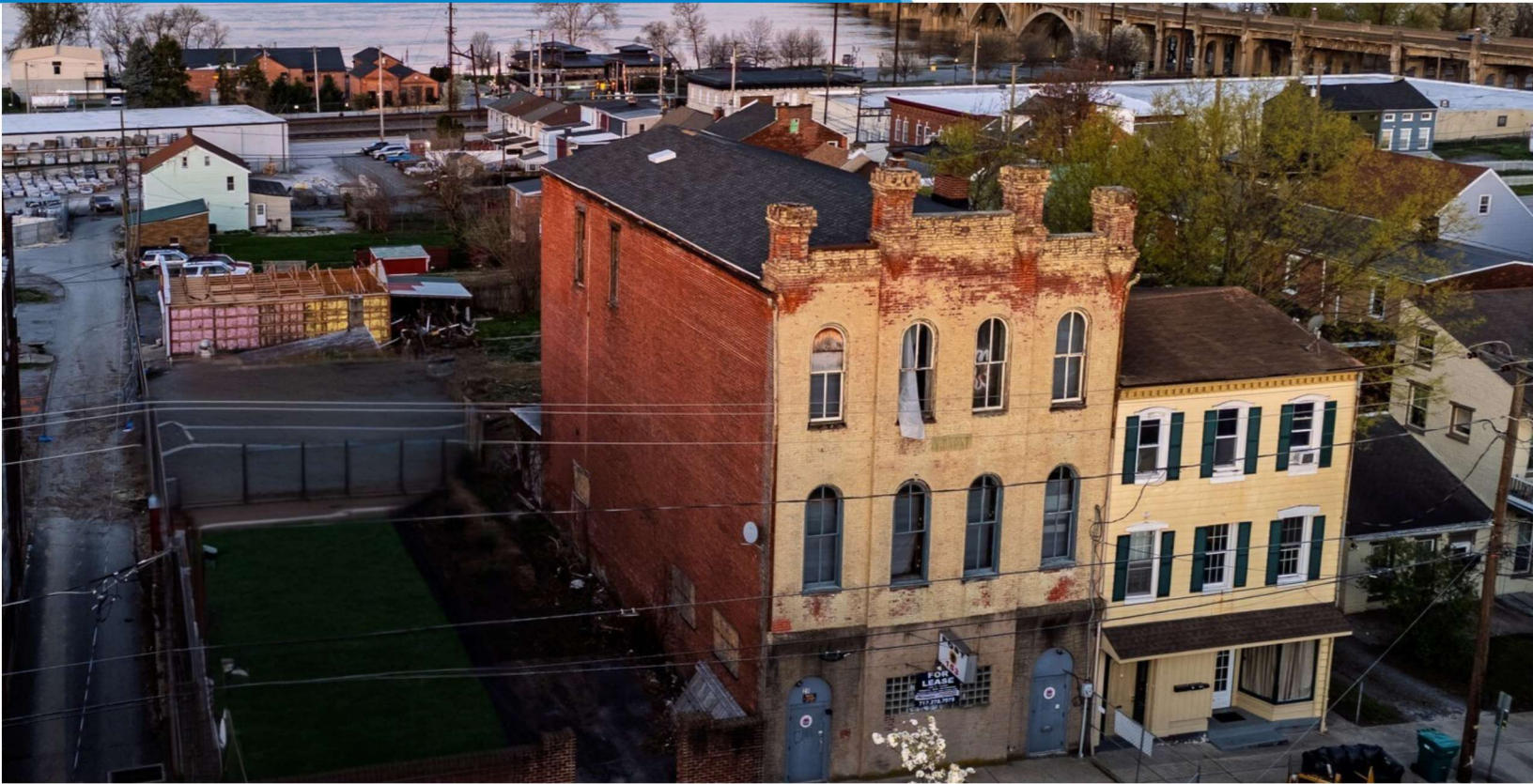


FOR SALE

28 North 2nd Street

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



COLUMBIA, PA 17512

NEIGHBORING PROPERTY BESIDE THE
LONG-AWAITED HAMPTON BY HILTON
CHIP FACTORY HOTEL

UNLIMITED POTENTIAL

DOWNTOWN COMMERCIAL DISTRICT
ZONING ALLOWS FOR A VARIETY
OF POSSIBLE USES



ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

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Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

