

For Sale

# Office Investment

\$2,950,000



## 18 S. George St.

York, Pennsylvania 17401

### Property Highlights

- High profile location in the epicenter of York's urban redevelopment renaissance
- Extensive lobby renovations and building refreshes in 2017
- Tremendous lease-up and redevelopment potential
- Attractive architectural design
- Close proximity to main highway arteries in I-83 and Rt. 30
- Financials & Offering Memorandum available upon signed confidentiality agreement
- Virtual Tour: <https://my.matterport.com/show/?m=5Ye8QAsgh2r&ts=2>

### Property Description

NAI CIR is pleased to present 18 S. George Street York, PA. The subject property is a 55,124 gross square foot, seven-story, multi-tenant office building. The asset features a gorgeous first floor lobby, expansive city views and a high profile location on the Southeast corner of Continental Square in Downtown York. The building is well positioned for investors looking for tremendous lease-up potential or multi-family redevelopment.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$2,950,000
<b>Lot Size</b>	0.18 Acres
<b>Building Size</b>	55,124 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	30,487	\$33,711
<b>2 Miles</b>	64,289	\$43,661
<b>3 Miles</b>	92,798	\$51,301

For more information

**Ryan Murray**

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**Robin Zellers, SIOR, FRICS, CRE**

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB024320A

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# Property Details

ADDRESS:	18 S. George St. York, PA 17401
COUNTY:	York
MUNICIPALITY:	York City
TAX PARCEL #:	46-060-01-0016
PARCEL SIZE:	0.18 Acres
ZONING:	Central Business District
TOTAL BUILDING SF:	55,124 SF
AVAILABLE SF:	55,124 SF
YEAR BUILT:	1893
YEAR LAST RENOVATED:	2017
CLASS:	B

NUMBER OF FLOORS:	Seven
CEILING TYPE:	Drop ceiling
ROOF:	Rubber
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Carpet over concrete
UTILITIES:	Water: Public Sewer: Public Gas: Available Electric: Med-Ed
ELEVATORS:	Two
RESTROOMS:	Two per floor
HVAC:	Hot/chilled water boiler. Each floor has separate hot & cold sensing air handler and baseboard radiator heat.
TAXES:	\$76,477.14
SALE PRICE:	\$2,950,000



