



TURN KEY COMMERCIAL

1784 4th Avenue

1784 4th Ave, York, PA 17403



**CLEAR
MULTIFAMILY**

PRESENTED BY



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Inc.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, we make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. We deny any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. DO NOT WALK ON PROPERTY, TALK OR CONTACT ANY TENANTS OR MANAGEMENT WITHOUT WRITTEN PERMISSION OF SELLER OR SELLER'S AGENTS.



312 E. Walnut St, Lancaster PA 17602
www.clearmultifamily.com

PROPERTY DESCRIPTION

Flexible zoning use highlights this former office building in Spring Garden Township, York County, PA. Building D is a 3,950 SF single-story brick building and is in its original medical configuration and in good, functional condition, well-maintained brick exterior, and a fully intact clinical interior.

The property is a condo, part of a 1.292-acre campus shared with three companion buildings, with pro-rata rights to the expansive shared parking lot via easement.

The single-story layout, ample parking, and ADA accessible entrance make Building D well-suited for conversion to professional or administrative office use. The exam room grid could be reconfigured into private offices or an open-plan workspace with minimal structural change. Spring Garden Township's Apartment-Office (A-O) zoning permits many flexible uses including Office, apartment, service businesses, funeral home, medical, senior care, restaurant and retail.

The I-83 corridor immediately surrounding this property is home to approximately 25 operating business parks, and with this location in Spring Garden township is an idea central location.

The property is located only 3 blocks from I83, exit 19, East Market St, and offers limited visibility from I83.