28 North 2nd Street



SALE INFORMATION

Sale Price:	\$499,000
County:	Lancaster
Municipality:	Columbia Borough
Building Area:	5,000 SF
Acres:	0.08 Acres
Tax Account Number:	110-12235-0-0000

PROPERTY OVERVIEW

Property offered for sale is 28 N. 2nd Street and has a side yard as shown on lot line drawing which is on the same Deed. The lot at 20 N. 2nd Street is not included in this offering. The house shown on the 20 N 2nd Street lot has been removed (late 2025).

This is an ideal adaptive reuse project awaiting the right creative use. Ideal for entertainment, retail, hospitality and enjoying the revitalization while appreciating the history. Circa 1900 this former Vigilant Fire Company building was once an Amvets Social Club and is ideal for a fun entertainment use with great river views from the upper floors. Located next to the new Hampton by Hilton Chip Factory Hotel now under construction, this historic building is not able to be occupied as-is, it requires total renovation. There is a courtyard area and greenspace which could allow for expansion for modern day services like an elevator and ADA restrooms. Daylight tours only. There is no heat on in the building. Please be aware that the bulk of the building is not currently ADA compatible. Exact lot size and square footage to be verified, property involved in a construction project.

OFFERING SUMMARY

HVAC:	None
Sprinklers:	No
Water:	Public
Sewer:	Public
Zoning:	DC

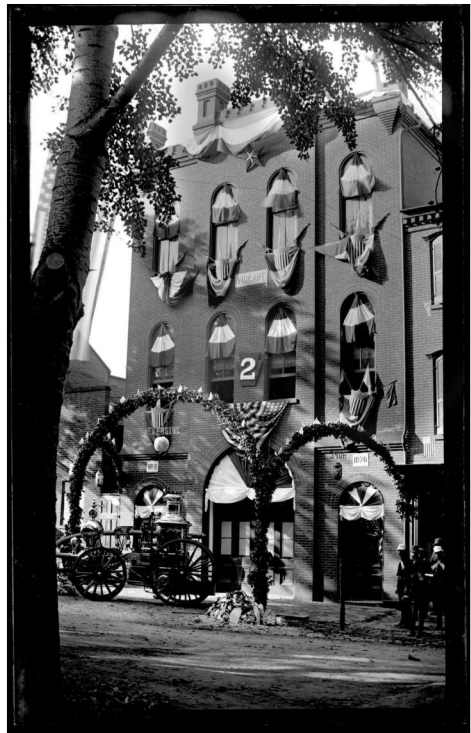
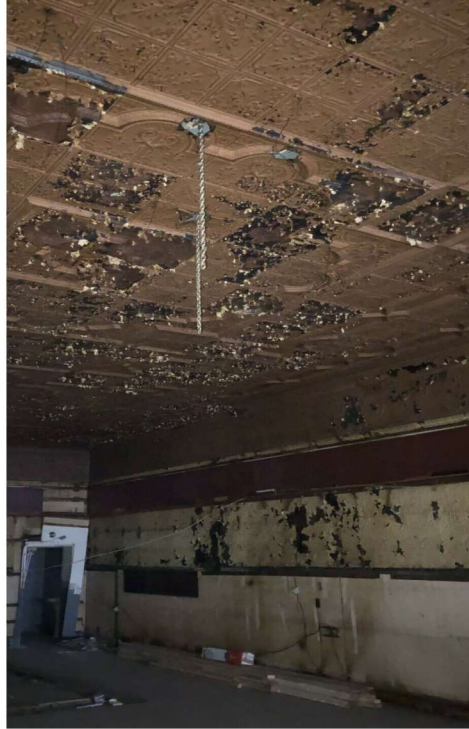


