

# FOR SALE/LEASE

## PROFESSIONAL OFFICE CONDO

22E East Roseville Road, Lancaster, PA 17601



<b>LOCATION:</b>	22E East Roseville Road, Manheim Township, Lancaster, PA 17601
<b>SALE PRICE:</b>	\$245,000.00
<b>LEASE RATE:</b>	\$2,157.50/month (\$15/SF) + Electric - Landlord to pay Real Estate Taxes and Condo Fees
<b>BUILDING SIZE:</b>	± 1,726 total SF (Finished First and Second Floor Area)
<b>AVAILABLE SPACE:</b>	± 1,726 SF
<b>ZONING:</b>	B-1 Business (Manheim Township)
<b>WATER/SEWER:</b>	Public
<b>ADDITIONAL COMMENTS:</b>	Professional office condo available for sale or lease in the heart of Manheim Township. Offers four (4) private offices, an open conference room and a large basement for storage with a small kitchenette. Easy access to Routes 30/222/283.

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



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (717) 735-6001 Fax  
[dan@uscommercialrealty.net](mailto:dan@uscommercialrealty.net)   [danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)  
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

22E East Roseville Road  
Lancaster, PA  
Photos



# 22E East Roseville Road Lancaster, PA Multi-List Information

## Agent Full

**22-E E Roseville Rd #E, Lancaster, PA 17601    Active    Commercial Sale    \$245,000**



MLS #: PALA158026  
 Tax ID #: 390-67704-1-0010  
 Ownership Interest: Condominium  
 Sub Type: Office  
 Waterfront: No

Available SqFt: 1,660.00  
 Price / Sq Ft: 147.59  
 Business Use: Professional  
 Year Built: 1988

### Location

County: Lancaster, PA  
 MLS Area: Manheim Twp - Lancaster County (10539)

School District: [Manheim Township](#)

### Taxes and Assessment

Tax Annual Amt / Year: \$3,267 / 2019  
 School Tax: \$2,470  
 County Tax: \$470 / Annually  
 City/Town Tax: \$328 / Annually  
 Clean Green Assess: No

Tax Assessed Value: \$161,300 / 2020  
 Imprv. Assessed Value: \$161,300  
 Land Use Code: 580

Zoning: (B-1) BUSINESS

### Commercial Sale Information

Business Type: Professional  
 Property Use: Owner User  
 Financial Data Source: Owner

Present Licenses: None  
 Potential Tenancy: Single  
 Building Total SQFT: 1,660 / Assessor

### Building Info

Yr Major: 2017  
 Reno/Remodel:  
 Building Units Total: 2  
 Building Total SQFT: 1,660 / Assessor

Main Entrance Orientation: West  
 Construction Materials: Stone  
 Flooring Type: Carpet, Concrete, Vinyl  
 Roof: Shingle  
 Total Loading Docks: 0  
 Total Levelers: 0  
 Total Drive In Doors: 0

### Lot

Location Type: Suburban

Road: Paved

### Interior Features

Interior Features: Fire Detection System

### Parking

Parking: Parking Lot, 3+ Car Parking, Paved Parking

### Utilities

Utilities: Electric Available, Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

# 22E East Roseville Road Lancaster, PA Multi-List Information

## Agent Full

**22-E E Roseville Rd #E, Lancaster, PA 17601**

**Active**

**Commercial  
Lease**

**\$25,890.00**



MLS #: PALA158028  
 Tax ID #: 390-67704-1-0010  
 Sub Type: Office  
 Waterfront: No

Leasable SQFT: 1,726  
 Price / Sq Ft: 15.00  
 Business Use: Professional  
 Year Built: 1988

### Location

County: Lancaster, PA  
 MLS Area: Manheim Twp - Lancaster County (10539)

School District: [Manheim Township](#)

### Taxes and Assessment

School Tax: \$2,470  
 City/Town Tax: \$328 / Annually  
 Zoning: (B-1) BUSINESS

Land Use Code: 580

### Commercial Lease Information

Date Available: 01/30/20  
 Business Type: Professional

Current Use: Vacant  
 Leasable SQFT: 1,726  
 Office SQFT: 1,726

### Building Info

Yr Major: 2017  
 Reno/Remodel:  
 Building Units Total: 2  
 Building Total SQFT: 1,726

