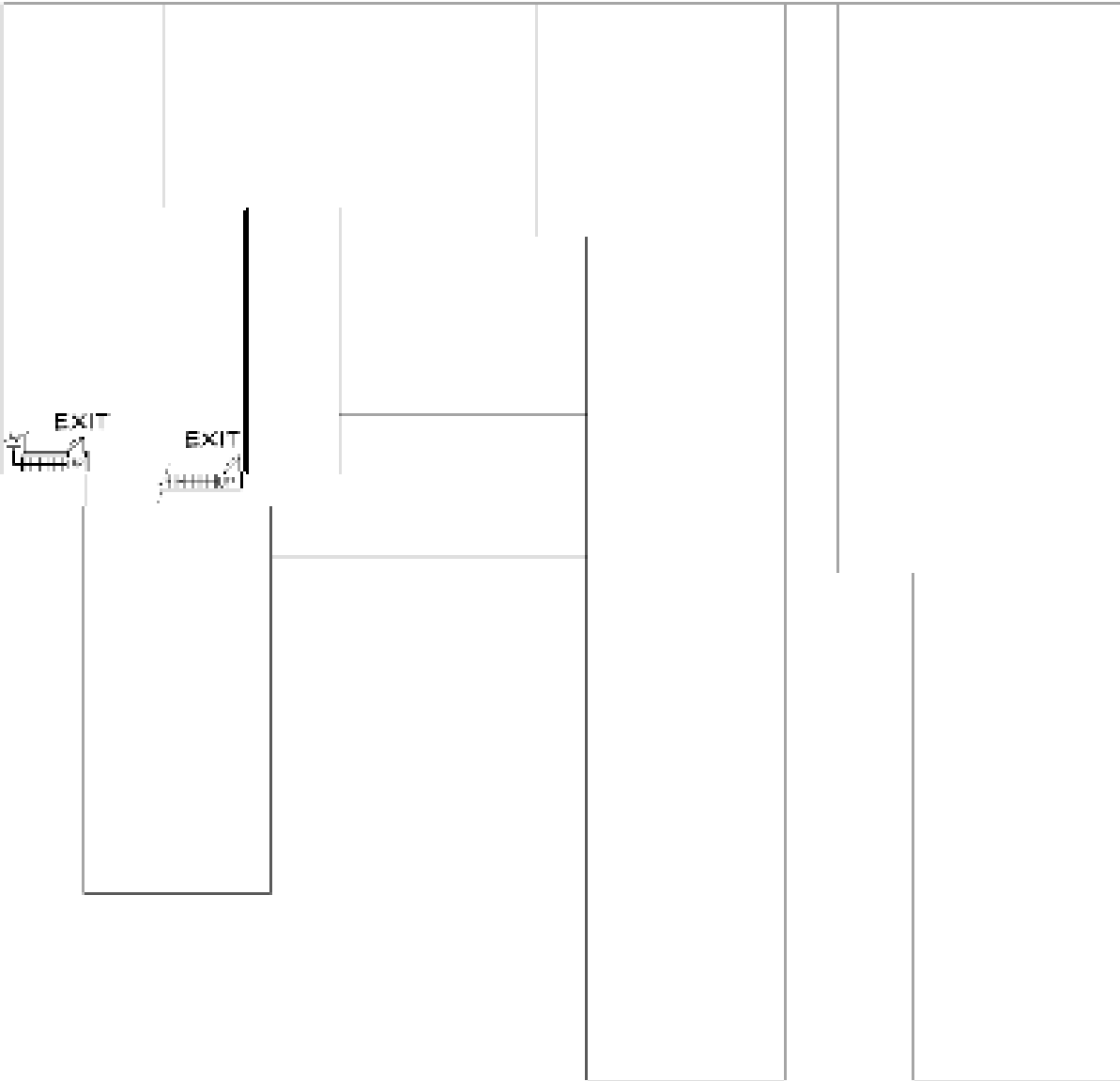


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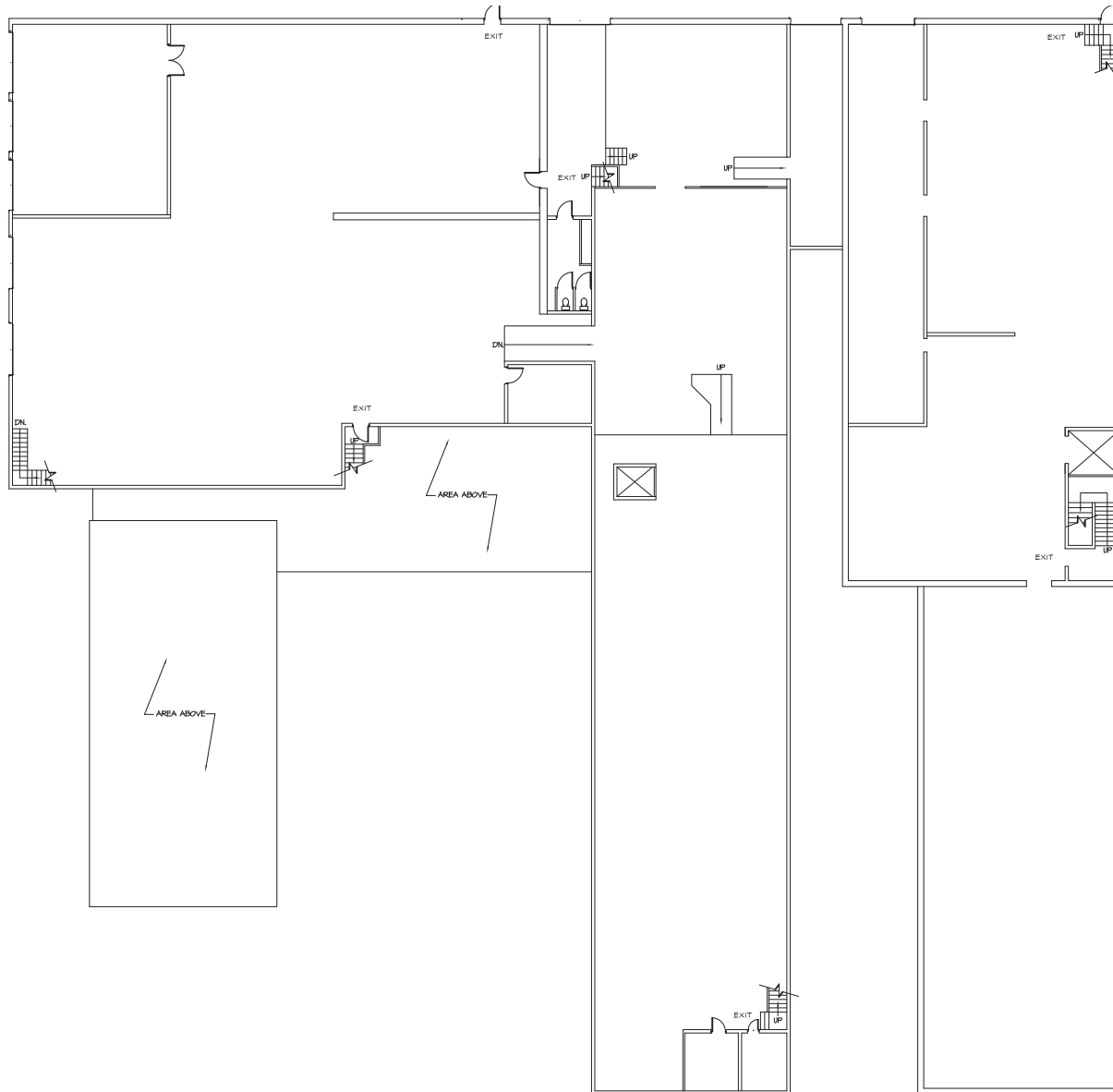


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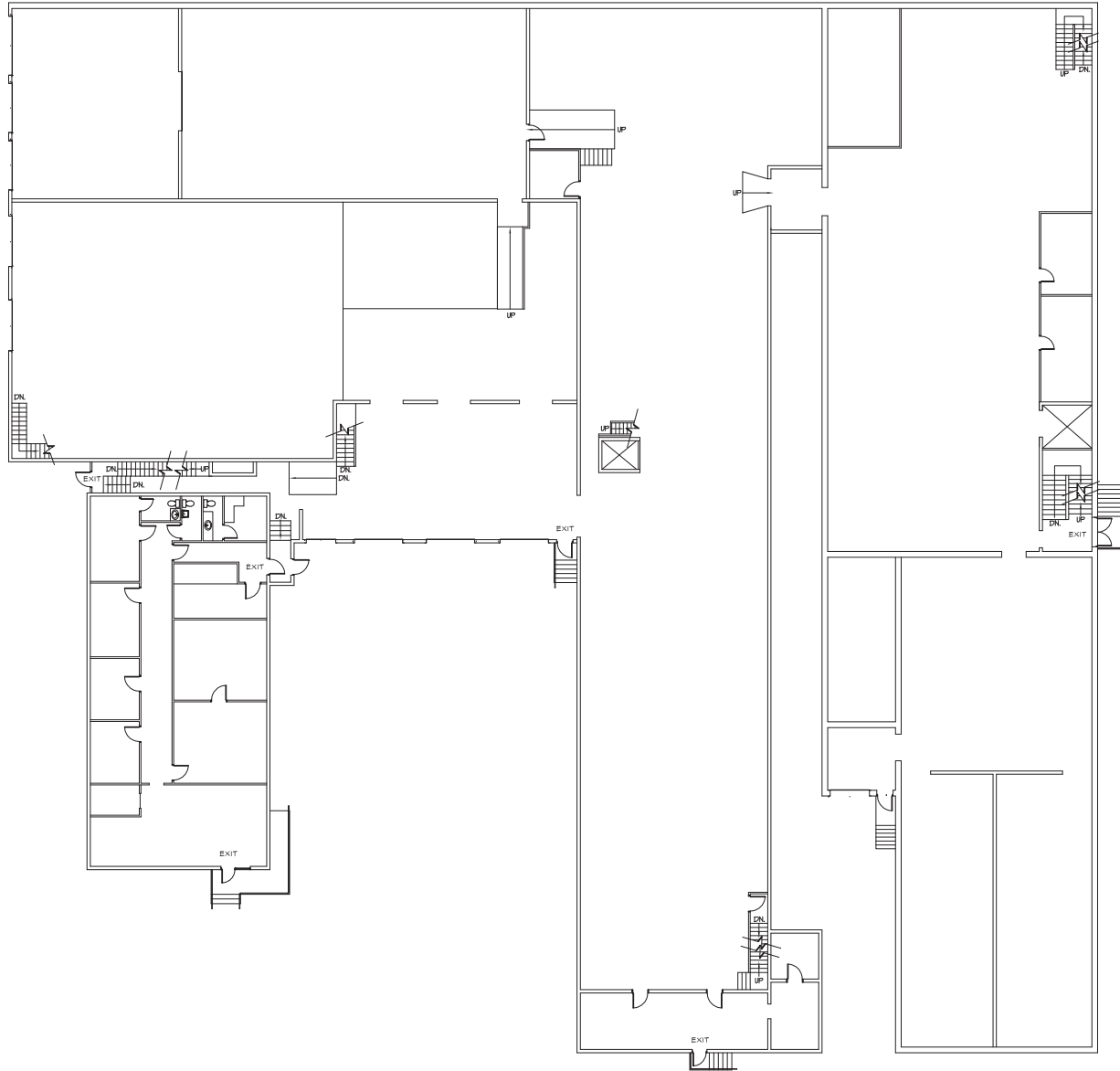


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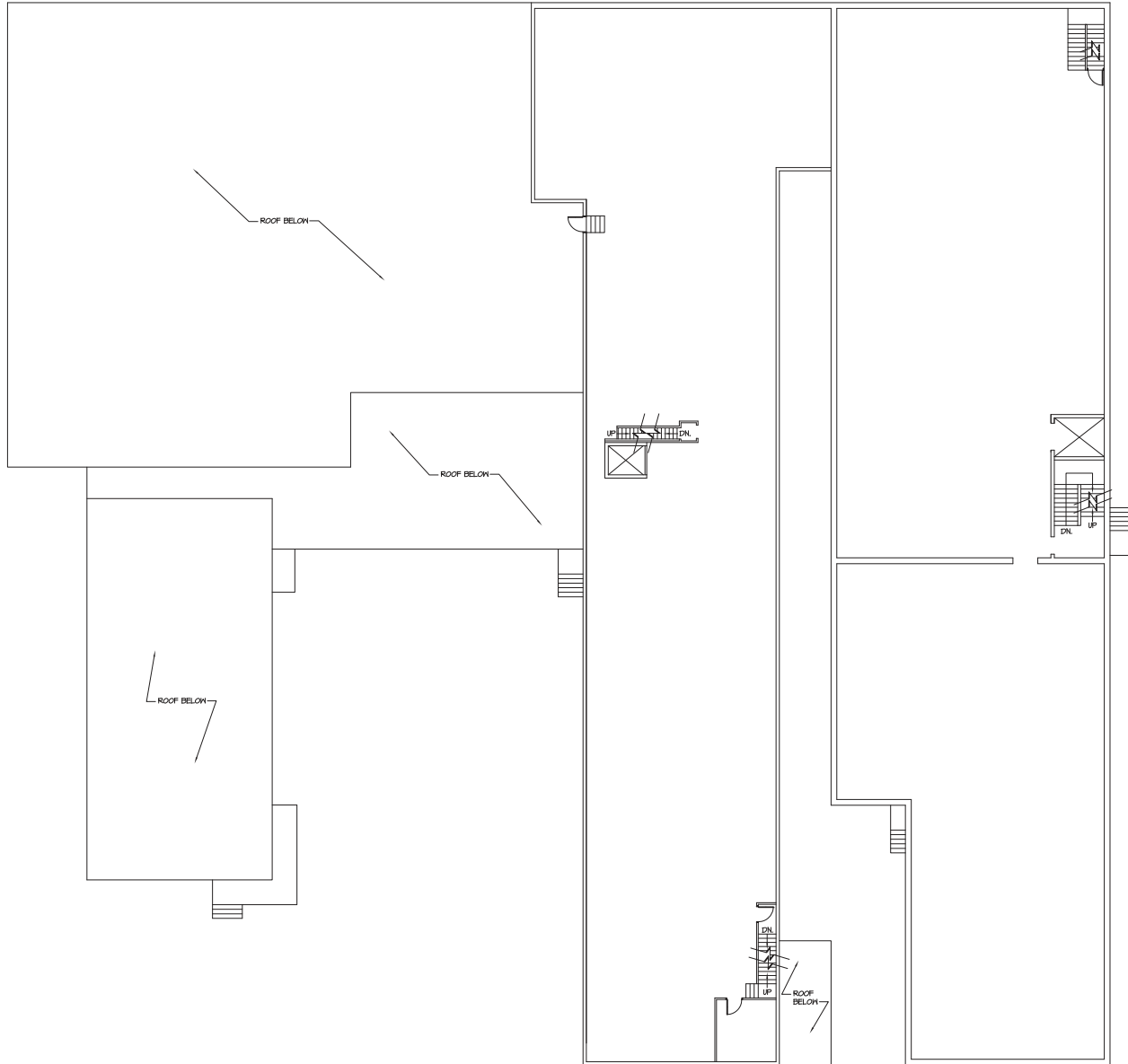