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VIGILANT STEAM FIRE ENGINE AND HOSE CO.
ORGANIZED IN 1835 AS THE GOOD INTENT FIRE CO., IT WAS COMPRISED OF THE WEALTHIEST CITIZENS IN COLUMBIA. THEY REORGANIZED IN 1844 AND CHANGED THE NAME TO THE VIGILANT STEAM FIRE ENGINE AND HOSE COMPANY.
SPONSORED BY
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION

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Hampton by Hilton at Chip Factory Hotel

Now under construction next door



Hampton Inn by Hilton at The Chip Factory *Groundbreaking*

Under Construction now, at corner of Second and Locust

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AI Rendering of Potential Concept for Space.

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AI Rendering of Prospective Design

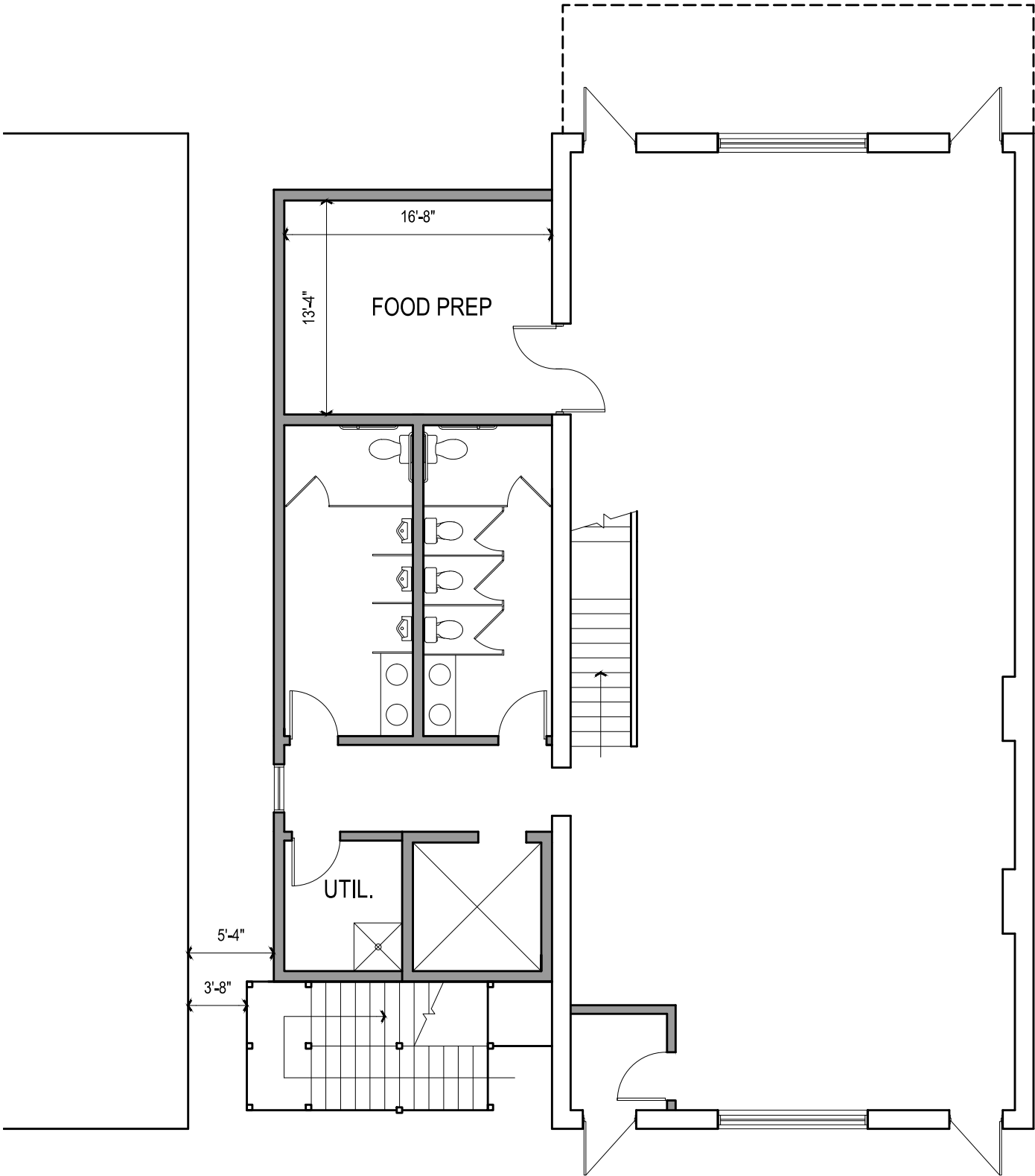
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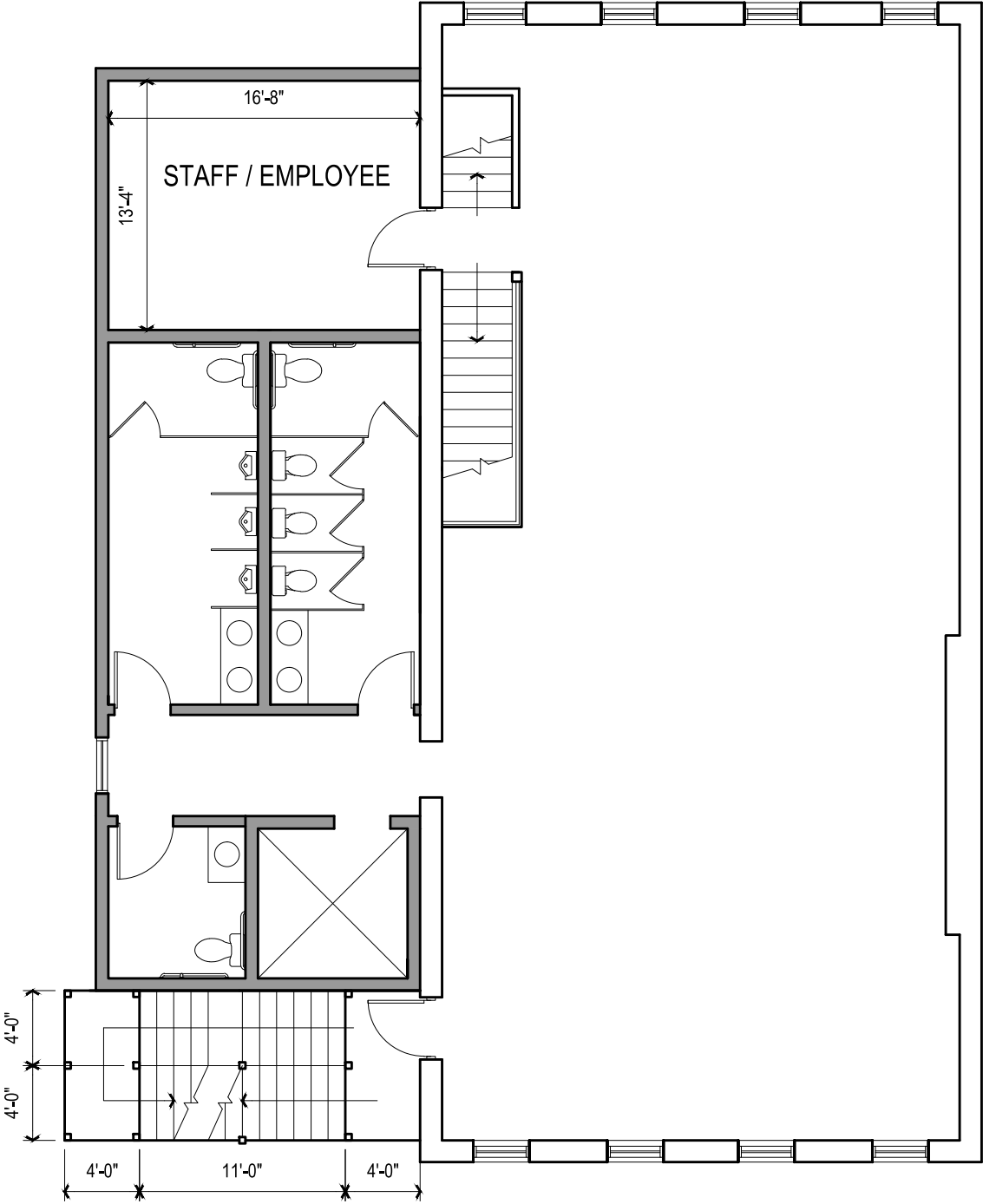
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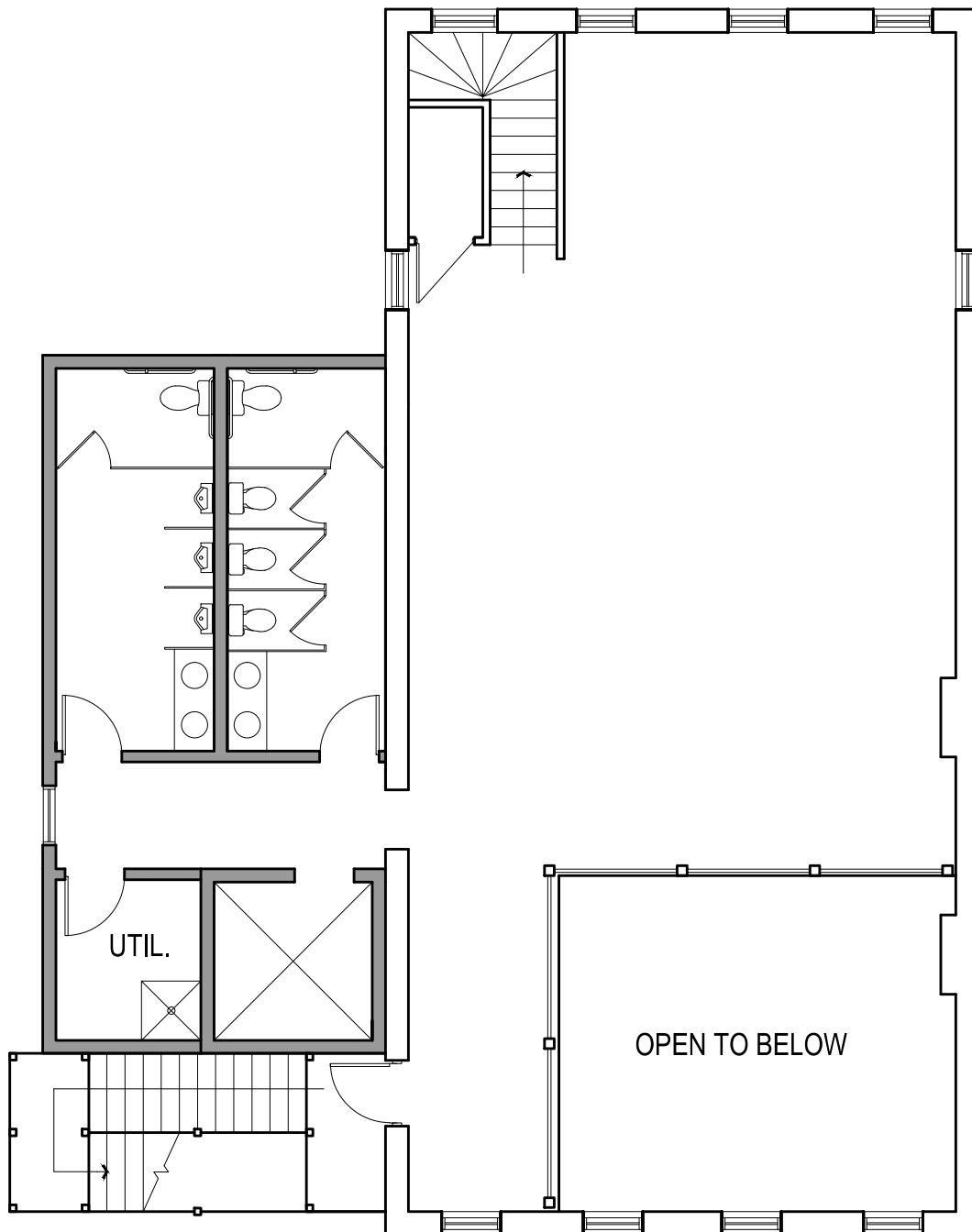
Prospective Concept of First Floor