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## Additional Photos



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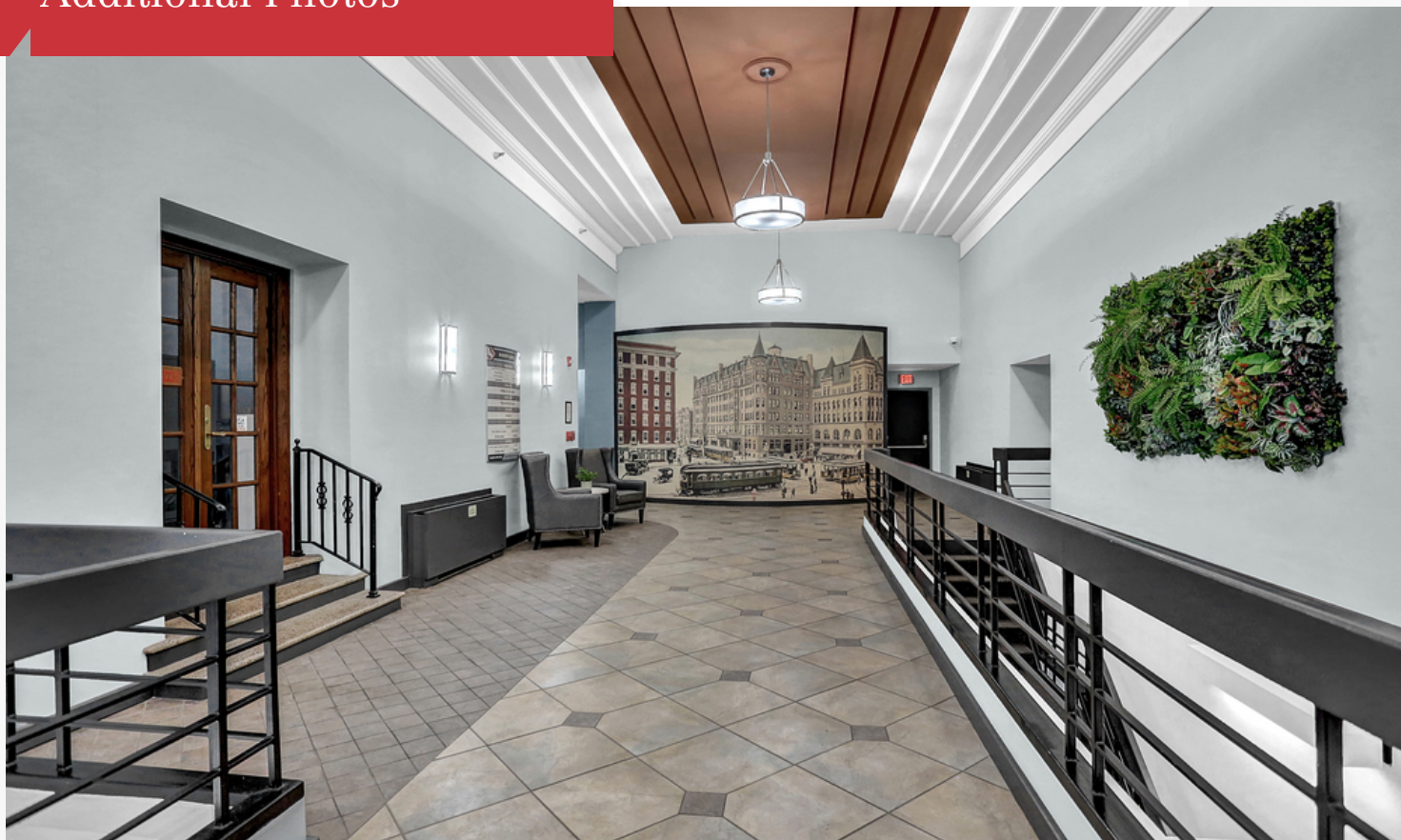
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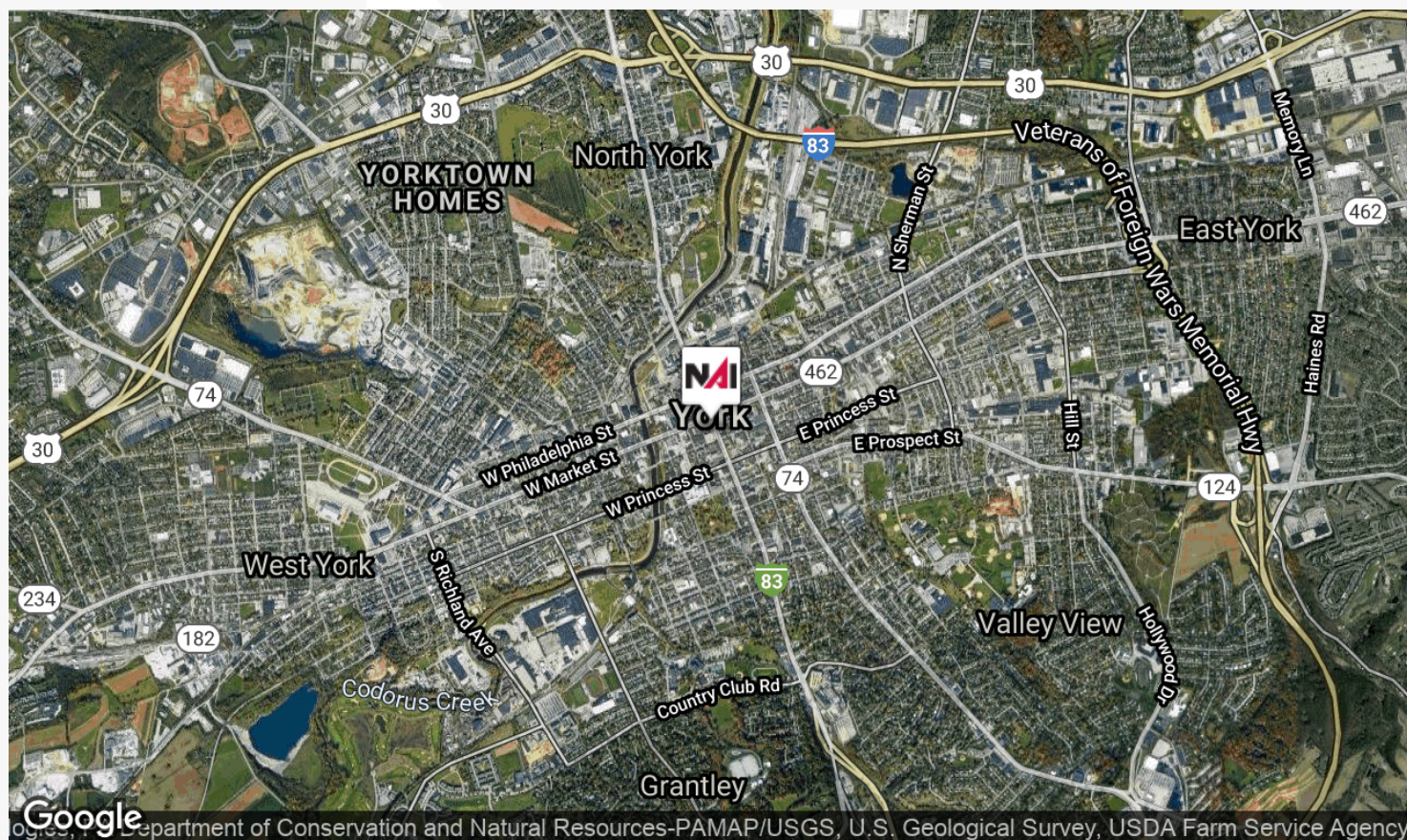
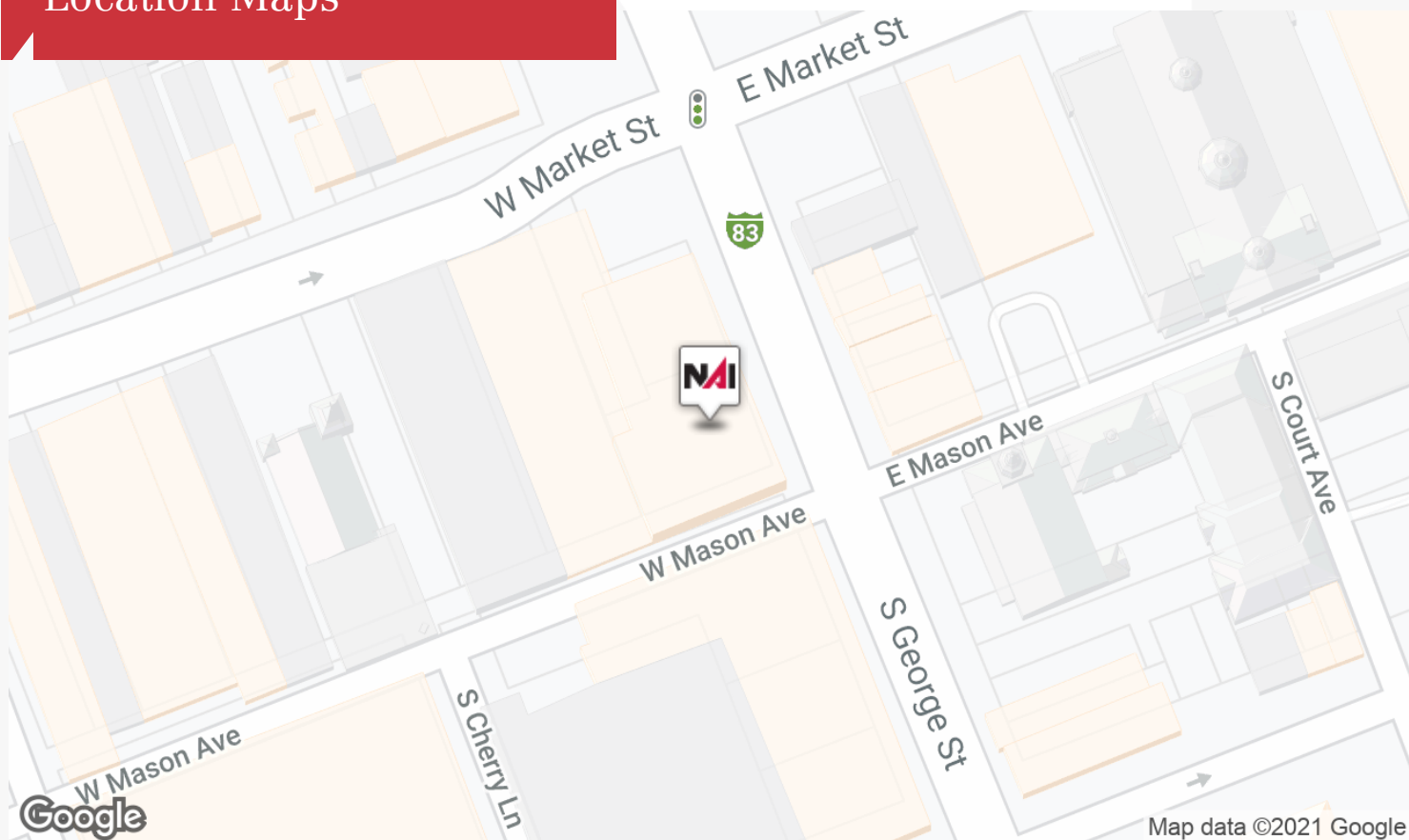
