

OVERVIEW

Introducing the former Stiegel Elementary School, a prime multifamily development opportunity located in the heart of Manheim, PA. This iconic building recently received all approvals and entitlements, including zoning plans and building permits, making it 100% ready for development. however, due to the start of covid the project was delayed and most, if not all approvals, have expired. With all the existing plans and submission paperwork now already prepared, getting the project reapproved should make it much easier and much less costly. Moreover, all approval paperwork and building plans are readily available to the buyer, making the development process even smoother. With the possibility for 34-36 apartment units, the former Stiegel Elementary School is the perfect place for a multifamily developer looking to capitalize on a prime opportunity in a highly desirable location. Don't miss out on this chance to create something truly special – contact us today to learn more!



Tom Troccoli | Joshua Miller

For Leasing Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. Redefined

105 E HIGH ST MANHEIM, PA | 17545

SALE PRICE: \$1,795,000.00 LEASE RATE: \$9.95SF NNN







103,168
43,351
\$107,200
40,213

TRAFFIC COUNTS: E High St - ±9,023 VPD | **S Main St** - ±12,949 VPD



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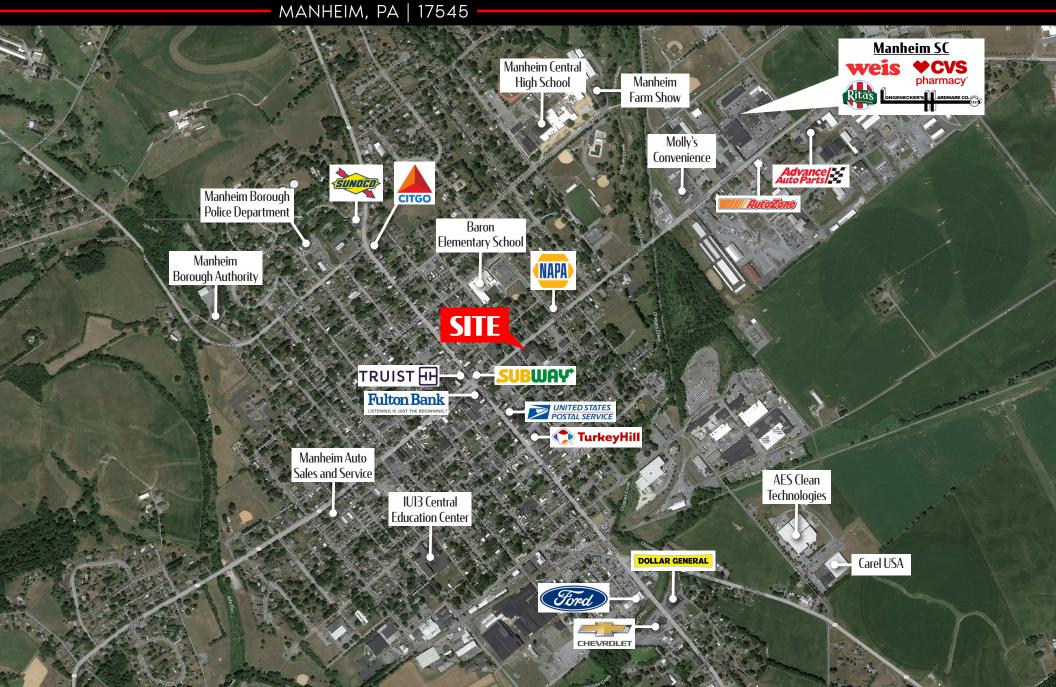


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FOR SALE OR LEASE

105 E HIGH ST

FOR SALF OR LEASE





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About Bennett Williams

Bennett WILLIAMS COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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