Construction Materials: Stone  
 Flooring Type: Carpet, Concrete, Vinyl  
 Roof: Shingle  
 Total Loading Docks: 0  
 Total Levelers: 0  
 Total Drive In Doors: 0

### Lot

Location Type: Suburban

### Interior Features

Interior Features: Fire Detection System

### Parking

Parking: Parking Lot, 3+ Car Parking

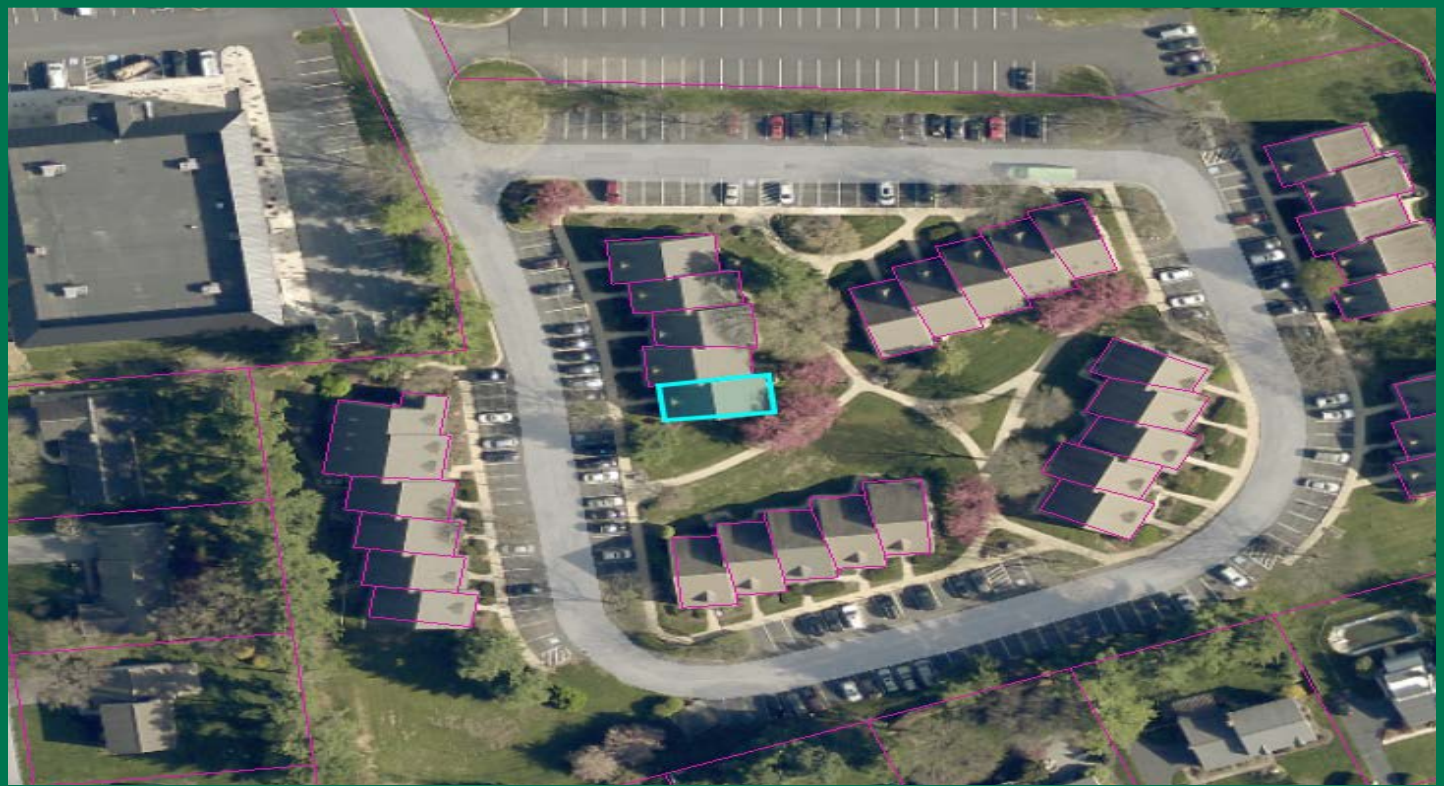
### Utilities

Utilities: Electric Available, Central A/C, Electric Service: 200+ Amp Service, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

