

For Sale

Mixed Use Investment

38-42 W. Orange Street, Lancaster PA17603



List Price: \$595,000

Building Information

Total Building Area:	8,894 SF
Additional Finished LL Space:	4,214 SF
Number of Floors:	Three (3)
Construction:	Masonry
Roof:	Rolled; Rubber
HVAC:	Electric; Central Air
Electric:	100-150 Amps
Sprinkler System:	Yes

Site Information

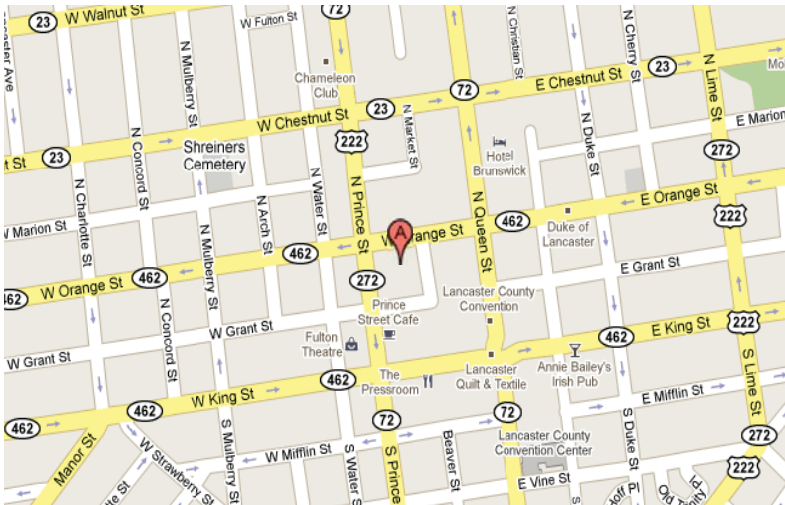
Total Land Area:	0.17 Ac
County:	Lancaster
Municipality:	Lancaster City
Zoning:	CB1 Central Business Core
Tax Parcel ID:	331-139388-0-0000
Water & Sewer:	Public

Operating Information

Gross Rents:	\$70,800
Operating Expenses (including Taxes):	\$23,169
NOI:	\$47,631

Comments

Former Harness Mall building, home to Access Personnel Services, Inc., Health Management Associates and one additional business plus three (3) residential apartments: totaling 8,894 SF. An additional 4,214 finished square feet of potentially more leasable space is found in the lower level.



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



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