

OFFICE BUILDING
FOR SALE

2 E MARKET ST
YORK, PA 17401



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NAICIR

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2 E MARKET ST

PROPERTY DETAILS

FOR SALE
\$700,000

OFFERING SUMMARY

Sale Price	\$700,000
Number of Units	Two (2)
Lot Size	0.17 Acres
Building Size	9,792 SF
NOI	\$60,605.28
Property Taxes	\$13,815.41

PROPERTY SUMMARY

Address	2 E Market Street York, PA 17401
Municipality	City of York
County	York County
Tax Parcel #	01-001-01-0021-00000
Year Built	1810
Zoning	Central Business District

PROPERTY DESCRIPTION

NAI CIR is pleased to present the opportunity to acquire 2 E Market Street in York, Pennsylvania, a two-unit commercial investment property located along East Market Street in downtown York. The asset features a first-floor retail/office suite and a second-floor office suite, along with additional income from CAM reimbursement and parking. The property generates strong in-place income and offers investors a stable, well-located downtown asset in the York market.

PROPERTY HIGHLIGHTS

- Two-unit investment property in downtown York
- First-floor retail/office and second-floor office configuration
- Strong in-place gross annual income of \$60,605.28
- Well-positioned along East Market Street
- Walking distance to county courthouse
- Walkable downtown location near government, retail, and service-oriented uses

LOCATION DESCRIPTION

The property is located along East Market Street in downtown York, one of the area's primary commercial and commuter corridors. York serves as a well-established regional market in South Central Pennsylvania and is strategically positioned between Harrisburg, Lancaster, and Baltimore. The location benefits from visibility, accessibility, and proximity to downtown employers, government offices, restaurants, and neighborhood services. This central location supports consistent tenant demand and provides convenient access for customers, employees, and visitors.



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ADDITIONAL PHOTOS

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\$700,000



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LOCATION MAP

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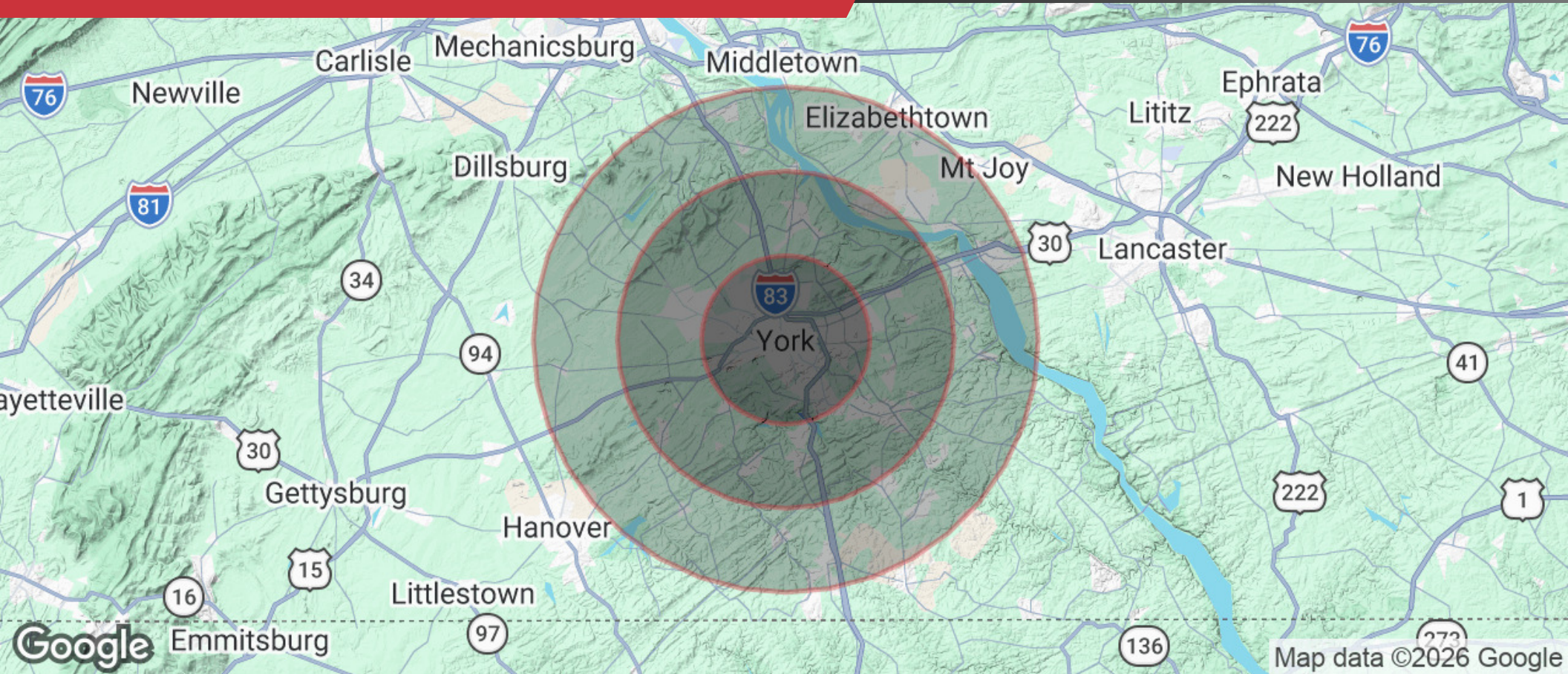
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2 E MARKET ST

DEMOGRAPHICS

FOR SALE
\$700,000



POPULATION

5 MILES	10 MILES	15 MILES
152,986	277,612	407,545



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
60,020	109,027	160,463



INCOME

5 MILES	10 MILES	15 MILES
\$94,756	\$97,007	\$99,191

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