

FOR SALE

Landmark Commercial Property
Masonic Center of Lancaster
213 West Chestnut Street, Lancaster, PA



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



PROPERTY HIGHLIGHTS

OUTSTANDING LOCATION

Situated in the heart of Lancaster City, offering exceptional visibility, walkability, and accessibility to downtown amenities, businesses, and attractions.

ON SITE PARKING

Rare for the city - includes 41 dedicated on site parking spaces, with additional public parking available in the adjacent garage.

FLEXIBLE ZONING

Zoned Commercial Central Business (CB) — ideal for a wide variety of commercial, institutional, and mixed-use developments including offices, event spaces, educational facilities, and more.

WELL MAINTAINED STRUCTURE

The building has been responsibly maintained, offering a solid foundation for adaptive reuse or continued institutional use.

TAX INCENTIVES

Located within a LERTA (Local Economic Revitalization Tax Assistance) zone, offering significant property tax abatements on improvements — an excellent advantage for investors and developers.

HISTORIC APPEAL & OVERSIGHT

Located in the Heritage Conservation District, allowing for development that aligns with the area's rich architectural and cultural character.

CIVIC PRESENCE & PRESTIGE

With a longstanding presence in the community, the property carries historical significance (President James Buchanan was a member of this Lodge) and offers a dignified setting for professional, civic, or cultural organizations.



PROPERTY DATA

Address

213 West Chestnut Street, Lancaster PA 17603

Municipality

Lancaster City, Lancaster County

Tax ID

331-77102-0-0000 & 331-77102-4-0001

Real Estate Taxes (2025-2026)

\$126,799

Zoning

(CB) Commercial Central Business

Location Designations

Heritage Conservation District, Downtown Investment District
LERTA Zone (Local Economic Revitalization Tax Assistance)

Utilities

Public Water; Public Sewer

Total Lot Size

±0.81 AC

Total Building Area

±41,088 SF

Parking

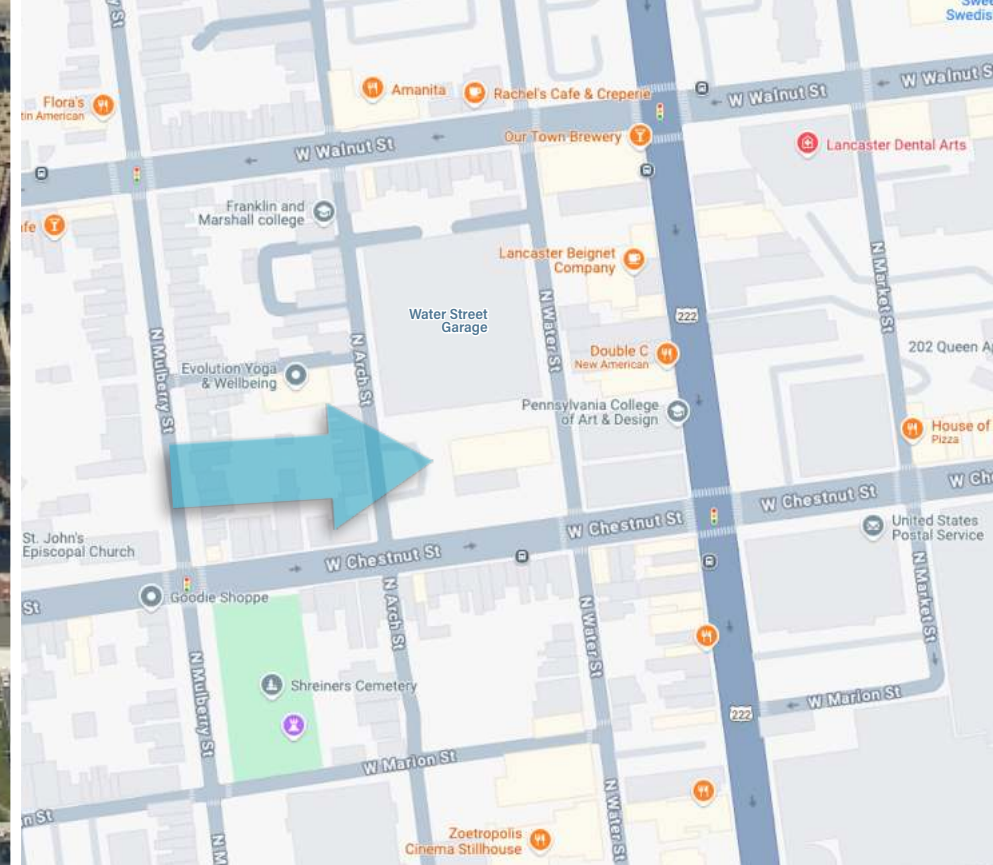
(40) Vehicle Spaces

Elevator(s)