Prospective Concept of Second Floor

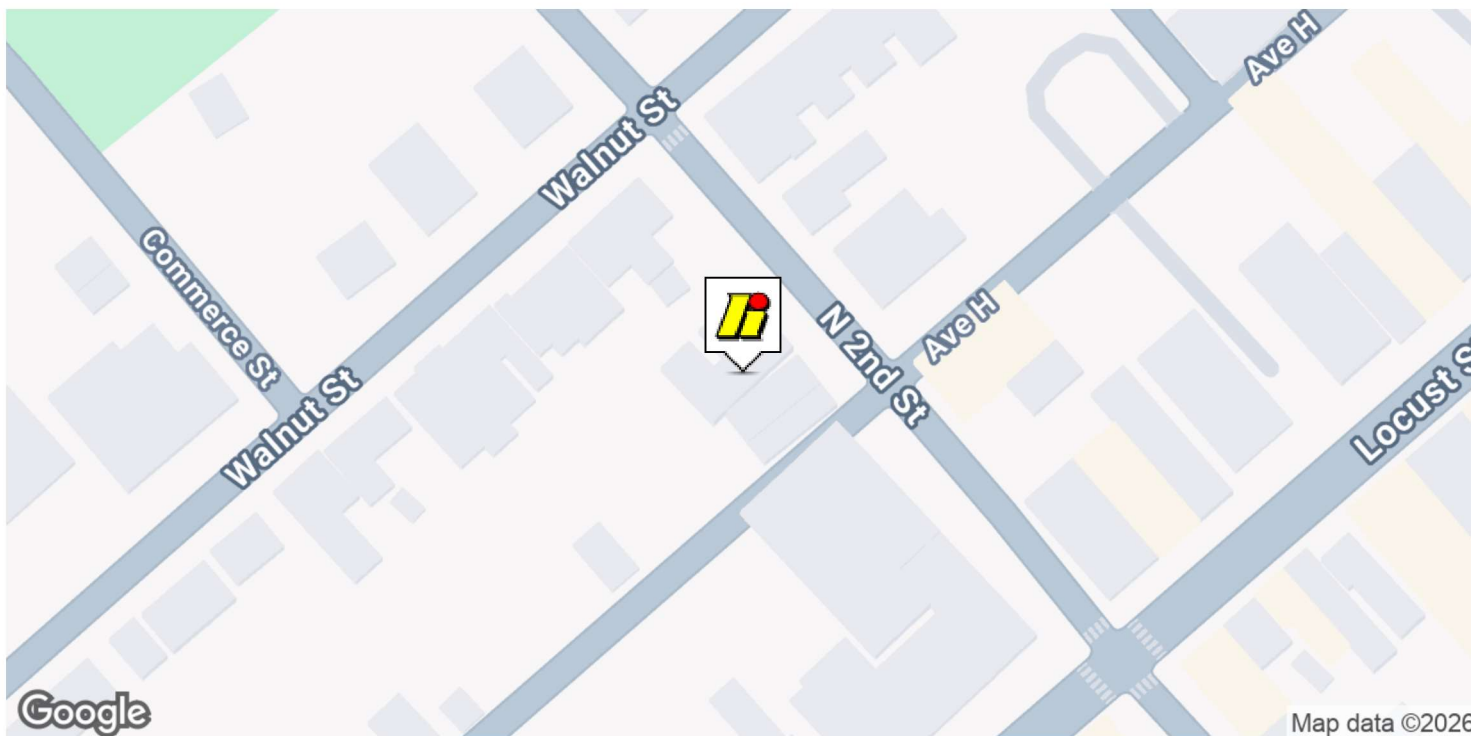