22E East Roseville Road  
Lancaster, PA  
Aerial



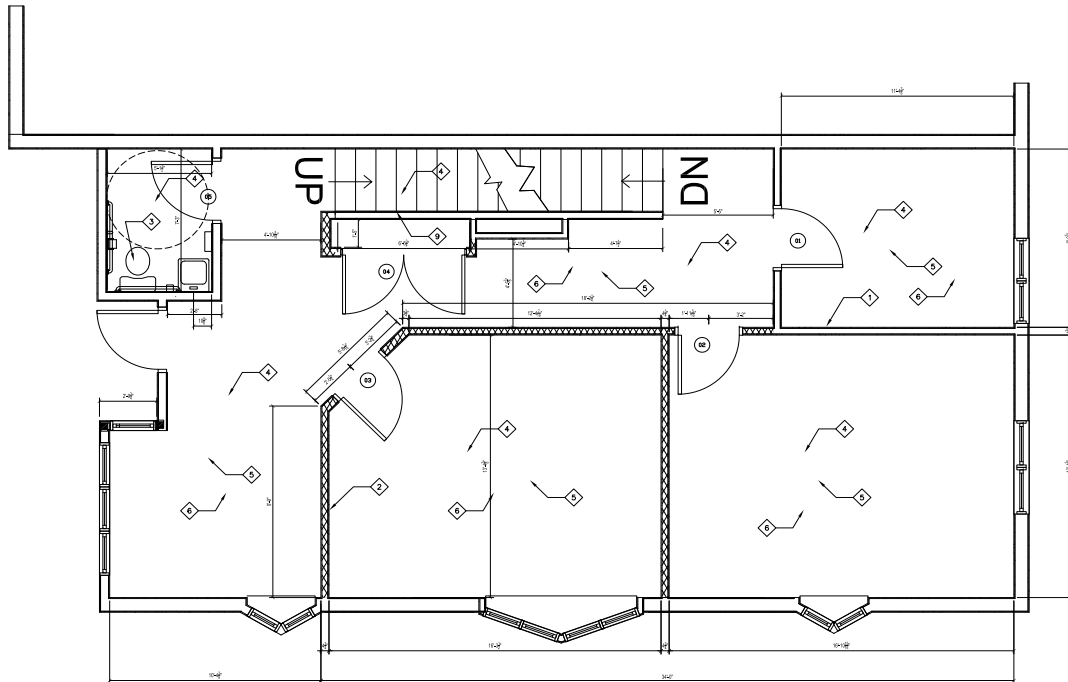
**22E East Roseville Road  
Lancaster, PA  
GIS Information**



**Identify Results:**

Account	390-67704-1-0010
Tax Map No.	39011K9 4A 24 C010
Owner	SAMPER LLC 8 WILLOW ST INDUSTRIAL PARK FLEETWOOD, PA 19522
Deed Acres	0.00
Calculated Acres	0.03
Location	22 E E ROSEVILLE RD
Municipality	MANHEIM TOWNSHIP
School District	MANHEIM TOWNSHIP
Land Use Code	580
Zoning District	B-1 BUSINESS
Land Assessment	\$0
Building Assessment	\$161,300
Total Assessment	\$161,300
Last Sale Date	02/02/2017
Last Sale Price	\$190,000
Deed Book Page	6315491
Census Tract No.	11803
ADC Map Page	3352

