

FOR LEASE

444 & 451 South Prince Street
Lancaster, Pennsylvania 17603

(2) Garages Available
includes 3-BR apartment unit
ZONED MIXED USE



- Prime location with high visibility and easy access
- Ample on-site parking
- Ideal for service-based businesses, contractors, or fleet storage
- Zoned for mixed-use - flexible for commercial, residential, or combined operations
- Both properties are connected to public water, sewer, gas, and electric, supporting a wide range of uses
- Close proximity to downtown Lancaster, major highways, and public transportation options.



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

444 South Prince Street Lancaster, Pennsylvania

Summary



Address

444 South Prince Street
Lancaster, PA 17603

Municipality

Lancaster City, Lancaster County

Tax Parcel ID

334-63240-0-0000

Real Estate Taxes

\$13,794 (2025-2026)

Zoning

(MU) Mixed Use

Utilities

Public Water & Sewer

Year Built

1920

Total Lot Area

0.68 Acres

Traffic Count

10,145 AADT

Total Building Area

±12,330 SF

Loading Door(s)

(1) Grade-Level Door

Lease Rate:

\$9,885/month NNN



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451 South Prince Street Lancaster, Pennsylvania

Summary



Address

451 South Prince Street
Lancaster, PA 17603

Municipality

Lancaster City, Lancaster County

Tax Parcel ID

334-92554-0-0000

Real Estate Taxes

\$5,022 (2025-2026)

Zoning

(MU) Mixed Use

Utilities

Public Water & Sewer

Year Built

1948

Total Lot Area

0.20 Acres

Traffic Count

10,145 AADT

Total Building Area

±5,821 SF

Loading Door(s)

(2) Grade-Level Docrs

Lease Rate:

\$5,756/month NNN

*includes 3-BR apartment

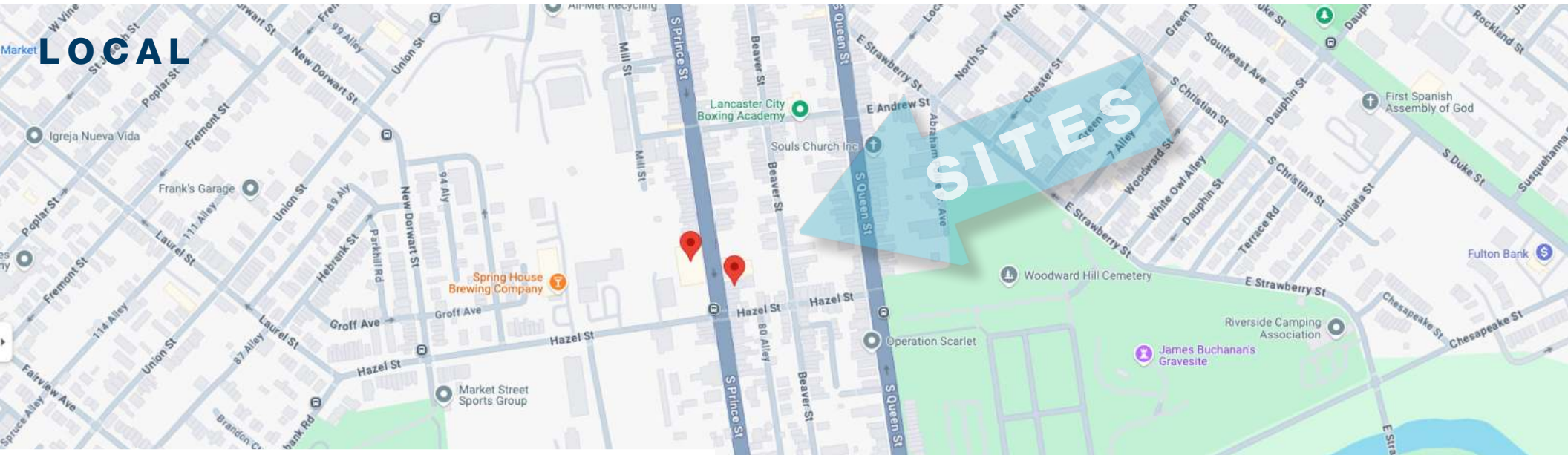


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Mixed Use District (MU).

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>