



NEWLY RENOVATED
SMALL BUSINESS BUILDING

FOR SALE

1918 CARLISLE ROAD, YORK, PA 17408



1918 CARLISLE ROAD
YORK, PA 17408

FOR SALE

NEWLY RENOVATED SMALL BUSINESS BUILDING

PROPERTY SUMMARY

Completely renovated small office/retail property in a highly traveled area of West York. Offered in turnkey condition, this charming property was very recently updated with completely new electric, HVAC, plumbing, roof, and much more. Hard-to-find 0.41 AC lot presents an opportunity for expansion and plenty of off-street parking. Ideal day-one uses include professional offices for attorneys, CPAs, therapists, and many more; property could easily be converted for salon/medspa use. Close in proximity to both residential areas with desirable demographics and major retailers.

PROPERTY HIGHLIGHTS

- Hard-to-find small freestanding building with parking in a desirable area of West York
- Fully renovated and in turn-key condition
- Local Commercial Zoning permits professional offices, personal services, and may more in-demand uses

LOCATION HIGHLIGHTS

- Located approximately 1 mile from Route 30
- Close proximity to West Manchester Town Center and York Crossing Shopping Center with a mix of national and local retailers and businesses

KOHL'S

HomeGoods®

Walmart
Save money. Live better.



**HOBBY
LOBBY**

FINE WINE &
GOOD SPIRITS



AT&T

Burlington

target

at home
The Home Décor Superstore

petco

DSW
DESIGNER SHOE WAREHOUSE®

**Logan's
ROADHOUSE**

B's



OFFERING SUMMARY

Building Size	2,365 SF
Sale Price	\$245,000
Price per SF	\$103.59
Property Taxes (2026)	\$2,902
Zoning	Local Commercial
Municipality	West Manchester Township
County	York County

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
✉ NTALLEY@LandmarkCR.com
☎ 717.578.0195

NICK SALLACK
SENIOR ASSOCIATE
✉ NSALLACK@LandmarkCR.com
☎ 717.829.4011

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

1



1918 CARLISLE ROAD
YORK, PA 17408

FOR SALE

NEWLY RENOVATED
SMALL BUSINESS BUILDING

PROPERTY DETAILS

Number of Buildings	1
Building Size	2,365 SF
Lot Size	0.44 Ac
Building Class	B
Tenancy	Single
Number of Floors	2 + basement
Restrooms	2
Parking	9 spaces
Year Built Renovated	1925 2024

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	Single Phase 200 Amp
HVAC	Gas Heat Central AC
Sprinklers	No
Signage	Monument

MARKET DETAILS

Cross Streets	Carlisle Rd & Locust Rd
Traffic Count at Intersection	21,172 VPD
Municipality	West Manchester Township
County	York County
Zoning	Local Commercial
Permitted Uses	Professional office, personal services, daycare, some medical

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
✉ NTALLEY@LandmarkCR.com
☎ 717.578.0195