22E East Roseville Road  
Lancaster, PA  
First Floor Plan



- PLAN NOTES
- EXISTING WALLS TO REMAIN
  - NEW 2X4 WALL W/½" DRYWALL BOTH SIDES
  - EXISTING RESTROOM FIXTURES TO REMAIN
  - REMOVE AND REPLACE FLOOR COVERING
  - REMOVE AND REPLACE CEILING TILE AND GRID
  - REPLACE EXISTING LAY IN FLUORESCENT LIGHTS WITH LED FIXTURES
  - EXISTING HVAC DIFFUSERS TO REMAIN
  - PAINT ALL WALLS, DRYWALL CEILINGS AND TRIM
  - CLOSE OPENING IN STAIRWAY WALL

3/20/2017  
1-20"  
FLOOR PLAN  
REVISED  
1  
ALT

**RENOVATIONS**  
SABER, LLC  
8 WILLOW STREET INDUSTRIAL PARK  
FLEETWOOD, PA 19522  
22-E EAST ROSEVILLE RD.  
LANCASTER PA 17601  
Mannheim Township, Lancaster County

FOR: FLEETWOOD, PA 19522  
SITE:

LATEST REVISION DATE:

POSSESSOR OF PLANS IS RESPONSIBLE TO CORRECT LATEST REVISION DATE

DATE	BY	DESCRIPTION

DIRECTOR OF CONSTRUCTION  
Earl Reynolds

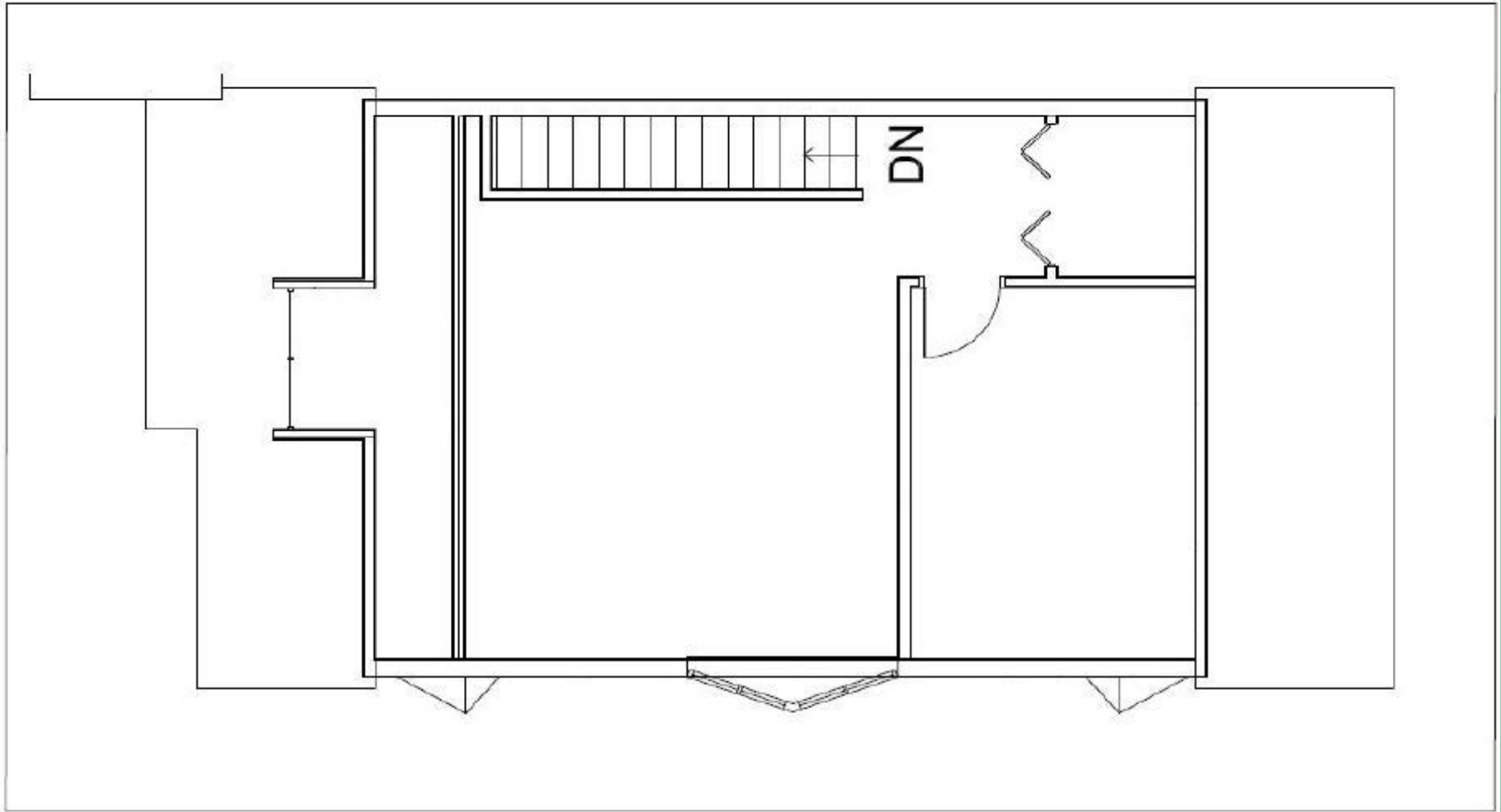
ModelPlan.dwg  
DRAWING TITLE :  
Floor Plan

