

# For Lease

717.293.4477

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



17 – 19 EAST MAIN STREET  
LITITZ, PA 17543

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- Property Tax Information



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## ▶ John Sutter House



17 – 19 East Main Street  
Lititz, PA 17543

**Available Square Feet:**

7,192 Square Feet

**Lease Rate:**

\$7.95/SF N/N/N

**Description:**

Landmark Victorian brick home renovated into Downtown Lititz professional office. Convenient walk to numerous shops and restaurants with dedicated parking. Property on the National Register of Historic Place. Sub-lease long term.

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### **BUILDING INFORMATION**

Total Building Square Feet:	8,472 square feet
Available Square Feet:	7,192 square feet of office with additional storage space
Construction:	Masonry brick with wooden truss
Property Type:	2½ story office/converted home
Year Constructed:	1871, historic rehab completed in 1982
Floor Type:	Exposed hard wood floors and commercial grade carpet
Ceiling Height:	9' – 12'
Ceiling Type:	Acoustical drop ceilings, plaster and drywall
Sprinklers:	Non-sprinklered
HVAC:	Electric heat pump
Electric:	200-amp service
Roof:	Asphalt shingle/EPDM on flat areas
Wall Finishes:	Painted plaster/drywall
Lighting:	Combination of incandescent, overhead fluorescent and lamps
Dimensions:	29' x 124'

Water:	Public – Lititz Borough
Sewer:	Public – Lititz Borough
Parking:	Five (5) dedicated onsite, up to ten additional spaces available nearby
Storage:	Full basement
Account Parcel#:	370-97117-0-0000
Zoning:	Commercial
Acres/Lot Size:	.11 acres
Road Frontage/Access:	East Main Street – Downtown Lititz
Date Available:	Immediate possession

### **LEASING INFORMATION**

Square Footage:	7,192 square feet
Price per Square Foot:	\$7.95/SF N/N/N
Monthly Rent:	\$4,765
Annual Rent:	\$57,176
Base Year:	2018
Security Deposit:	One month's rent
Operating Expenses:	See attached

### **GEOGRAPHIC INFORMATION**

Location:	Lititz Moravian District
Municipality:	Lititz Borough
County:	Lancaster County
School District:	Warwick
Local Amenities:	Retail/entertainment opportunities

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Expenses	Costs	Per SF
Square Feet		<b>7,192</b>
Taxes	\$ 8,210.63	\$ 1.14
Electric	\$ 9,753.90	\$ 1.36
Water/Sewer	\$ 491.73	\$ 0.07
<b>Total</b>	<b>\$ 18,456.26</b>	<b>\$ 2.57</b>

Expenses	Estimate	Per SF
Janitorial	\$ 5,200.00	\$ 0.72
Fire alarm/security	\$ 1,000.00	\$ 0.14
Snow Removal	\$ 2,000.00	\$ 0.28
Trash Removal	\$ 1,110.00	\$ 0.15
Insurance	\$ 5,000.00	\$ 0.70
<b>Total Estimated</b>	<b>\$ 14,310.00</b>	<b>\$ 1.99</b>

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Front Façade



Rear Entrance/Parking



Rear Entrance/Parking



Lobby Entrance



Typical Office



First Floor Conference Room





Kitchen



Second Floor Work Area



Basement Storage



Basement Storage

12/1/2016
Johann Agust Sutter House - Wikipedia
Coordinates: 40°9′26″N 76°18′24″W

## Johann Agust Sutter House

From Wikipedia, the free encyclopedia

**Johann Agust Sutter House** is a historic home located at Lititz, Lancaster County, Pennsylvania. It was built in 1871, and is a 2 1/2-story, brick dwelling with a gable roof in a Late Victorian style. It measures 30 feet wide by 42 feet deep. In the 1930s, it was modified for commercial use. This included a rear brick addition and a concrete block addition on that. It was restored in the 1980s. It was the home of California pioneer Johann August Sutter (1803 – 1880). He moved to Lititz in 1871, and built this home.<sup>[2]</sup>

It was listed on the National Register of Historic Places in 1982. It is located in the Lititz Moravian Historic District.<sup>[1]</sup>

### References

- National Park Service (2010-07-09). "National Register Information System". *National Register of Historic Places*. National Park Service.
- "National Historic Landmarks & National Register of Historic Places in Pennsylvania" (Searchable database). *CRGIS: Cultural Resources Geographic Information System*. *Note: This includes Charles Dunlevey (February 1980). "National Register of Historic Places Inventory Nomination Form: Johann Agust Sutter House" (PDF)*. Retrieved 2012-02-18.