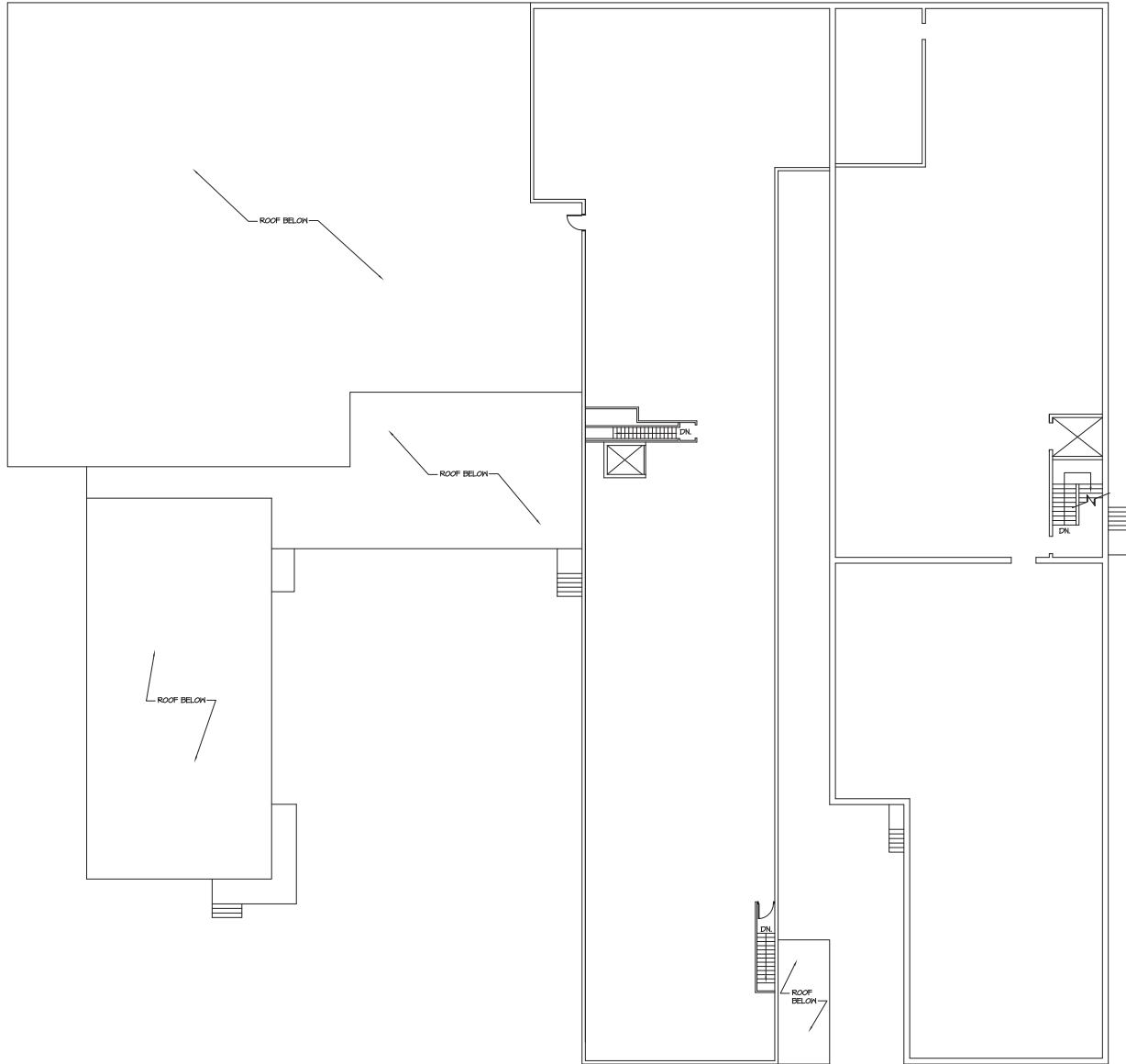
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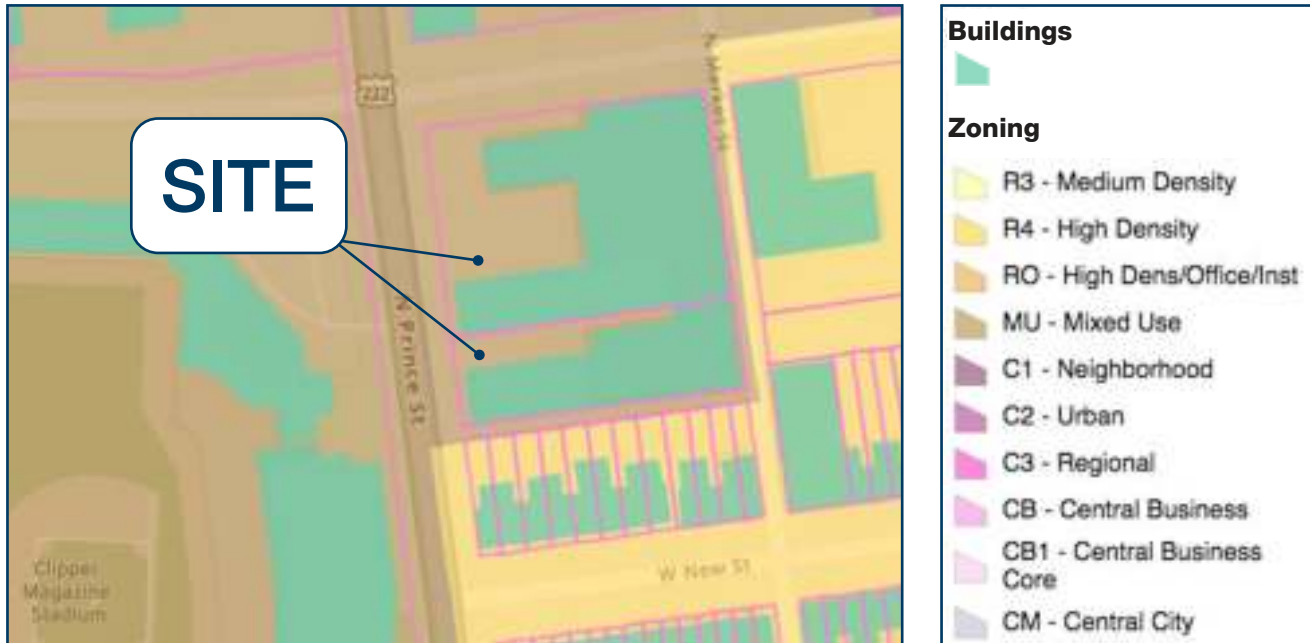
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Mixed Use District (MU)

The MU District includes areas of the City characterized by residential uses in close proximity to nonresidential uses, including historic warehouses and manufacturing facilities, many of which have been vacated by the original industries. In addition, the MU District includes undeveloped land where new mixed-use residential and nonresidential development with traditional neighborhood character is recommended. A variety of residential, commercial, cultural, light industrial and other miscellaneous uses are permitted in order to encourage the reuse of former manufacturing structures and undeveloped land. This is the only zoning district which permits both dwellings and a variety of manufacturing uses to coexist. However, since the MU District is considered primarily as a high-density residential district, all manufacturing uses must meet certain conditions and receive special exception approval.

*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information:
<https://ecode360.com/8122408#8122408>