A1.1  
SHEET NUMBER

JACK L. MCHERRY JR., INC.  
CONSTRUCTION, PA. 17516  
(717) 464-4268

S.E. Smoker, Inc.  
DESIGN/BUILD CONTRACTOR  
6000 N. 29th Street, Suite 100  
P.O. Box 124, Strasburg, PA 17258-0124  
Phone: 717-438-8800  
Fax: 717-438-8801  
www.se-smoker.com

22E East Roseville Road  
Lancaster, PA  
Second Floor Plan



Scale  
1/4"  
1'-0"

2ND FLOOR  
FLOOR PLAN

Drawing #  
4  
A.L.O.



**22E East Roseville Road  
Lancaster, PA  
Municipal Officials**

**Manheim Township**

**Township Offices:**

1840 Municipal Drive

Lancaster, PA 17601 Phone: 717-569-6408

Sean P. Molchany, Township Manager

Website: <https://www.manheimtownship.org/>

**Board of Commissioners**

David R. Heck, President

Albert B. Kling, Vice President

Donna E. DiMeo

Ian G. Hodge

Samuel M. Mecum

**Planning Commission**

Michel Gibeult, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

**Finance Department**

Jim Landis, Accountant

Dawn M. Stratchko, Treasurer

**Zoning Hearing Board**

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

Patrick W. Trimble, Alternate

**Public Works:**

Phillip Mellot, Director of Public Works

Wendy S. Herr, Administrative Assistant