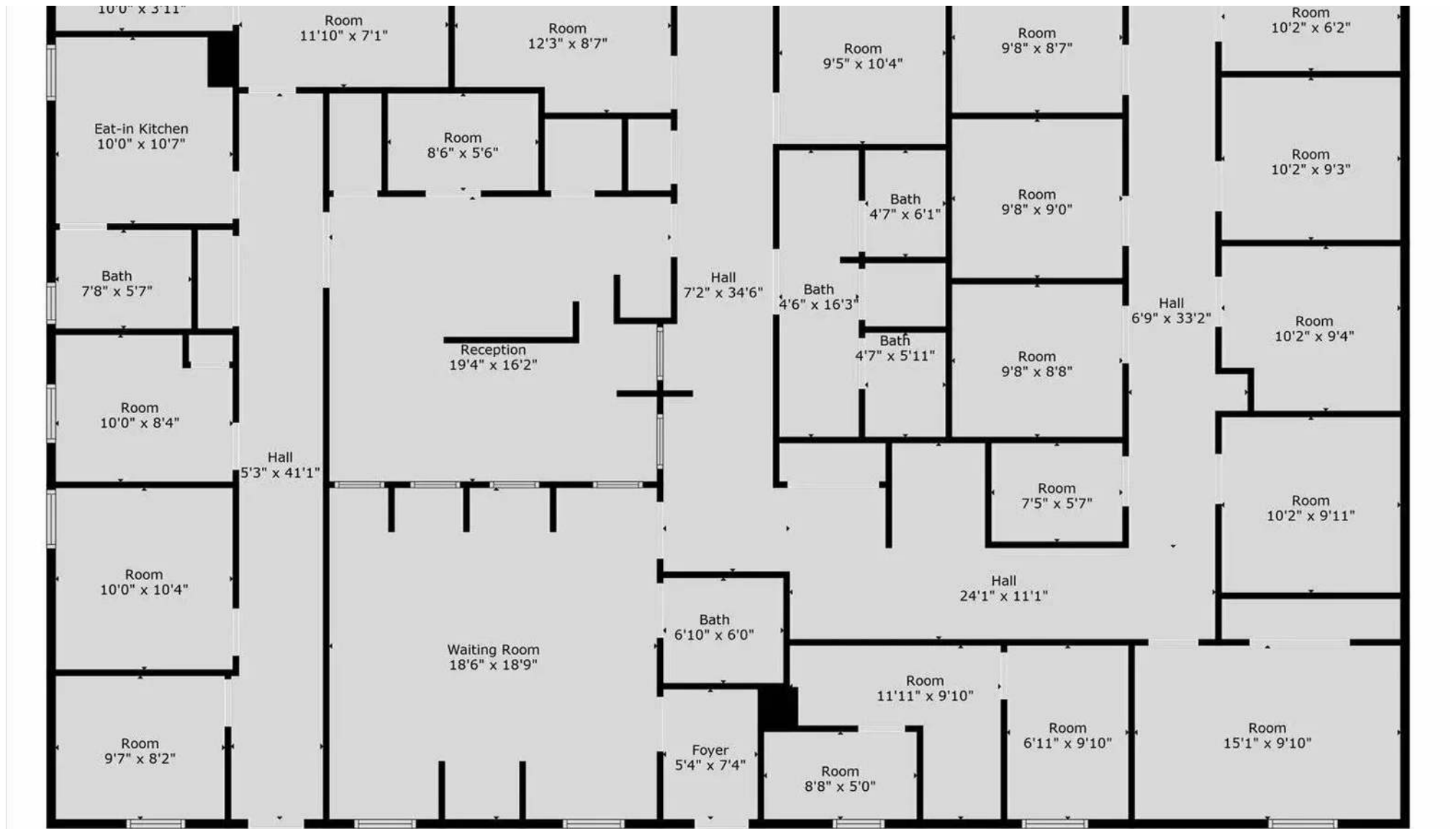
Property Highlights

- Easily Accessible location just of I-83
- Convenient one level building
- Direct on-site parking
- Flexible Zoning



OFFERING SUMMARY	
Sale Price:	\$359,900
Building Size:	3,950 SF
Campus APN:	48-000-11-0020-E0-00000
Zoning:	Apartment Office
Municipality:	Spring Garden Twp
County:	York