Retrieved from "https://en.wikipedia.org/w/index.php?title=Johann\_Agust\_Sutter\_House&oldid=752036744"

Categories: Lititz, Pennsylvania | Houses on the National Register of Historic Places in Pennsylvania | Houses completed in 1871 | Houses in Lancaster County, Pennsylvania | National Register of Historic Places in Lancaster County, Pennsylvania | Lancaster County, Pennsylvania Registered Historic Place stubs


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**Johann Agust Sutter House**

U.S. National Register of Historic Places



Johann Agust Sutter House, February 2012



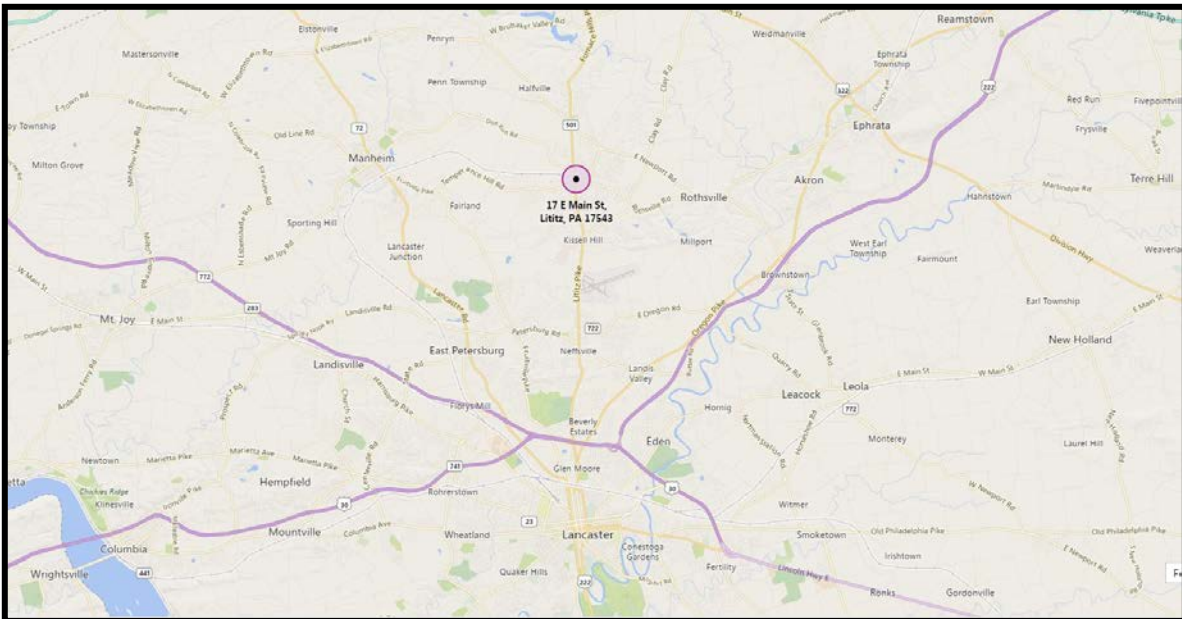
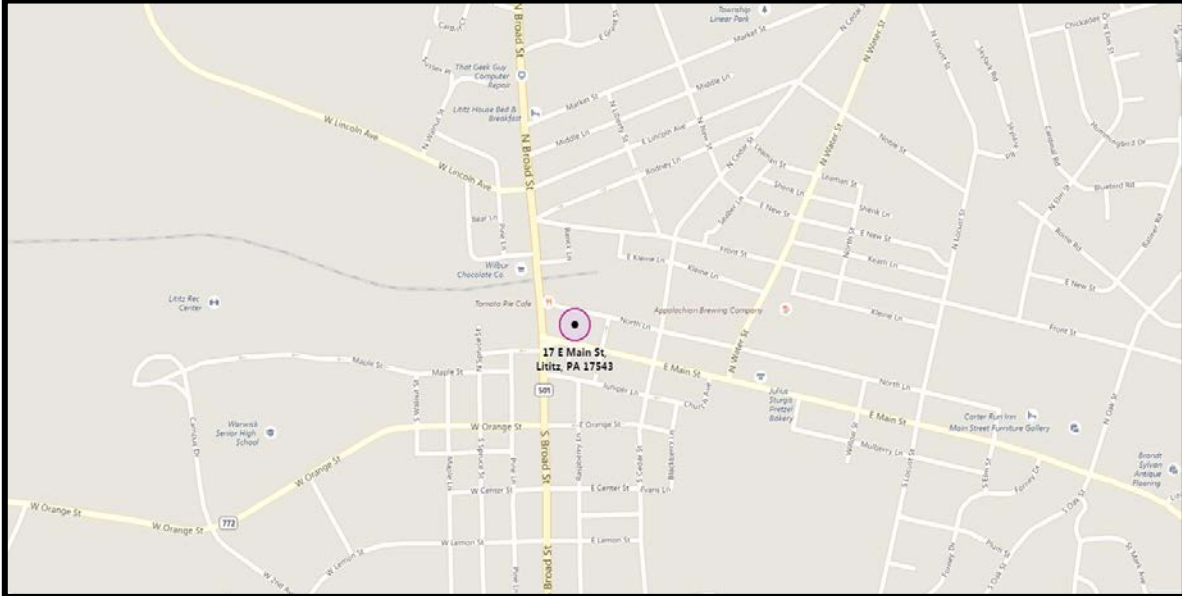
Show map of Pennsylvania  
 Show map of the US  
 Show all