NICK SALLACK
SENIOR ASSOCIATE
✉ NSALLACK@LandmarkCR.com
☎ 717.829.4011

LANDMARKCR.COM





1918 CARLISLE ROAD
YORK, PA 17408

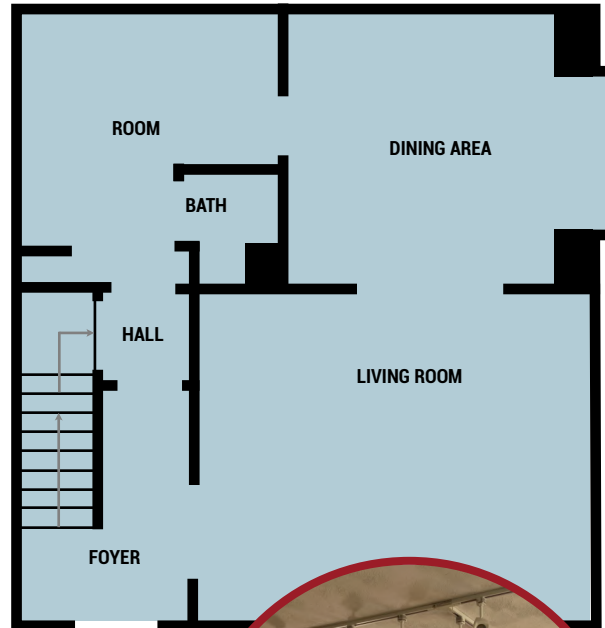
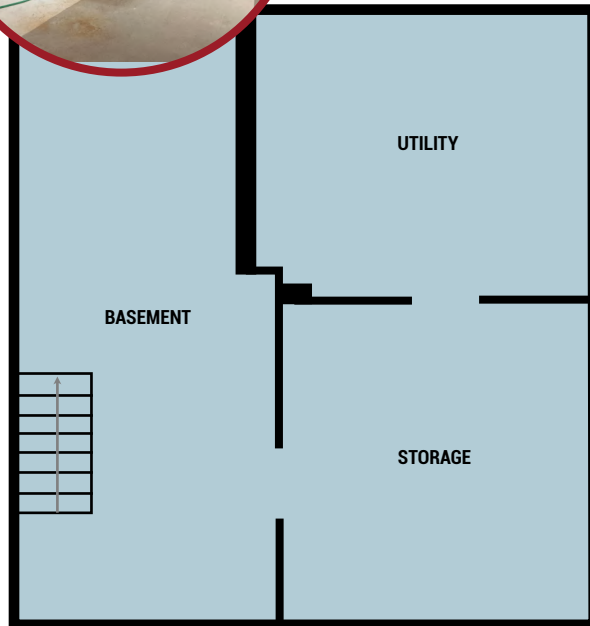
FOR SALE

BUILDING FLOORPLAN

NEWLY RENOVATED
SMALL BUSINESS BUILDING



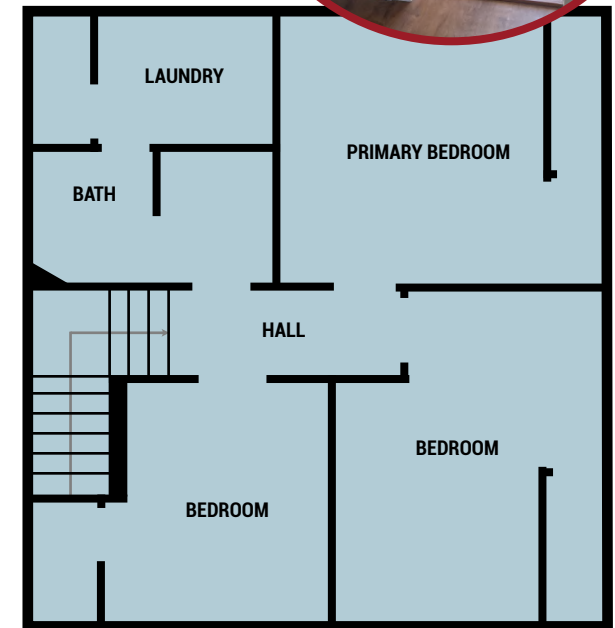
BASEMENT



MAIN LEVEL



UPPER LEVEL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
✉ NTALLEY@LandmarkCR.com
☎ 717.578.0195

NICK SALLACK
SENIOR ASSOCIATE
✉ NSALLACK@LandmarkCR.com
☎ 717.829.4011

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

3



1918 CARLISLE ROAD
YORK, PA 17408

FOR SALE

NEWLY RENOVATED
SMALL BUSINESS BUILDING

AERIAL



WEST MANCHESTER TOWN CENTER



YORK CROSSING SHOPPING CENTER



GREENSFIELD PARK

WYNDHAM
GARDEN
YORK

COUNTRY
MEADOWS
RETIREMENT
COMMUNITIES

1918
CARLISLE RD
YORK, PA
2,365 SF

JOE
STREET
CAFE

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
✉ NTALLEY@LandmarkCR.com
☎ 717.578.0195