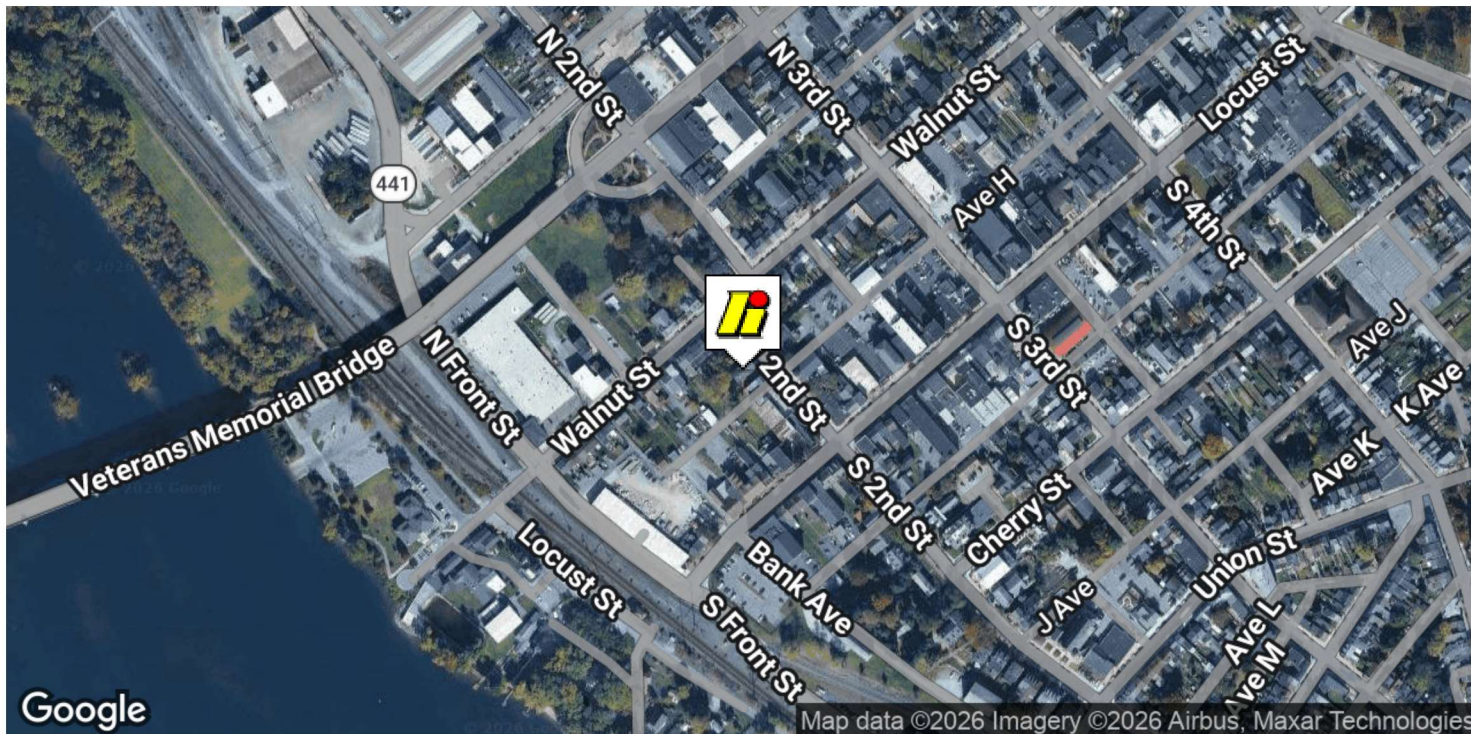


