

FOR SALE

# Large Professional Office Building

220-222 East King Street | York, PA 17403

Available SF: 5,600

Zoning: UN1-Urban Neighborhood Commercial w/HARB

York City

York County

SALE PRICE: \$109,900.00

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COMMERCIAL REAL ESTATE





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## PROPERTY HIGHLIGHTS

- ✓ 5,600 SF +/- professional office building
- ✓ Private offices, multiple conference rooms, restrooms, waiting area, and reception area
- ✓ 6 on-site parking spaces in the rear of the building
- ✓ Located near downtown amenities and government facilities
- ✓ Within close proximity to public transit (2 bus stops within one block of the site)



## CONTACT

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## PROPERTY INFORMATION

Acreage	0.05
Number of Stories	2 floors plus basement
Year Built	1900
Roof Construction	Pitched, Shingle
Heat Type & Fuel	Gas, Radiator
Air Conditioning	Window Units
Floor Construction	Wood
Ceiling Height	8'
Sprinkler System	None
Daily Traffic Count	7,000 VPD
Parking	On-Site, 6 Cars
Elevators	None
Power	200 Amp, 240 Volt
Docks	0
Drive-Ins	0

## GENERAL INFORMATION

Parcel ID	67-06-104-01-0001-00-00000
Availability	Immediate
School Tax	\$2,100.00
County Tax	\$355.00
Municipal Tax	\$1,160.00
Sewer	Public
Water	Public
Gas	Available at Site
Electric	Available at Site

## LOCATION DESCRIPTION

The property is located in York City just out side of the Royal Square District. This location provides easy access to many of downtown York's amenities including shopping and dining, as well as the County government offices, and is within a block of two Rabbit Transit bus stops.

## NOTES

Large professional office building currently licensed as a drug/alcohol rehabilitation center. Building features private offices, multiple conference rooms/group rooms, reception area, waiting area, and on-site parking. Furniture and fish tank may also be available if needed. Zoning allows for a variety of uses including residential conversions, neighborhood office or medical offices, coffee shops, retail boutiques and more.





## Interior Pictures – 220-222 East King Street, York

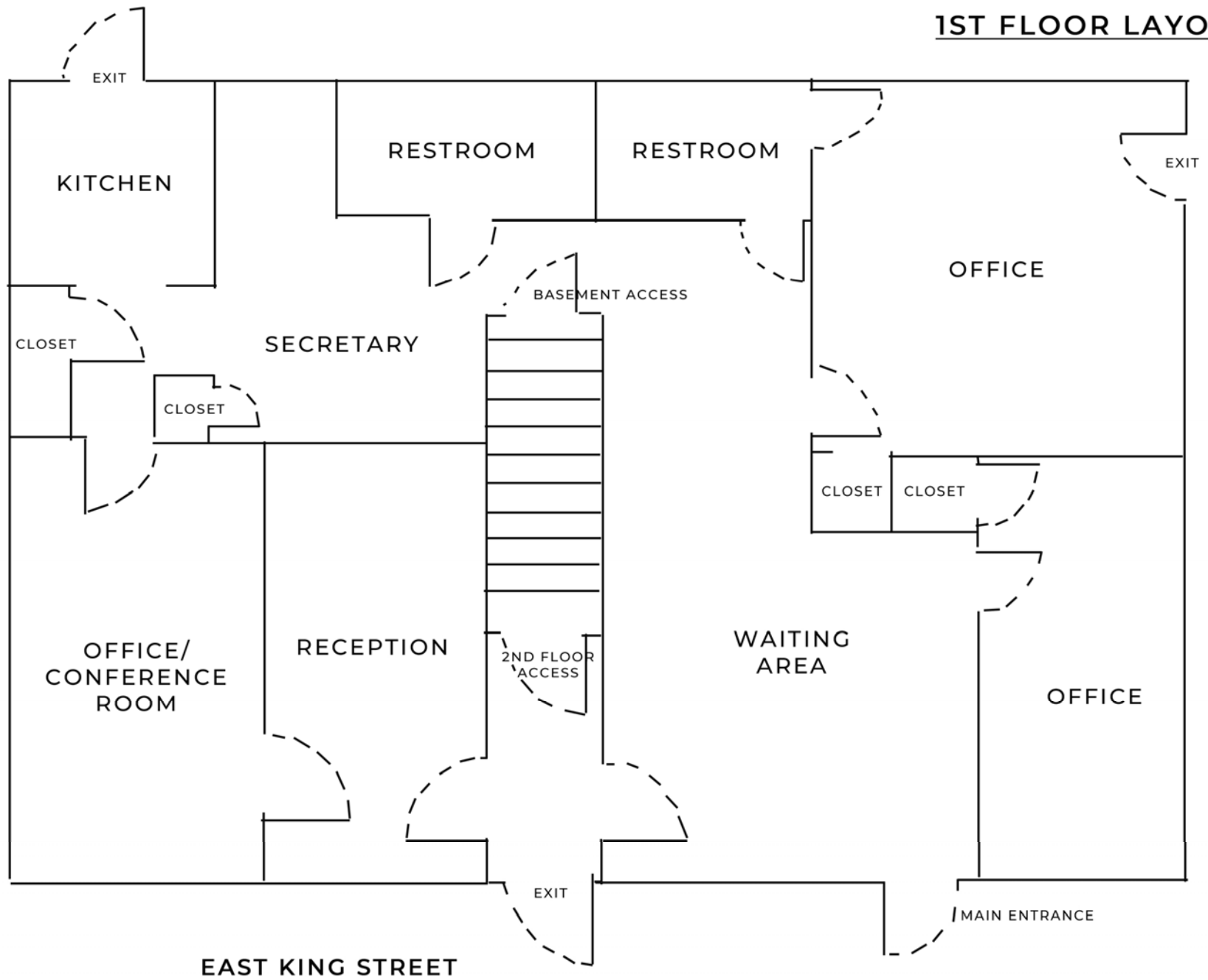
221 W Philadelphia St | Ste 19  
York, PA 17401