NICK SALLACK
SENIOR ASSOCIATE
✉ NSALLACK@LandmarkCR.com
☎ 717.829.4011

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

4



1918 CARLISLE ROAD
YORK, PA 17408

FOR SALE

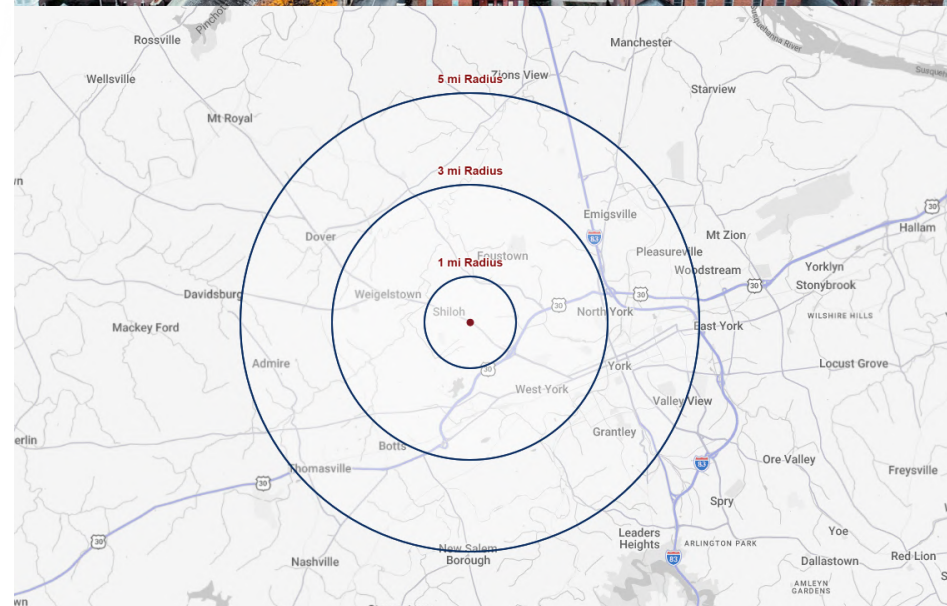
NEWLY RENOVATED
SMALL BUSINESS BUILDING

DEMOGRAPHICS & LOCATION OVERVIEW

York County is nestled in the scenic heart of south-central Pennsylvania. It is conveniently located just North of Baltimore off Interstate 83, an easy jump from I-95, I-495, and I-695, providing only a short drive to most east coast metropolitan areas, including Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

Because of its central location, York has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. The diverse roster of major employers corporate headquarters, financial service firms, healthcare institutions, major manufacturers and distribution companies provides a stable foundation for consistent economic growth.

The County has great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,108	68,565	136,429
Households	3,572	27,377	53,288
Average Household Income	\$115,015	\$97,457	\$97,879
Businesses	257	1,860	4,208
Employees	2,941	23,737	58,240

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
✉ NTALLEY@LandmarkCR.com
☎ 717.578.0195

NICK SALLACK
SENIOR ASSOCIATE
✉ NSALLACK@LandmarkCR.com
☎ 717.829.4011

TCN
WORLDWIDE
REAL ESTATE SERVICES

5

LANDMARKCR.COM



1918 CARLISLE ROAD
YORK, PA 17408

FOR SALE

NEWLY RENOVATED
SMALL BUSINESS BUILDING

DEMOGRAPHICS & LOCATION OVERVIEW

All materials and information received or derived from Landmark Commercial its 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 Landmark Commercial 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. Landmark Commercial 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. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial 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 have 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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

LANDMARK COMMERCIAL REALTY

**425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011**

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

 NTALLEY@LandmarkCR.com

 717.578.0195

NICK SALLACK

SENIOR ASSOCIATE

 NSALLACK@LandmarkCR.com

 717.829.4011

TCN
WORLDWIDE
REAL ESTATE SERVICES

6

LANDMARKCR.COM