

2024 N. GEORGE ST | YORK, PA 17404

0.64 ACRES - 1,836 SF AVAILABLE | FOR SALE



POPULATION

238,204



EMPLOYEES

128,704



HH INCOME

\$77,529



HOUSEHOLDS

95,266



TRAFFIC COUNTS

N. GEORGE ST
18,049 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

PROPERTY OVERVIEW

Well established garage/auto service station in a very highly visible area. Free standing, single building on a corner lot situated on 0.64 acres. Easy access to Route 83 and Route 30. Currently used as a garage and service station. Permitted uses include: car wash, dry cleaner, food & beverage, professional office space, restaurant, home supply store, convenience store, salon and more. 1,836 SF retail/office with one bay garage, 768 SF detached 2 bay garage, lot size is 27,996 SF, level, paved parking. Total yearly taxes are \$4,584.



TOM TROCCOLI

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Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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PROPERTY SUMMARY

Sale Price:	\$779,000
Property Type:	Commercial-Retail
Lot Size:	0.64 Acres
Building Size:	1,836 SF
Zoning:	Commercial

BENEFITS

- Free Standing 1,836 SF Retail Office w. 1 Bay Garage
- 786 SF Detached 2 Bay Garage
- Corner Lot
- Lot Size .64 Acres (27,996 SF)
- Level Paved Parking
- Located in Manchester Township
- Taxes \$4,584.00



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ACTIVE MEMBERS OF:
RETAIL BROKERS
NETWORK

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PROPERTY HIGHLIGHTS

- 2 Auto Service Bays with lifts
- Front Retail Office
- Corner Lot with Ample Exposure (N. George St. and Woodland Ave.)
- Lot Size .64 Acres (27,996 SF)
- Public Water
- Public Sewer
- Tax ID: 36-000-07-0164-00-0000
- Storage Barn
- Gas Heat
- 25+ Car Parking



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