(1) Passenger elevator

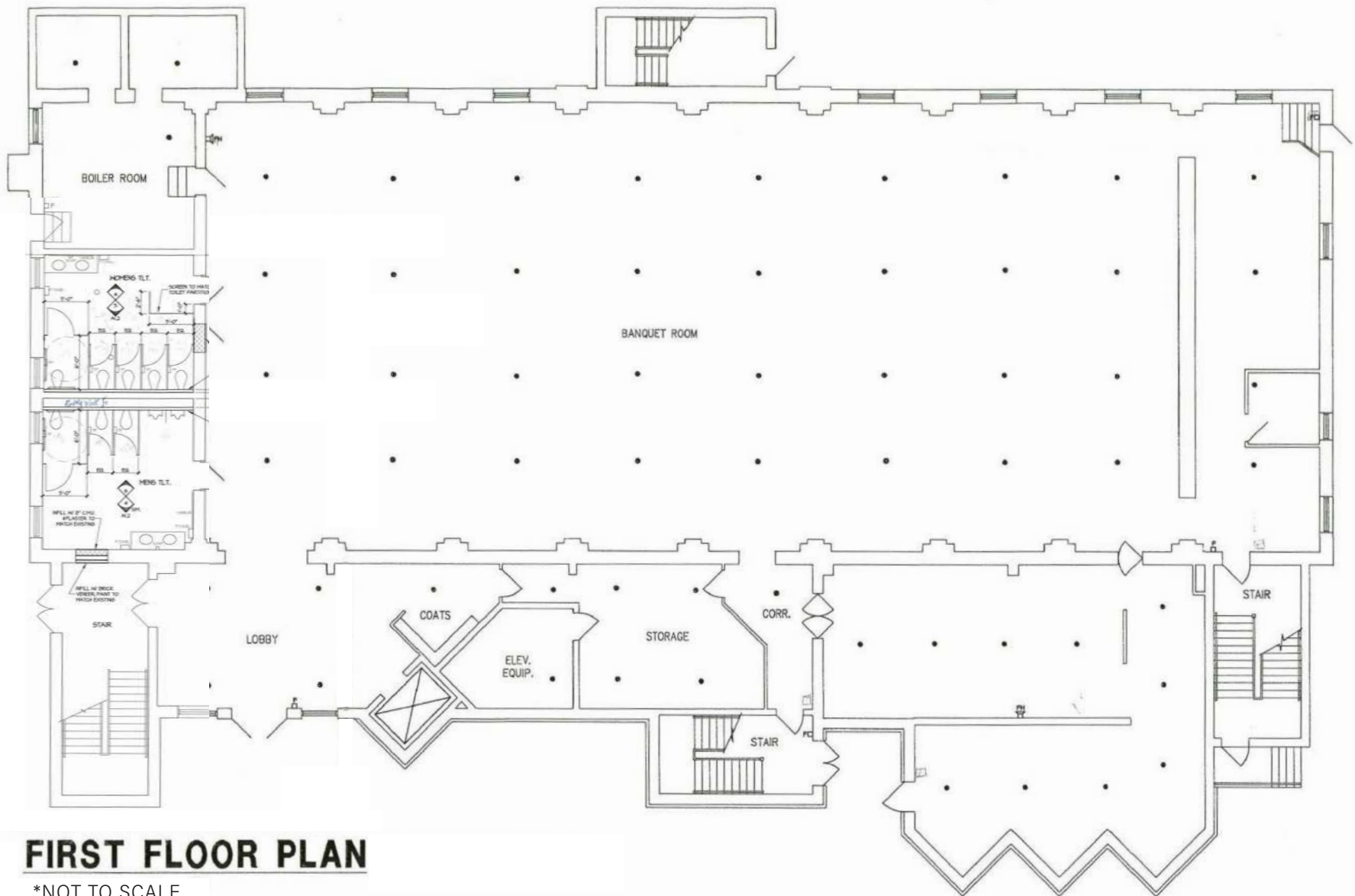
LIST PRICE

\$3,250,000



FLOOR PLAN

FIRST FLOOR

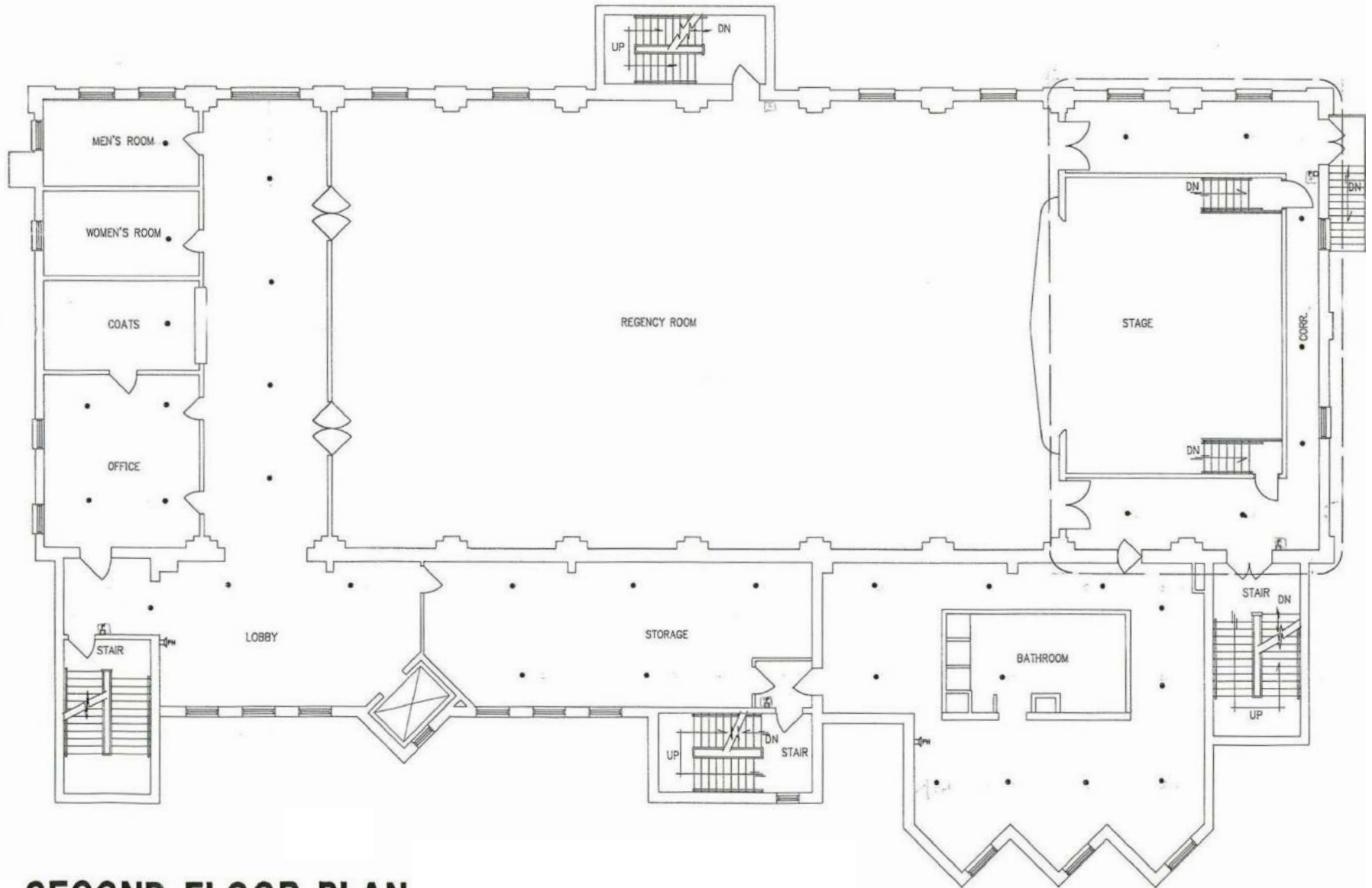


FIRST FLOOR PLAN