Prospective Concept of Third Floor



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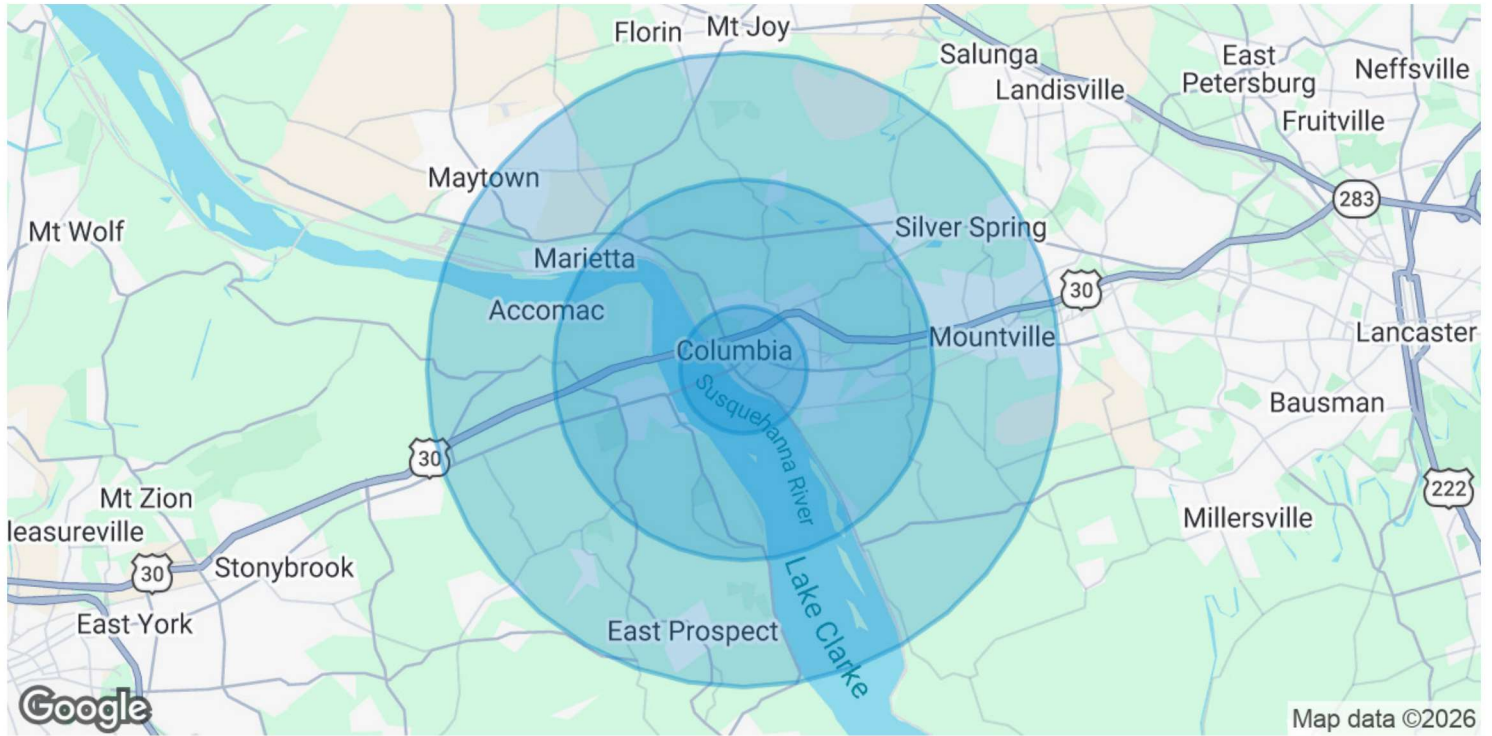
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FOR SALE

28 North 2nd Street



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,847	22,519	48,813
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,757	9,225	19,350
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,024	\$82,253	\$97,767
Average House Value	\$211,729	\$272,111	\$307,799

2020 American Community Survey (ACS)

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FOR SALE

28 North 2nd Street



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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY

Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201

Mechanicsburg, PA 17055
717.697.2422