<b>Location</b>	17-19 E. Main St., Lititz, Pennsylvania
<b>Coordinates</b>	<span><span><span><span><span>40°9′26″N</span> <span>76°18′24″W</span></span></span></span></span>
<b>Area</b>	0.1 acres (0.040 ha)
<b>Built</b>	1871
<b>Architectural style</b>	Late Victorian
<b>NRHP Reference #</b>	82003795 ( <a href="http://focus.nps.gov/AssetDetail/NRIS/82003795">http://focus.nps.gov/AssetDetail/NRIS/82003795</a> ) <sup>[1]</sup>
<b>Added to NRHP</b>	April 20, 1982

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# LOCATION MAP

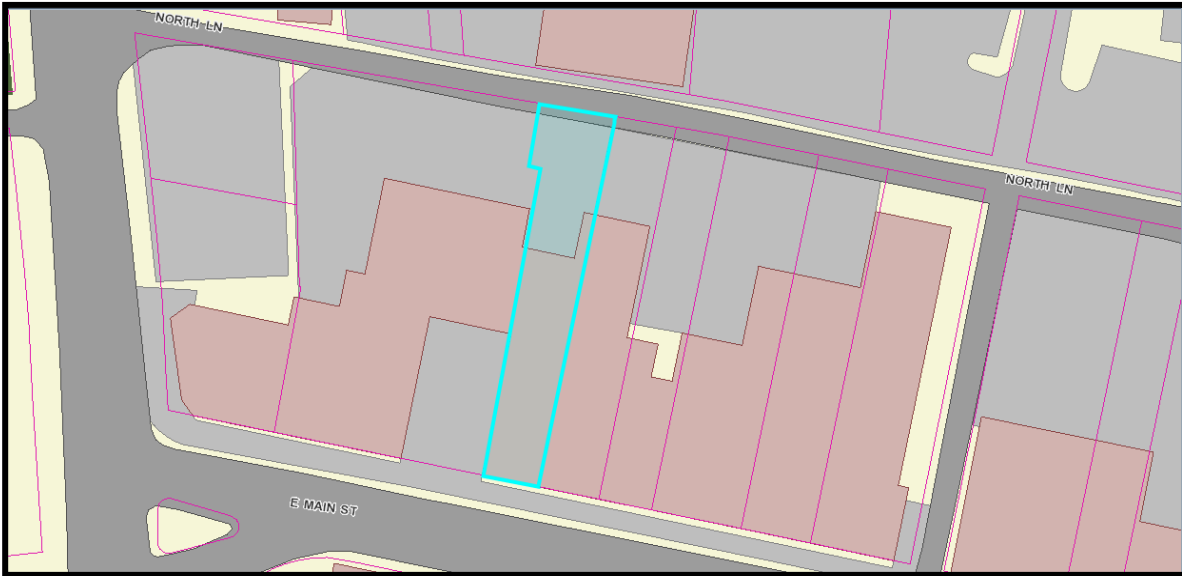


17 – 19 East Main Street  
Litz, PA 17543



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# TAX MAP

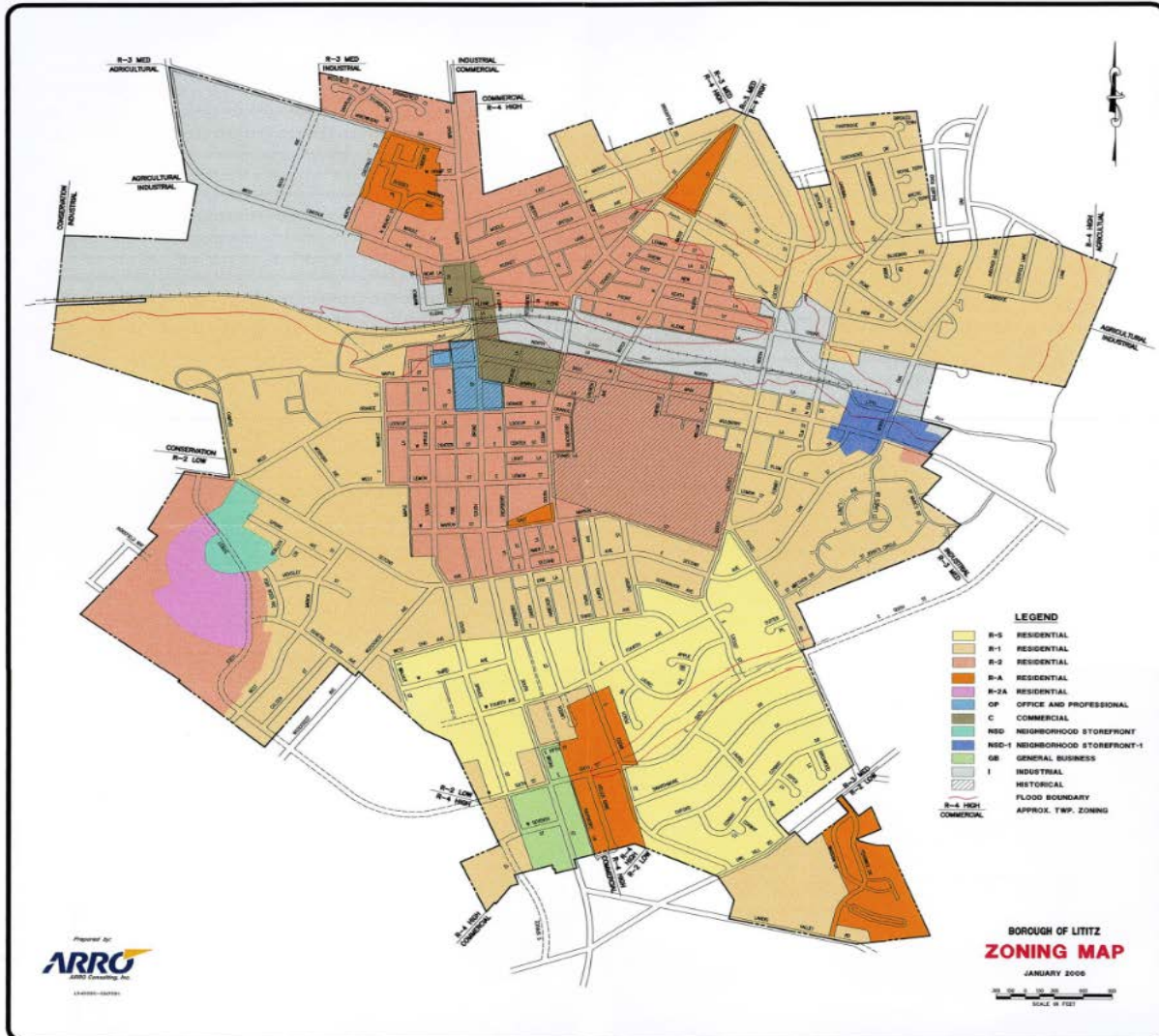


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# ZONING MAP



17 – 19 East Main Street  
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Commercial District



