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Client Full

221 E Princess St, York, PA 17403

Active

Commercial Sale

\$309,000



Recent Change: **07/10/2026 : DOWN : \$325,000->\$309,000**

MLS #:	PAYK2103868	Available SqFt:	5,250.00
Tax ID #:	06-104-01-0056-00-00000	Price / Sq Ft:	58.86
Ownership Interest:	Fee Simple	Business Use:	Flex
Sub Type:	Office	Year Built:	1955
Waterfront:	No		

Location

County:	York, PA	School District:	York City
MLS Area:	York City - Ward 3 - York County (15204)		

Taxes and Assessment

Tax Annual Amt / Year:	\$4,687 / 2026	Tax Assessed Value:	\$73,010 / 2022
School Tax:	\$2,751	Block/Lot:	104 / 0056
County Tax:	\$551 / Annually		
City/Town Tax:	\$1,385 / Annually		
Zoning:	UN2 (URBAN NEIGHBORHOOD)		
Zoning Description:	UN2 zoning allows for multi-family apartment conversion, hybrid live-work, and commercial uses ranging from retail to office.		
Tax Book:	2453,6400		

Commercial Sale Information

Business Type:	Flex	Potential Tenancy:	Multiple
		Building Area Total:	5,250 / Assessor

Unit 1:

Level:	1	Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

Unit 1:

Level:	2	Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

Unit 1:

Level:		Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

Unit 1:

Level:		Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:

Monthly Rent:
Features:

Security Dep:

Projected Mo Rent

Unit 1:

Level:
Occupied: No
Monthly Rent:
Features:

Finished SqFt:
Lease Type:
Security Dep:

Contiguous Space
Lease Exp:
Projected Mo Rent

Building Info

Building Units Total: 2
Building Total SQFT: 5,250 / Assessor

Construction Materials: Block, Brick, Stucco
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.19a / 8276sf / Estimated

Lot Features: Corner, Level

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces 1
Car Parking Spaces 10

Features: On Street, Parking Lot, Paved Parking

Total Parking Spaces 11

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Exceptional value-add opportunity in the heart of downtown York! This two-story, 5,250 SF commercial building sits on an 8,466 SF lot at 221–225 E. Princess Street and offers the rare combination of prime street visibility, flexible Office/Flex layout, and dedicated on-site parking — a premium asset that is hard to find in the urban core. The property is vacant offering a blank canvas for renovation and customization. Ideal for a non-profit organization, professional services firm, medical or wellness office, or savvy investor seeking a repositioning play in a growing downtown market. Priced competitively at \$325,000 — well below stabilized value. Property Highlights: 5,250 SF building | 8,466 SF lot Two-unit Office/Flex layout — 1st & 2nd floor suites Dedicated on-site parking lot High-visibility corner location on E. Princess Street Vacant — immediate possession at closing Zoned for office/flex commercial use

Directions

From downtown York City, head E on Market St, R on S Queen St, L on E Princess St, property on the Left.

Listing Details

Original Price: \$325,000
Sale Type: Standard
Possession: Settlement

Previous List Price: \$325,000
DOM: 62