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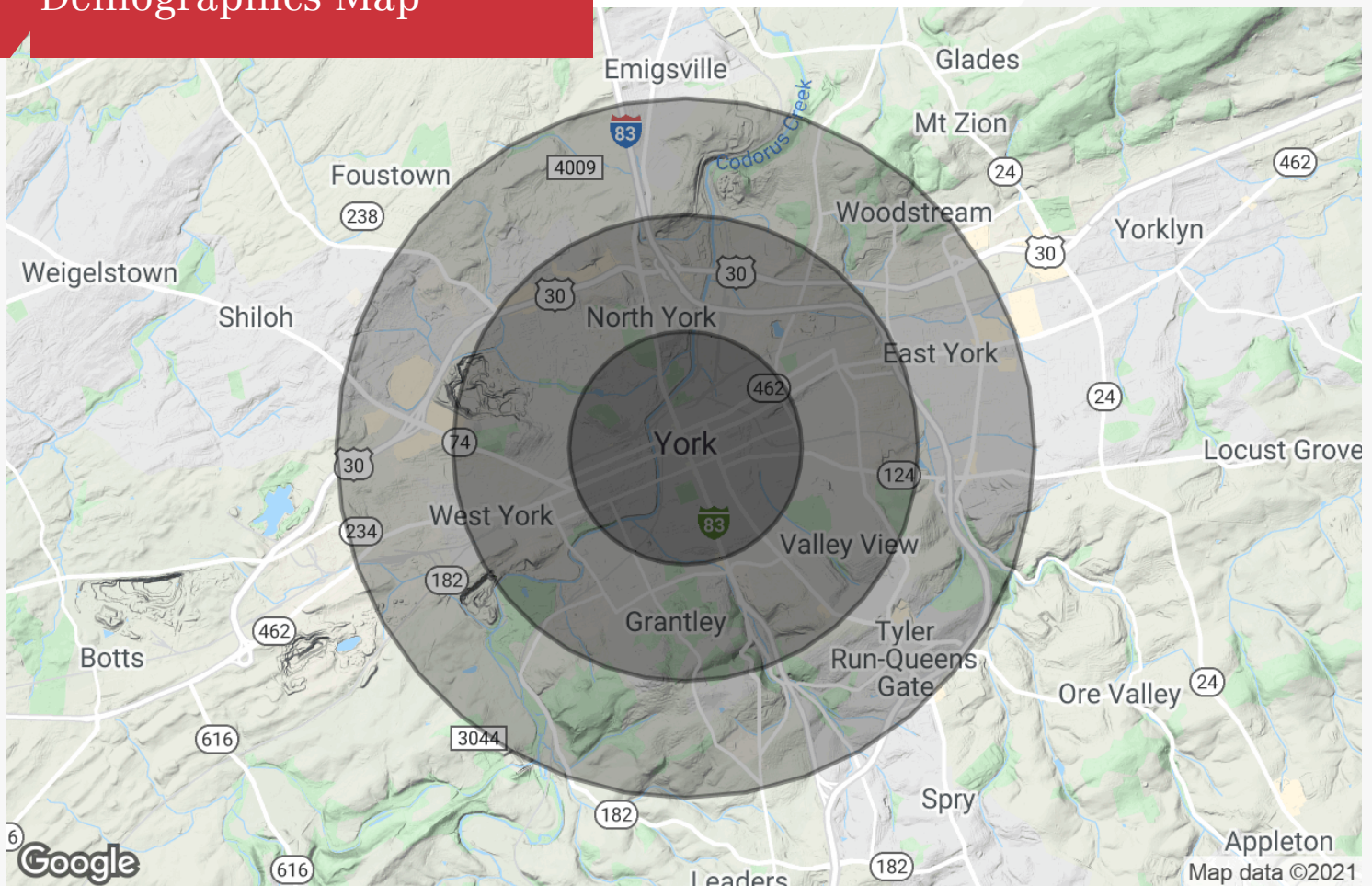
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# Demographics Map



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	30,487	64,289	92,798
MEDIAN AGE	28.2	31.3	33.8
MEDIAN AGE (MALE)	27.0	30.1	32.5
MEDIAN AGE (FEMALE)	29.3	32.7	35.4

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	11,065	24,292	36,018
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$33,711	\$43,661	\$51,301
AVERAGE HOUSE VALUE	\$89,059	\$134,004	\$159,023

\* Demographic data derived from 2010 US Census



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