

# FOR SALE

## FREESTANDING COMMERCIAL BUILDING

16A Manor Avenue, Millersville, PA 17551



**SALE PRICE:** \$419,900  
**BUILDING SIZE:** 4,800 ± SF  
**LOT SIZE:** 0.21 ± Acres  
**ZONING:** (N-C) Neighborhood Commercial , Millersville Borough  
**REAL ESTATE TAXES:** \$8,316.48 (2018-2019)

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	10,028	56,343	146,540
Households	3,035	21,540	55,976
Median Income	\$59,733	\$55,174	\$53,031

**ADDITIONAL COMMENTS:** Property is currently leased to Penn State Health through March 2023. Freestanding commercial building comprised of 4,800+/- SF currently used as a medical office. Includes lobby and reception desk, exam rooms, private offices, kitchenette, and laundry hookups. Approximately 900 SF of storage on lower level. Also includes separate parcel for parking.

**Daniel A. Berger, CCIM, SIOR**      **Daniel Berger, Jr.**



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