*NOT TO SCALE

FLOOR PLAN

SECOND FLOOR

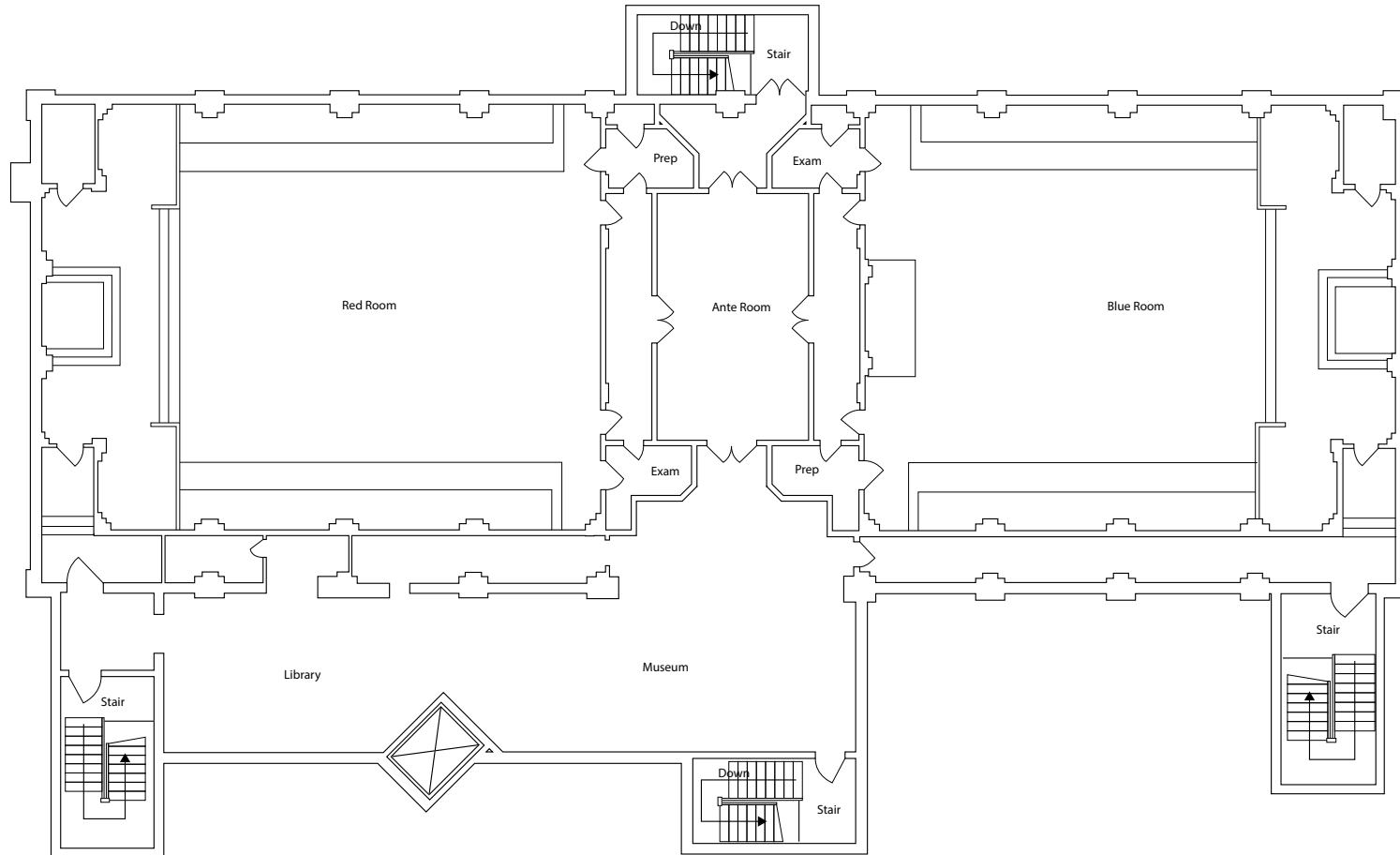


SECOND FLOOR PLAN

*NOT TO SCALE

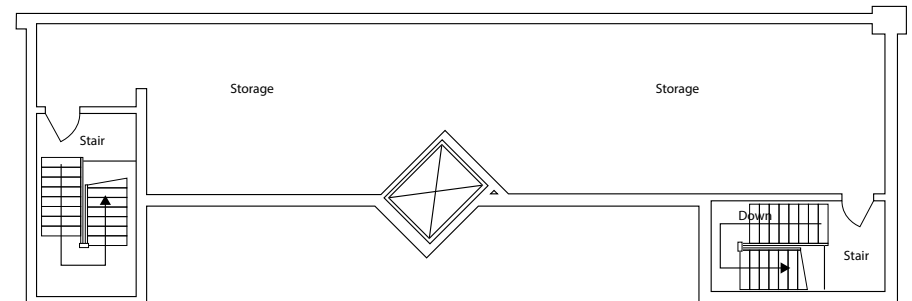
FLOOR PLAN

