

FOR SALE
250 N 7th St

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



COLUMBIA, PA 17512

**AMAZING POTENTIAL
FOR VARIETY OF USES**

LARGE PRIVATE PARKING AREA

**INCLUDES LARGE YARD WITH
COVERED PAVILION**



ALTHEA RAMSAY CARRIGAN
717.669.8861
aramsay@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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FOR SALE

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SALE INFORMATION

Sale Price:	\$725,000
County:	Lancaster
Municipality:	Columbia Borough
Building Area:	4,400 SF
Acres:	46,692 SF
Tax Account Number:	110-2318567-259349-0-0000

PROPERTY OVERVIEW

1.08 Acres zoned INSR in Columbia Borough. 4,400+/- SF under roof. Amazing potential for so many uses. Great indoor flexible spaces, huge yard with shed and pavilion included. Parking galore-including a large private parking lot and two areas of linear parking plus on- street. Fabulous four-season room for events and large gatherings. Fully equipped kitchen with equipment, security system and furnishings negotiable. Please note that the cannon and the Virgin Mary statue in the grotto are not included. Please contact Althea to schedule an escorted tour at least 24 hours in advance.

OFFERING SUMMARY

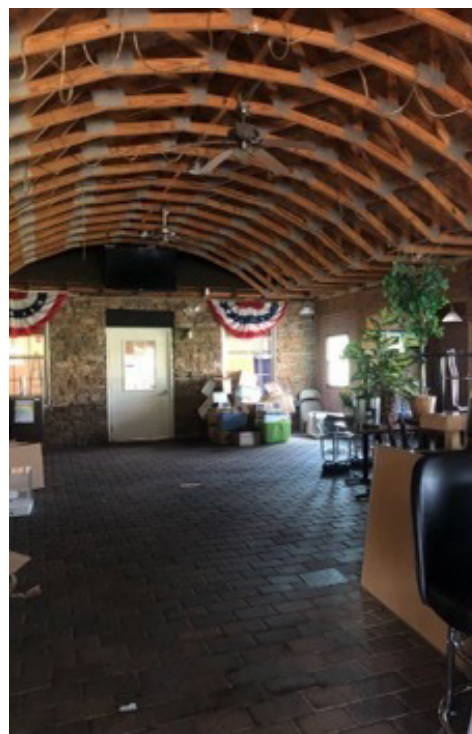
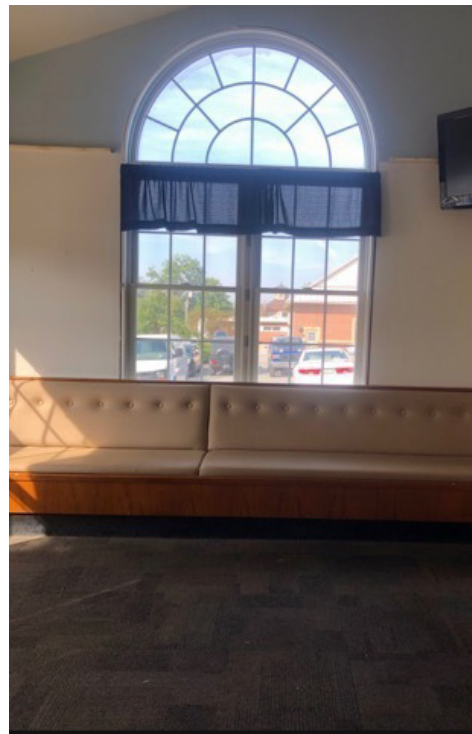
HVAC:	Yes
Sprinklers:	No
Parking:	Surface Lot 30+
Water:	Public
Sewer:	Public
Zoning:	INSR