**Code Compliance**

Andrew S. Bowman, Director

Pam Hertz, Administrative Assistant

**Planning and Zoning**

Lisa Douglas, Director

Samuel L. Maurer, Assistant Zoning Officer

Shannon Sinopoli, Land Development Review Admin

**General Municipal Authority**

James L. Lombardo, Chairperson

Edward J. Plakans, Vice-Chairperson

Samuel M. Mecum, Secretary

J. Michael Flanagan, Treasurer

Neil S. Kline, Assistant Secretary/Treasurer

**School District**

Manheim Township

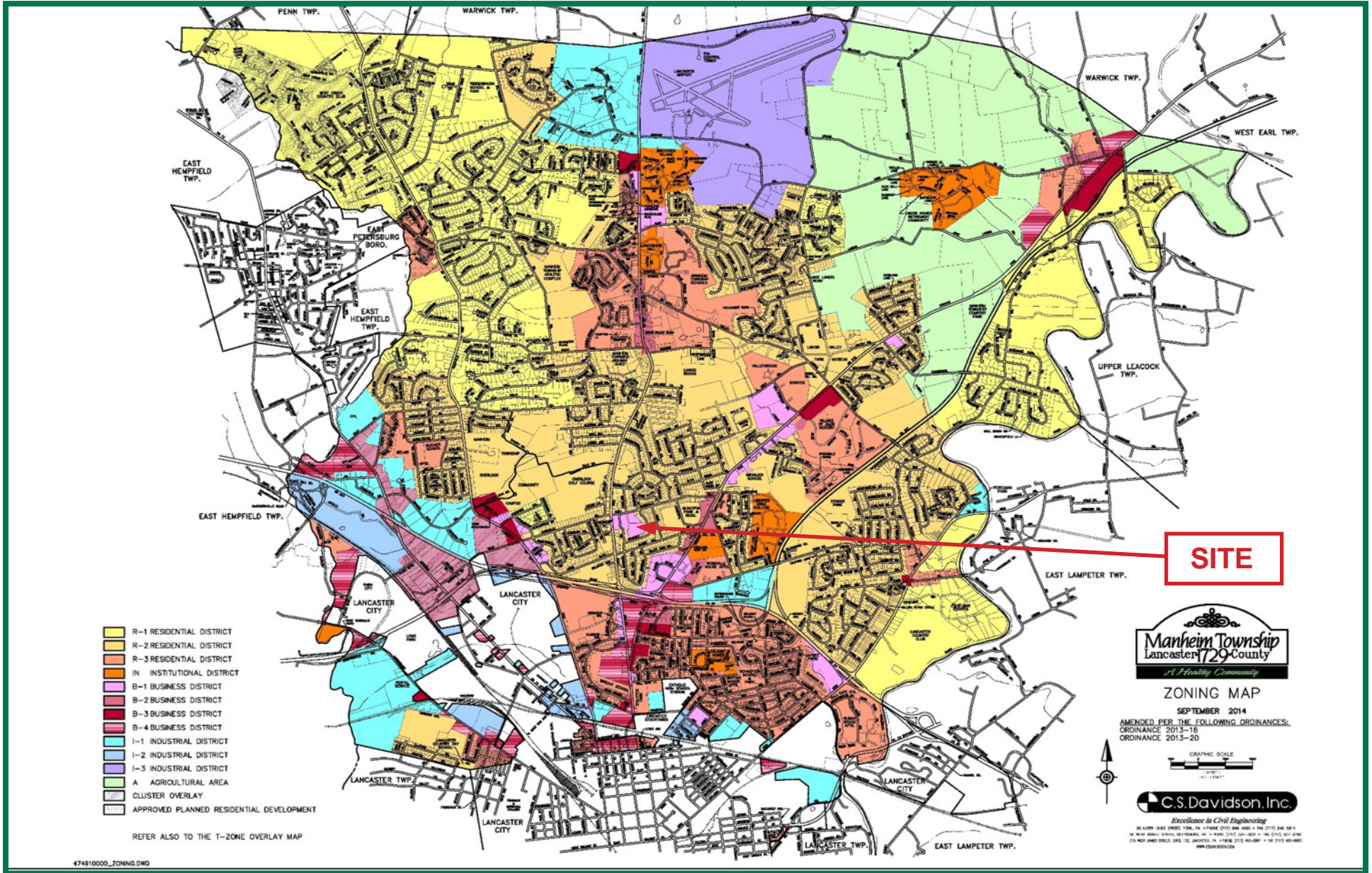
717-569-8231

**Water/Sewer Authority:**

Lancaster City Water Bureau

Lancaster Area Sewer Authority

# 22E East Roseville Road Lancaster, PA Zoning Map



**22E East Roseville Road  
Lancaster, PA  
Zoning Information**

**Uses Within Business Districts**

\*\*See also applicable T-Zone Overlay District for additional use regulations.\*\*

**KEY:**

X = Right

SE = Special exception

C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities			SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

**22E East Roseville Road**  
**Lancaster, PA**  
Zoning Information

	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>B-4</b>
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