THIRD & FOURTH FLOORS



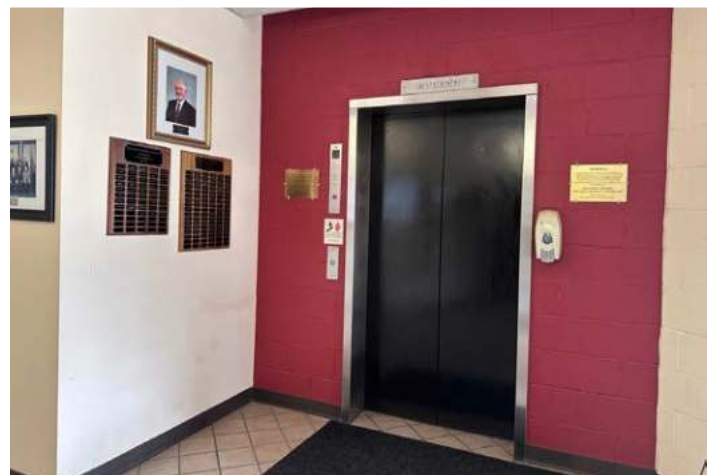
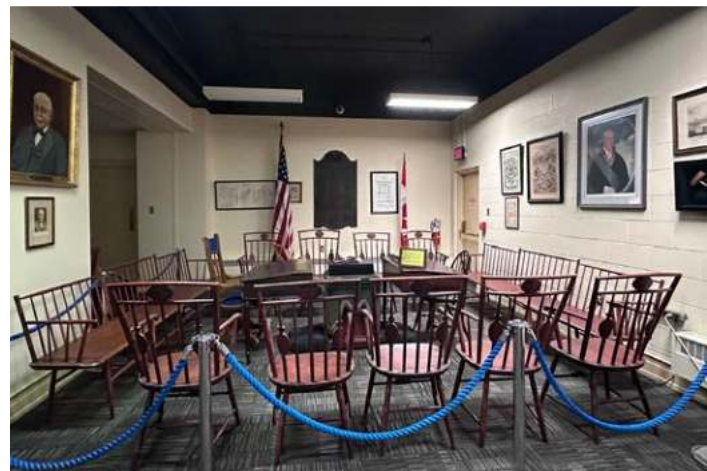
FOURTH FLOOR PLAN

*NOT TO SCALE



THIRD FLOOR PLAN