313 W Liberty St | Ste 117  
Lancaster, PA 17603

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## 1ST FLOOR LAYOUT



### First Floor Layout

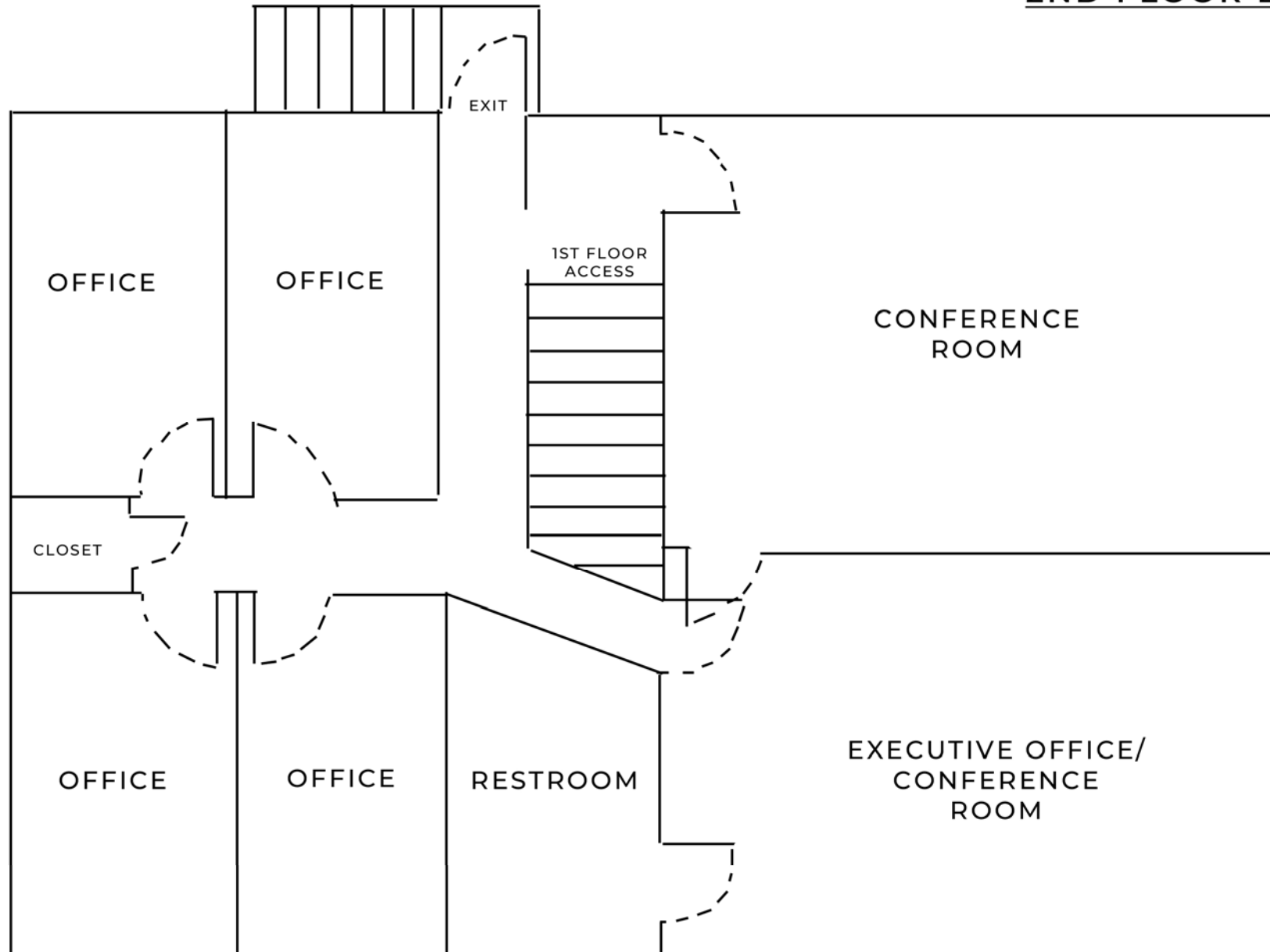
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## 2ND FLOOR LAYOUT



### Second Floor Layout

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