FLOOR PLAN



TOTAL: 3631 sq. ft

EXTERIOR



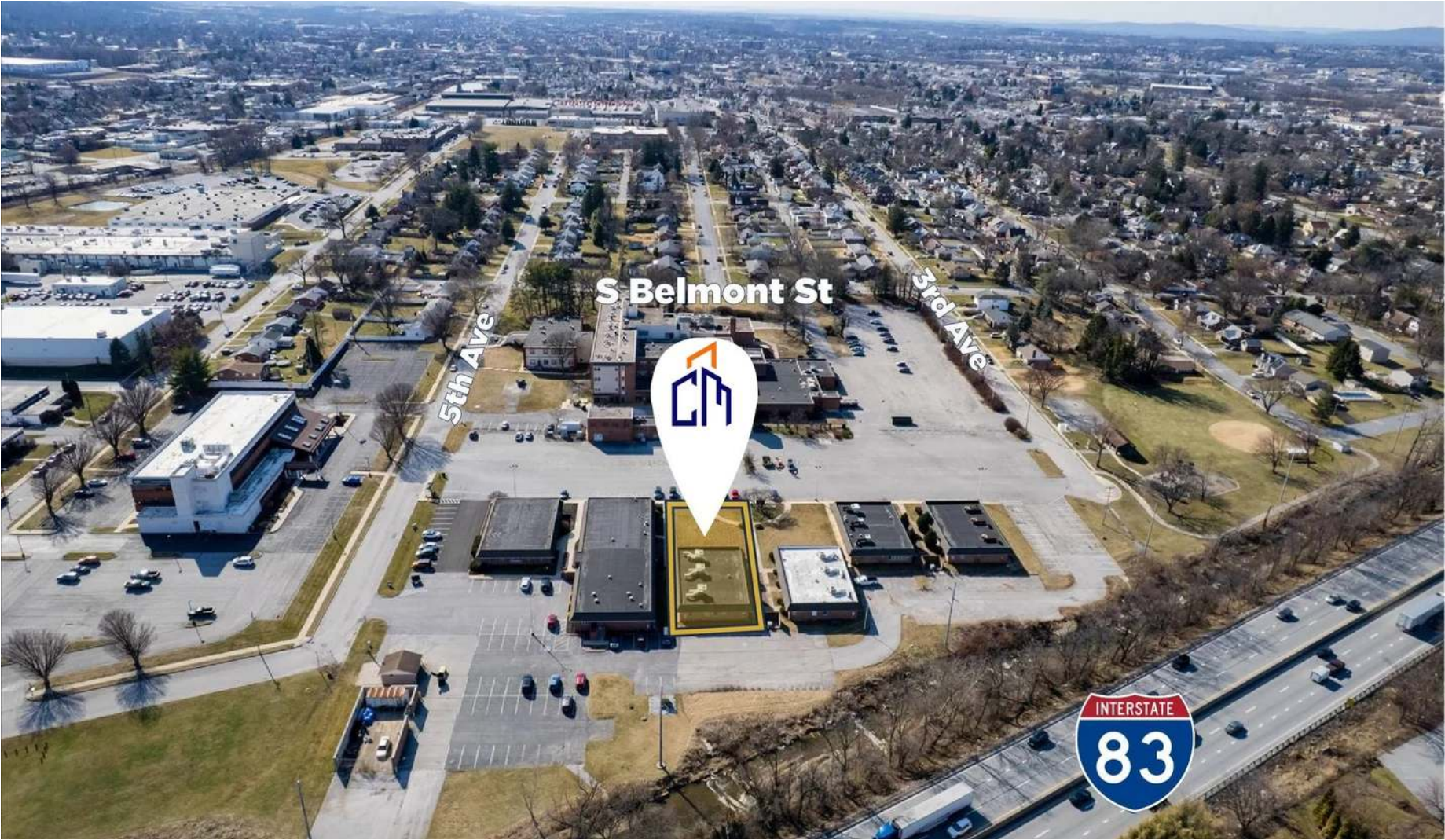
— INTERIOR



INTERIOR



— PARCEL



I-83 PROXIMITY



— AREA DESCRIPTION

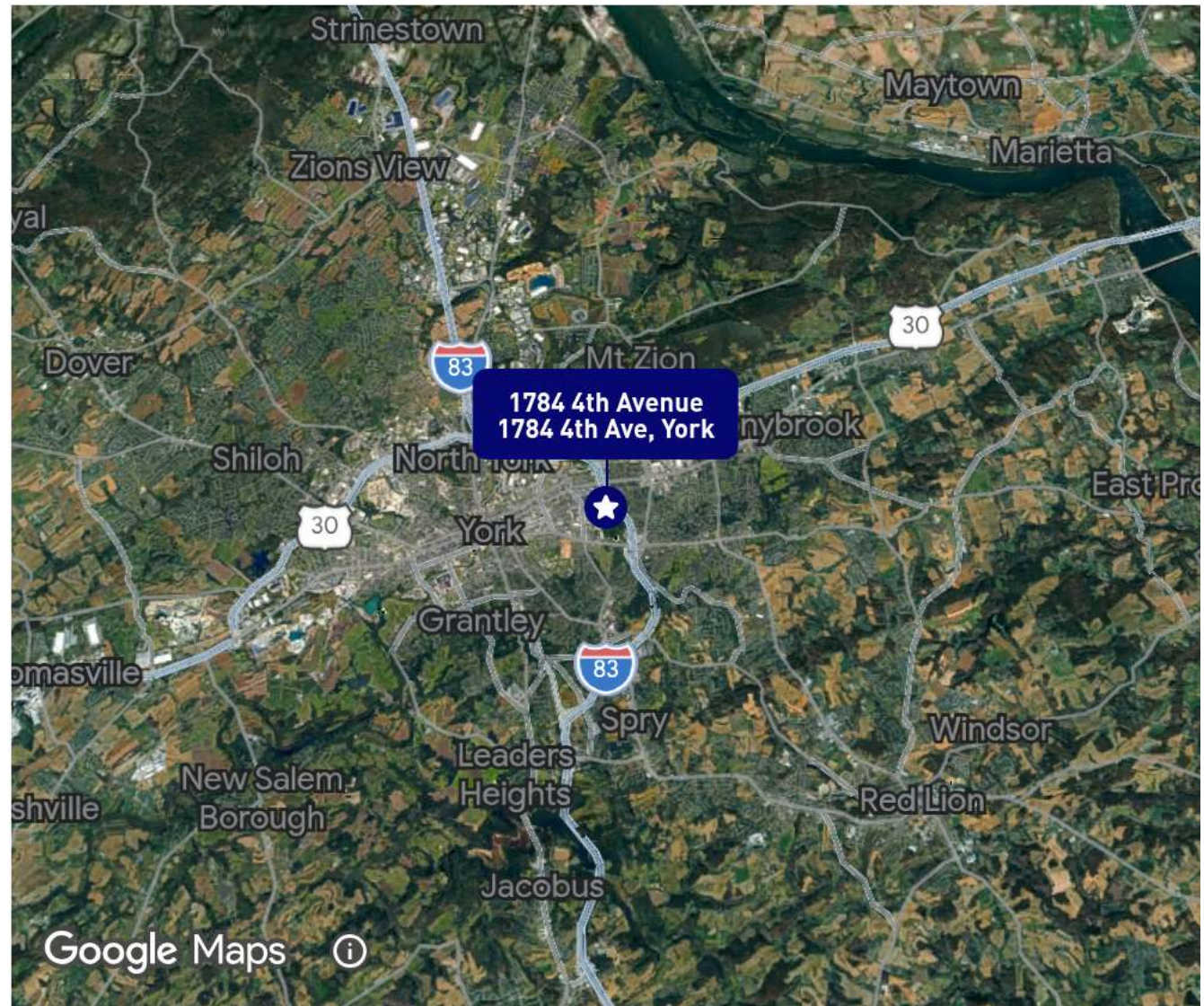
York

Set in a convenient, established York City neighborhood near major roadways, 1784 4th Ave offers a well-rounded lifestyle with easy access to everyday shopping, dining, and services.

Residents can enjoy a mix of local retail and grocery options nearby, along with a broader selection of boutiques, supermarkets, and big-box stores in the surrounding corridors. Dining ranges from casual eateries to popular regional favorites, while nearby parks and recreation areas provide space for outdoor activities and neighborhood walks.

Families will appreciate being within the York City School District, with multiple school options close by. For commuting and travel, the location's access to key routes—along with nearby public transportation—makes it practical for getting to work, school, and shopping throughout York County.

With its proximity to downtown York and its year-round community events, plus local attractions that reflect the area's historic character and energy, this address combines comfort, convenience, and strong market appeal for today's buyers.



ADVISOR BIO



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Naomi Brown is the Broker of Record for Clear Multifamily. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

Born out of our own experiences of working in traditional real estate brokerage that is a 'Good Ole Boys' club, we created a special brokerage to change the status quo.

Under traditional brokerage, our customers expressed frustrations with the exclusivity and secrecy that seemed to rule the brokerage world, along with extremely high fees. We created Clear Multifamily to address these issues and provide transparency, education, openness and fair pricing.

- We provide high value brokerage services to help apartment building owners sell for the best price. Because our services are completely virtual, we are able to offer expansive marketing for competitive fees.
- Owners who sell with us benefit from incredible marketing and competitive brokerage fees, but access to our ongoing free education, and a suite of services provided to help them transition to their next investment.
- We provide referral services to loan, title, 1031 Exchange services, and options for them to purchase like 1031 exchange and DSTs.

Vision

Our vision is to change the way multifamily brokerage is done by putting the power back into the hands of the investors.

We provide the knowledge, platform and tools to empower Multifamily sellers to professionally market their apartment listings themselves. By handling the logistics of property showings and negotiations with buyers, sellers save massive commissions while selling their building for more money.

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Clear Multifamily directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Clear Multifamily its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Clear Multifamily will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Clear Multifamily makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Clear Multifamily does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Clear Multifamily in compliance with all applicable fair housing and equal opportunity laws.

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