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# LITITZ BOROUGH COMMERCIAL ZONING

## SECTION 211. Commercial District.

- A. Purpose. The regulations for this District are intended to preserve and enhance the sense of place which is experienced within the Borough's central business district through the encouragement of commercial uses which primarily function to serve the needs of local residents. Commercial uses are generally limited by size and intensity to allow a mixture of uses and to prevent the establishment of intensive commercial uses which exceed the local orientation of this District. Residential uses are permitted, when combined with a commercial use in the same structure, to allow access to local goods and services. Uses which are consistent with the intent of this District, yet require a higher level of scrutiny, are permitted by special exception.
- B. Permitted Uses.

### § 211.

1. Retail business and personal services.
2. Medical clinics and dental clinics.
3. Business offices and professional offices/studios.
4. Banks and other financial institutions, without drive-in facilities.
5. Hotels and motels subject to Section 420.
6. Restaurants without drive-in facilities.
7. Public garages and public parking lots.
8. Conversion apartments subject to Section 406.
9. Essential Services Structures subject to Section 408.
10. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
11. Business conversions subject to Section 418.
12. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.

C. Special Exception Uses.

1. Public/Municipal Buildings and Uses subject to Section 412.
2. Essential Services Buildings subject to Section 408.
3. Day Care Center subject to Section 402.
4. Schools subject to Section 407.
5. Social and Fraternal Clubs and Organizations subject to Section 411.
6. Bed and breakfast inns subject to Section 404.
7. Adult-oriented businesses subject to Section 403.
8. Home Businesses subject to Section 401.

D. Lot and Yard Requirements.

1. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section. Within the following table "square feet" and "feet" are abbreviated as "S.F." and " ft " respectively.

Minimum Lot Area (S. F.)	No Minimum
Minimum Lot Width (ft.)	No Minimum
Minimum Side Yard (ft.)	No Minimum
Minimum Rear Yard (ft.)	20
Maximum Impervious Area (%)	85

2. The front yard shall be equivalent to one-half ( $\frac{1}{2}$ ) the width of the legal right-of-way of the street or streets on which the lot abuts. If the block on which the lot is located is more than fifty percent (50%) developed, the average setback of the existing structures on that block may be used as the minimum front yard building setback line.
3. A thirty-five (35) foot wide side yard is required on the side abutting a residential district without an intervening street, alley, lane or railroad right-of-way.

E. Height Requirements.

All structures shall have a maximum height of fifty (50) feet. All principal buildings shall have a minimum height of twenty (20) feet.

F. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.



# Property Detail Report

17 E MAIN ST LITITZ PA 17543

## Owner Information

Owner Name 1	SUSQUEHANNA SUTTER BUILDING PA LANDLORD	Owner Name 2	--
		Mailing Address	PO BOX 167 WINSTON SALEM NC 27102
Owner Type	--	Vesting Code	CO
Vesting Code Desc	COMPANY/CORPORATION		

## Location Information

Legal Description	--		
County	LANCASTER	Parcel No. (APN)	370-97117-0-0000
FIPS Code	42071	Alternative APN	--
Census Trct/Blk	012002/1	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Warwick School District
Legal Block	--	Subdivision	--

## Last Market Sale Information

Recording Date	1/9/2014	New Construction	--
Sale Date	1/9/2014	1st Mtg Amount	\$
Sale Price	\$1,611,327	1st Mtg Type	--
Price Per SF	\$448	1st Mtg Doc. No.	--
Price Per Acre	\$14,648,427	Sale Doc. No.	6124942
Deed Type	GRANT DEED/DEED OF TRUST	Transfer Doc. No.	6124942
Sale Type	INSURED NON-RESIDENTIAL GRANT DEED	Seller Name	SUSQUEHANNA BANK, FIRST AMERICAN TITLE INSURAN
Lender		Title Company	