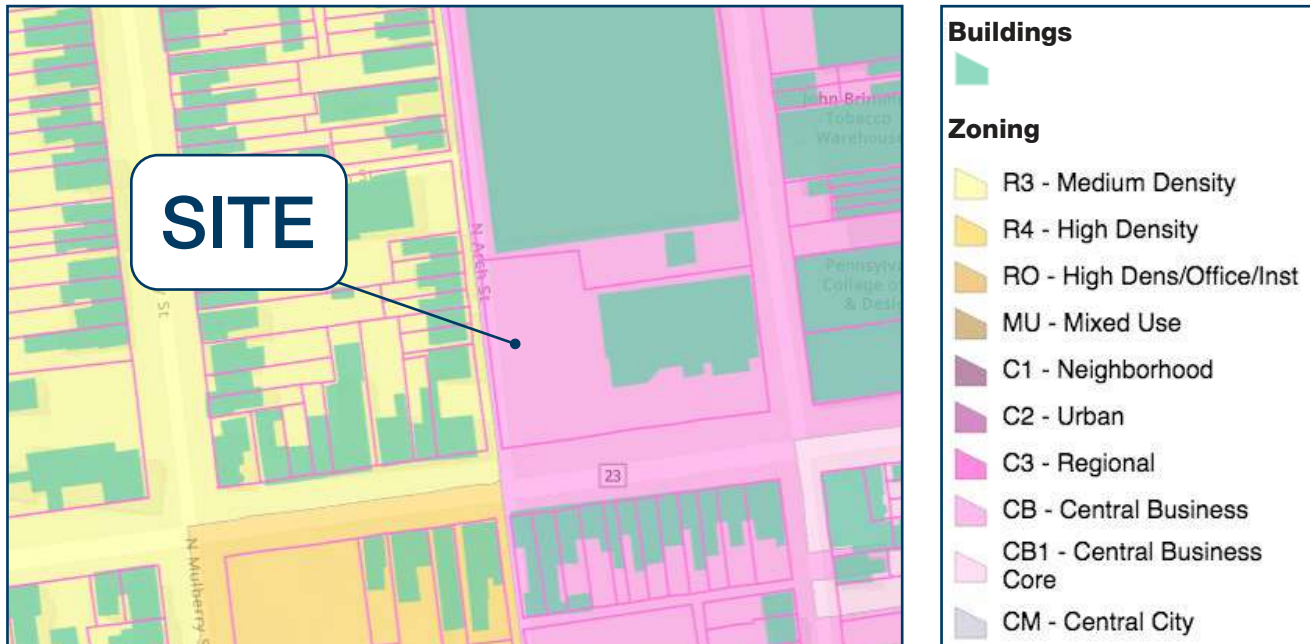
*NOT TO SCALE





ZONING - CENTRAL BUSINESS DISTRICT

CITY OF LANCASTER



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/8122408#8122408>