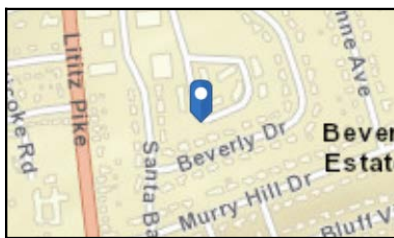
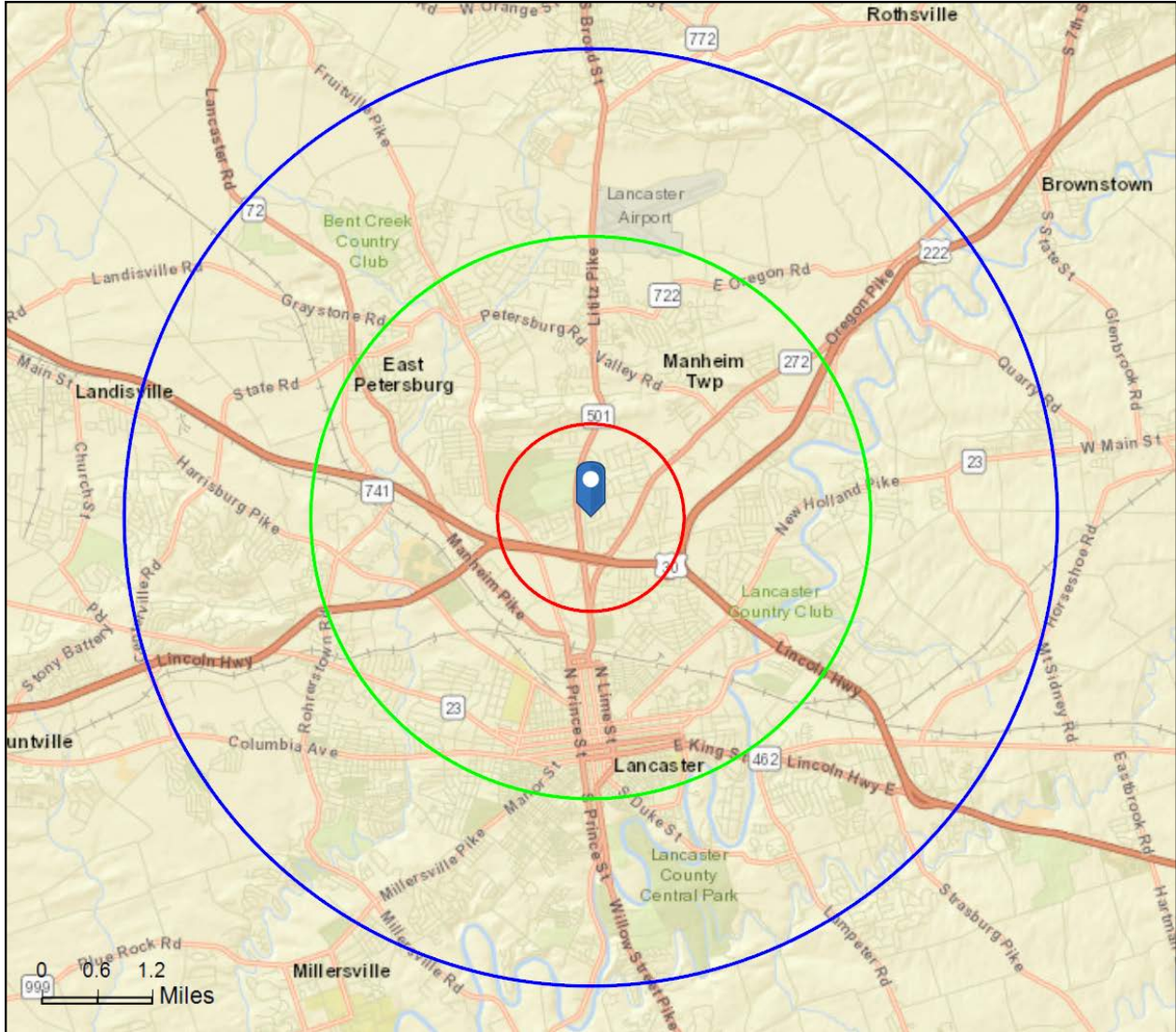
# 22E East Roseville Road Lancaster, PA Demographics



## Site Map

22E E Roseville Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.07496  
Longitude: -76.30597



January 29, 2020

# 22E East Roseville Road Lancaster, PA Demographics



## Executive Summary

22E E Roseville Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.07496  
Longitude: -76.30597

