

SALE PRICE: \$3,450,000

LEASE RATE:  
\$15.95/SF NNN



AVAILABLE FOR SALE OR LEASE

512  
N. MARKET ST.

LANCASTER, PA 17603



# 512

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## PROPERTY OVERVIEW

19,305 SF mixed use property for sale in the City of Lancaster. The property consists of 11,355 SF of beautiful Class A office space on two floors and five - one-bedroom apartments that are fully leased. The office space was fully renovated keeping the industrial feel with the original exposed brick and wood beams combined with a professional finish. The furniture is available for sale so the space is turnkey for the next occupant. Great opportunity for an owner/user to purchase the property and occupy the office space while having the passive income from the apartments.

## PROPERTY FEATURES

ADDRESS	512 N. Market St. Lancaster, PA 17603	CEILING	10' clear / 2' x 2' acoustical ceiling / exposed industrial ceiling
COUNTY	Lancaster County	RESTROOMS	Men's and Women's restrooms on 1st and 2nd floor
MUNICIPALITY	City of Lancaster	BASEMENT	Yes
TOTAL BUILDING	19,305 SF	ZONING	Mixed Use - permits professional office
AVAILABLE SPACE	11,355 SF - Available Q4 2025	CONSTRUCTION	Masonry
ACREAGE	0.27	PARKING	In front and rear of property
STORIES	3 story building	FURNITURE	Available for purchase from current tenant
YEAR BUILT	1910 / Renovated 2015	LEASE RATE	\$15.95/SF NNN
ELEVATOR	Yes	OPERATING EXPENSES	\$6.28/SF
SPRINKLERS	Yes	SALE PRICE	\$3,450,000
LIGHTING	LED		

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## APARTMENT INCOME & EXPENSES

<b>INCOME</b>	\$97,944.00
<b>DIRECT EXPENSES</b>	
Maintenance	\$6,600.00
Janitorial	1,700.00
HVAC (Heat, Ventilation, Air)	2,900.00
Elevator Inspection & Repair	1,200.00
Groundskeeping	1,700.00
Snow Removal	2,000.00
Pest Control	300.00
Fire System	200.00
Security System	400.00
Insurance	2,000.00
Property Tax	15,400.00

Storm Water Assessment	300.00
Electricity	1,400.00
Water & Sewer	3,000.00
Cable & Internet	600.00
Trash Disposal	600.00
<b>TOTAL DIRECT EXPENSES</b>	\$40,300.00
Advertising & Promotion	200.00
Taxes & Licenses	1,300.00
<b>TOTAL G &amp; A EXPENSE</b>	1,500.00
<b>TOTAL EXPENSES</b>	\$41,800.00
<b>NET INCOME</b>	\$56,144.00

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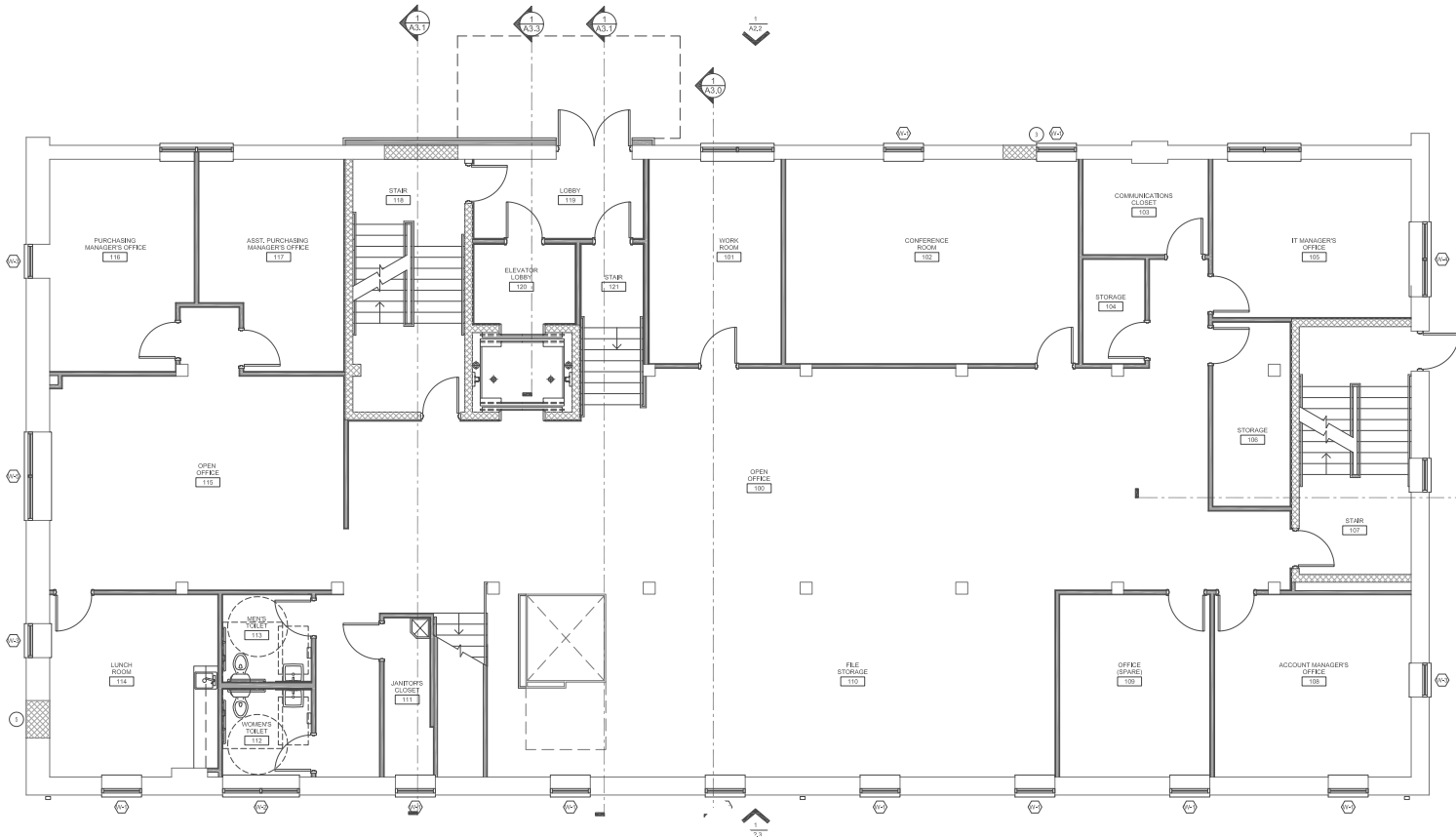
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## FLOOR PLANS