## Last Transfer of Ownership

Recording Date	1/9/2014	Book Number	--
Doc. Number	6124942	Page Number	--
Doc. Type	DE		

## Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

## Property Characteristics

Building Area	3,596 SF	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	2	Bathrooms	0
Year Built	1900 / 1970 Effective	Basement	YES
Condition	--	Basement Area	--
Construction	BRICK	Heat Type	YES
Roof Type	--	Air Cond. Type	YES
Roof Material	--	Fireplace	--
Parking Spaces	2		



### Site Information

Zoning	--	Assessor Acreage	<b>0.11</b>
County Use Code	<b>566</b>	Calculated Acreage	<b>0.14</b>
County Use Code Desc.	<b>RETAIL-STORE</b>	Assessed Lot SF	<b>4,792</b>
Land Use Code	<b>2001</b>	Calculated Lot SF	<b>6,133</b>
Land Use Desc.	<b>RETAIL STORES</b>	Assessor Lot W/D	<b>/</b>
Land Use Category	<b>COMMERCIAL (RETAIL)</b>	Topography	<b>--</b>

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### Tax and Value Information

Tax Year	<b>2018</b>	Improvement Value	<b>\$476,500</b>
Property Tax	<b>\$2,780</b>	Improvement %	<b>84.17%</b>
Tax Rate Code	--	Market Value Year	<b>2018</b>
Tax Exemption	--	Total Market Value	<b>\$566,100</b>
Assessed Year	<b>2018</b>	Land Market Value	<b>89600</b>
Assessed Value	<b>\$566,100</b>	Market Imprv. Value	<b>476500</b>
Land Value	<b>\$89,600</b>	AVM Value	<b>--</b>

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### Hazard Information

Flood Zone	--	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		

## Property Information

<b>Property ID</b>	370-97117-0-0000	<b>Property Use</b>	500 - COMM-RETAIL
<b>Tax Year</b>	2019 <input type="button" value="v"/>	<b>Land Use</b>	566 - OFFICE/PROFESSIONAL BUILDING
<b>Township</b>	370 Lititz Boro		
<b>Site Address</b>	17 E MAIN ST	<b>Tax Status</b>	Taxable
		<b>Clean &amp; Green</b>	No

## Property Sketches & Photos

1



Sketch by Alan Weber™

Parcel photo



Parcel photo



Parcel photo



### Related Names

**Mail to** BRANCH BANKING AND TRUST/TAX DEPT,  
PO BOX 167  
WINSTON SALEM, NC  
271020167

**Status** Current

**Parcel Owner** SUSQUEHANNA SUTTER BUILDING PA LANDLORD LLC,  
3333 PEACHTREE RD  
ATLANTA, GA 30326

**Status** Current

### Assessments

#### Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	89,600	476,500	<b>566,100</b>	0	0	<b>0</b>
Exempt	0	0	<b>0</b>	0	0	<b>0</b>
<b>Total</b>	<b>89,600</b>	<b>476,500</b>	<b>566,100</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:** Preferential assessment values are used for taxation when preferential values are greater than zero.

### Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

### Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	4,792	0.1100



Structure 1 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RETAIL-STORE #1	7,192	1900

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
344 - Office Building	7,192 Sq. Ft.	12
344 - Office Building - Office Basement	3,596 Sq. Ft.	12

Exterior Walls

Brick, Solid	7192.00 Sq.Ft.
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Heating, Cooling & Ventilation

Heat Pump	7192.00 Sq.Ft.
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Structure 2 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	2,466	1980

Other / Miscellaneous

056 - Paving, Asphalt	2466.00 Square Ft.
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Structure 3 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #2	644	1940

Garages	
017 - Concrete Block Garage	644.00 Square Ft.

No Exemptions

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2014	6124942		1/9/2014	SUSQUEHANNA BANK	SUSQUEHANNA SUTTER BUILDING PA LANDLORD LLC	\$1,611,327

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FAX 717.697.0870  
1.800.213.0094

495 Highlands Boulevard  
Suite 103  
Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

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