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,844	87,082	149,864
2010 Population	6,032	93,708	165,904
2019 Population	6,360	99,111	176,638
2024 Population	6,701	102,302	182,549
2000-2010 Annual Rate	0.32%	0.74%	1.02%
2010-2019 Annual Rate	0.57%	0.61%	0.68%
2019-2024 Annual Rate	1.05%	0.64%	0.66%
2019 Male Population	47.7%	48.7%	48.5%
2019 Female Population	52.3%	51.3%	51.5%
2019 Median Age	45.8	37.3	39.1

In the identified area, the current year population is 176,638. In 2010, the Census count in the area was 165,904. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 182,549 representing a change of 0.66% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 45.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	84.2%	64.9%	69.9%
2019 Black Alone	4.5%	11.3%	9.7%
2019 American Indian/Alaska Native Alone	0.1%	0.5%	0.4%
2019 Asian Alone	5.3%	4.8%	4.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	3.2%	13.8%	11.3%
2019 Two or More Races	2.7%	4.7%	4.1%
2019 Hispanic Origin (Any Race)	9.4%	28.2%	24.2%

Persons of Hispanic origin represent 24.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	118	84	93
2000 Households	2,435	33,421	58,480
2010 Households	2,493	36,126	64,852
2019 Total Households	2,626	38,058	68,675
2024 Total Households	2,773	39,323	70,935
2000-2010 Annual Rate	0.24%	0.78%	1.04%
2010-2019 Annual Rate	0.56%	0.56%	0.62%
2019-2024 Annual Rate	1.10%	0.66%	0.65%
2019 Average Household Size	2.31	2.48	2.49

The household count in this area has changed from 64,852 in 2010 to 68,675 in the current year, a change of 0.62% annually. The five-year projection of households is 70,935, a change of 0.65% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 43,351 in the specified area.



# 22E East Roseville Road Lancaster, PA Demographics



## Executive Summary

22E E Roseville Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.07496  
Longitude: -76.30597

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.8%	18.5%	16.8%
<b>Median Household Income</b>			
2019 Median Household Income	\$70,711	\$52,863	\$57,783
2024 Median Household Income	\$77,328	\$57,425	\$63,135
2019-2024 Annual Rate	1.81%	1.67%	1.79%
<b>Average Household Income</b>			
2019 Average Household Income	\$90,843	\$74,944	\$80,404
2024 Average Household Income	\$100,277	\$83,065	\$89,132
2019-2024 Annual Rate	2.00%	2.08%	2.08%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$37,048	\$29,038	\$31,267
2024 Per Capita Income	\$40,918	\$32,200	\$34,632
2019-2024 Annual Rate	2.01%	2.09%	2.07%

### Households by Income

Current median household income is \$57,783 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,135 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$80,404 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,132 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,267 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,632 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	142	108	120
2000 Total Housing Units	2,490	35,854	61,916
2000 Owner Occupied Housing Units	1,828	18,763	36,741
2000 Renter Occupied Housing Units	607	14,658	21,739
2000 Vacant Housing Units	55	2,433	3,436
2010 Total Housing Units	2,557	38,422	68,407
2010 Owner Occupied Housing Units	1,812	19,239	39,371
2010 Renter Occupied Housing Units	681	16,887	25,481
2010 Vacant Housing Units	64	2,296	3,555
2019 Total Housing Units	2,698	40,622	72,673
2019 Owner Occupied Housing Units	1,831	18,959	39,509
2019 Renter Occupied Housing Units	796	19,099	29,166
2019 Vacant Housing Units	72	2,564	3,998
2024 Total Housing Units	2,845	41,980	75,070
2024 Owner Occupied Housing Units	1,871	19,257	40,351
2024 Renter Occupied Housing Units	903	20,066	30,584
2024 Vacant Housing Units	72	2,657	4,135

Currently, 54.4% of the 72,673 housing units in the area are owner occupied; 40.1%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 68,407 housing units in the area - 57.6% owner occupied, 37.2% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 2.73%. Median home value in the area is \$198,763, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.03% annually to \$219,826.