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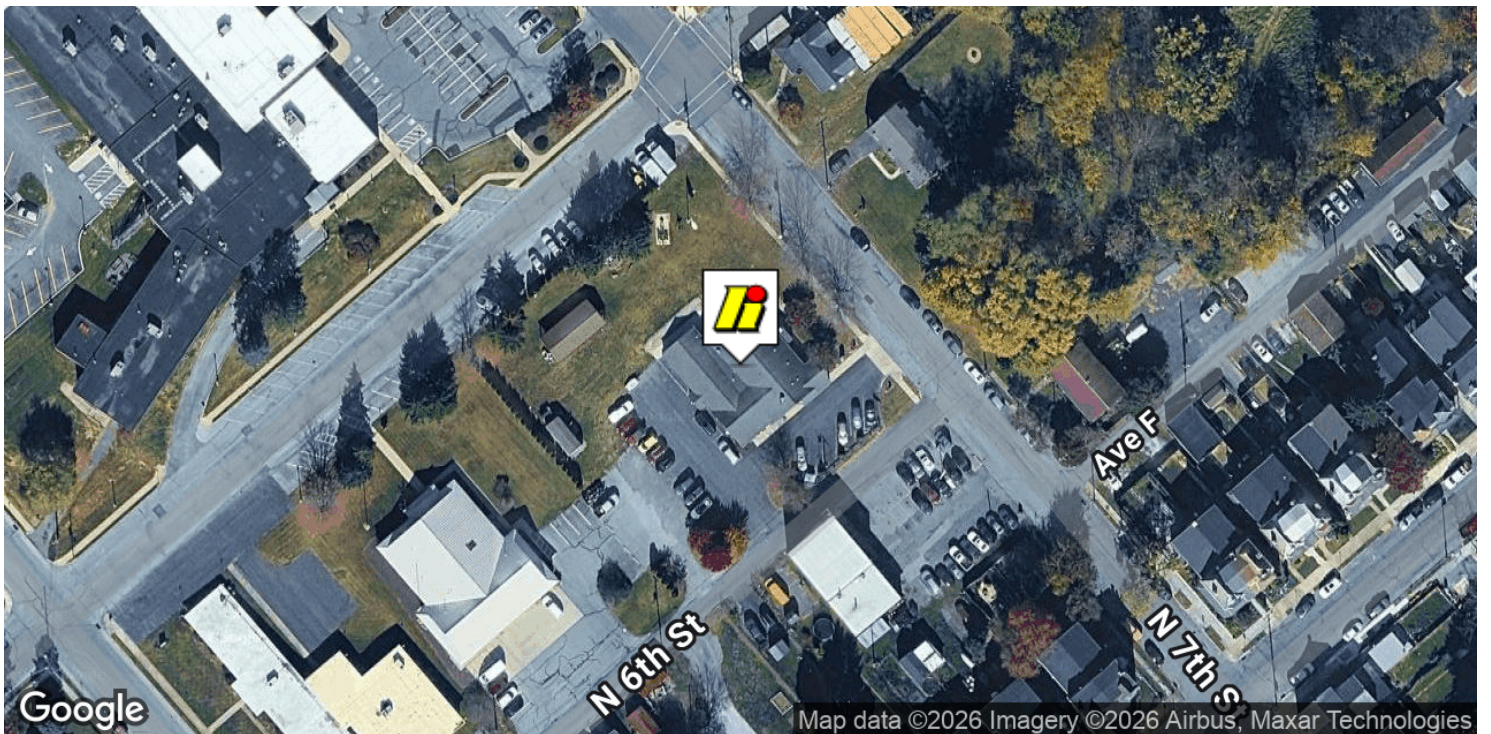
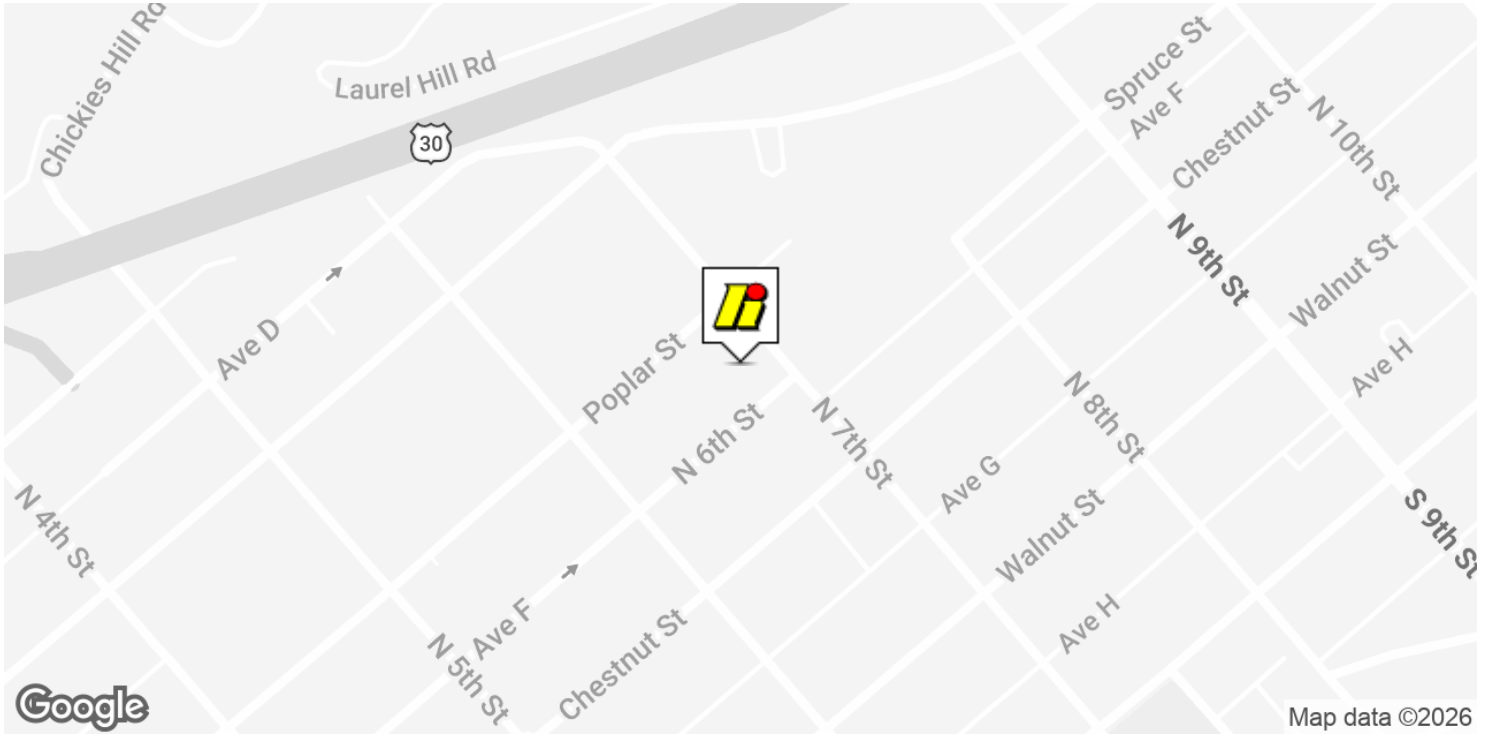
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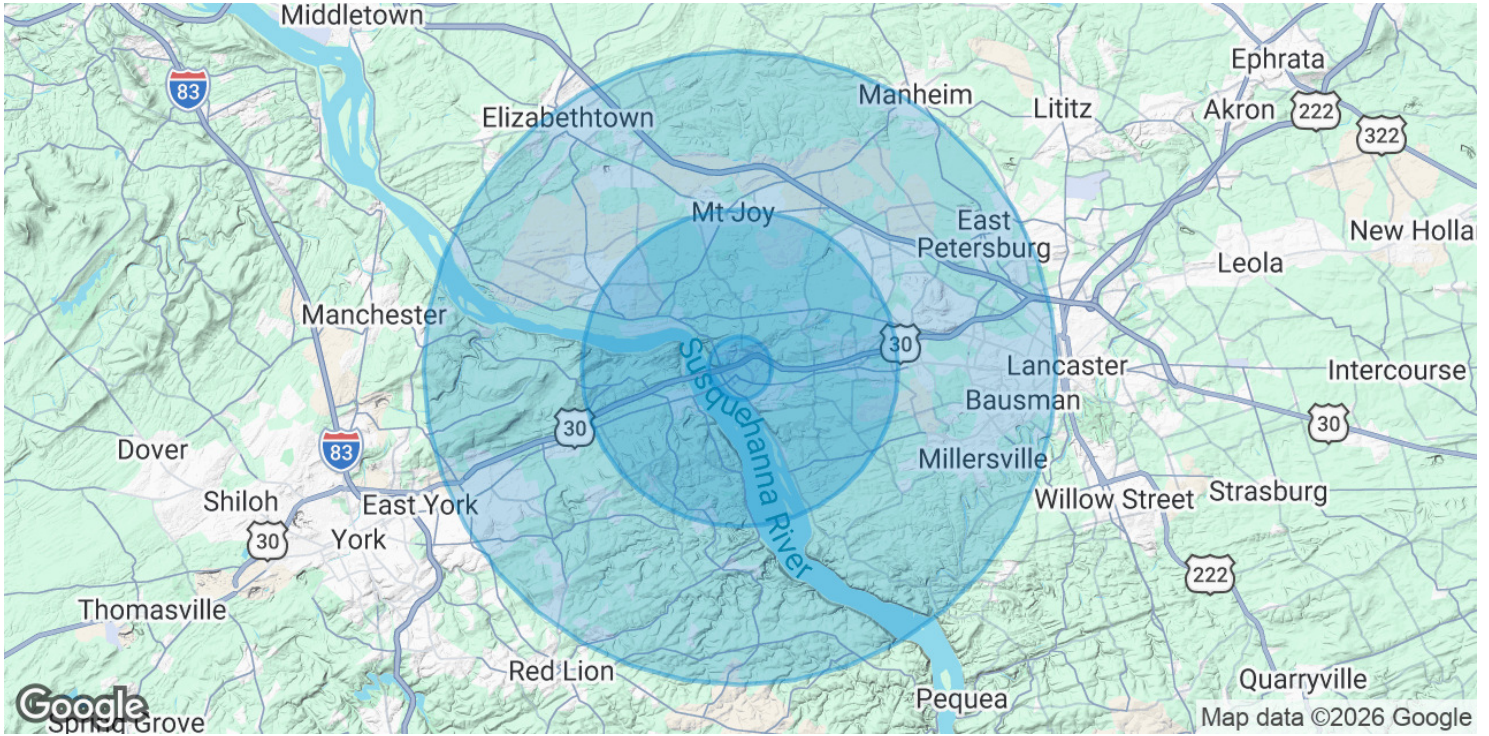


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,286	52,504	257,714
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,341	20,652	100,769
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$68,141	\$100,939	\$107,980
Average House Value	\$222,120	\$310,129	\$322,434

2020 American Community Survey (ACS)

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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
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