### 1st Floor - Office

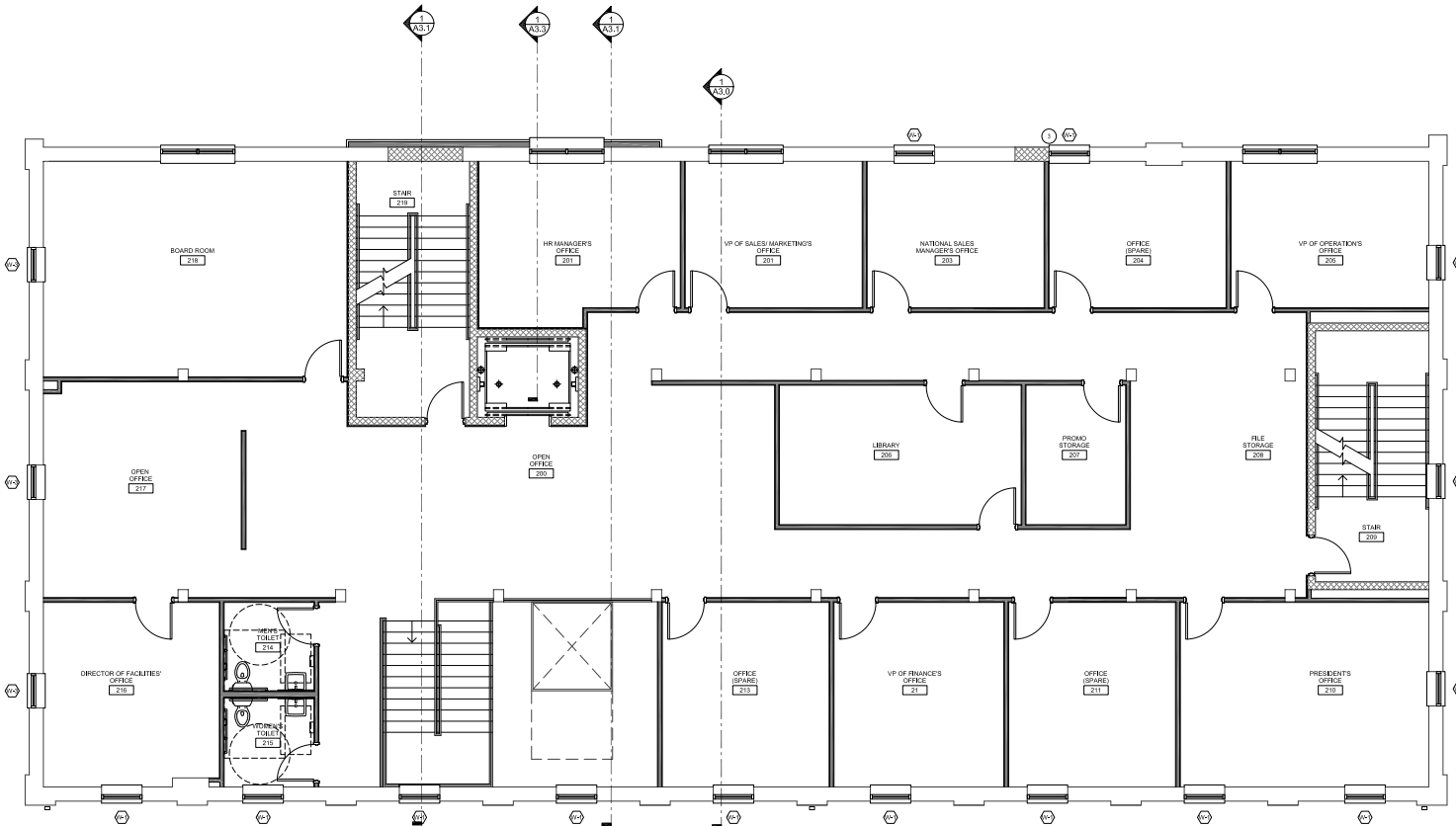


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## FLOOR PLANS

### 2nd Floor - Office





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## AERIAL MAP





For more information, please contact:

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