

FOR SALE

± 3.73 ACRES RESIDENTIAL LAND

LANCASTER, PA \$288,000



Location: 1395 East Orange Street, Lancaster Township, Lancaster, PA 17602

Lot Size: ± 3.73 acres

Demographics:	<u>2014</u>	<u>3 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>	<u>25 Miles</u>
Population:		104,337	302,998	451,054	1,013,814
Average HH Income:		\$55,371	\$70,236	\$69,376	\$71,759

Zoning: **R-2 Residential** - permitted uses include: agriculture, single family detached dwellings, semi-detached, duplex dwellings, garden apartment houses, stables and corrals, park/playground, church or similar places of worship, municipal buildings and uses, etc. Conditional uses include cluster housing.

The zoning ordinance permits a density of up to 10 units per acre for garden apartments.

Utilities: Water: Lancaster City Water
Sewer: LASA
Gas: UGI

Account No: 340-87143-0-0000

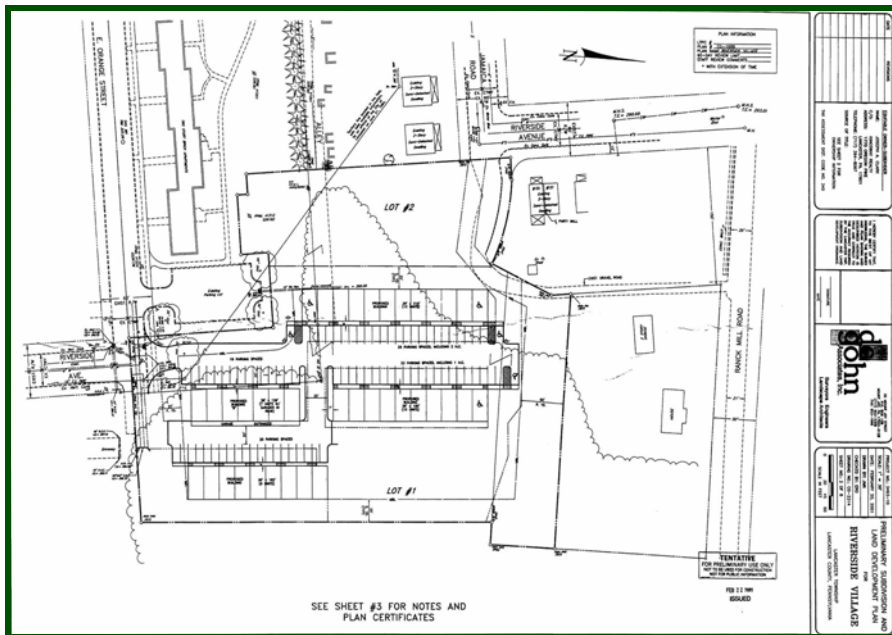
Deed Book: 05255530

Comments:

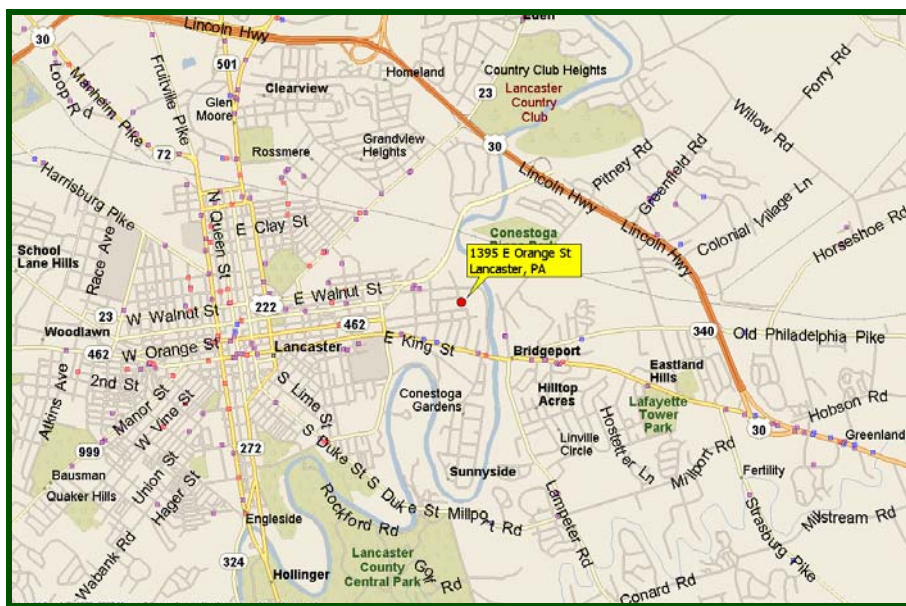
- Property is located in the “Central Lancaster Urban Growth Area”.
- Convenient access to Route 30 via Route 23 and downtown Lancaster.
- Property is located in Lancaster Township, in a neighborhood of single family and duplex residents.

Price: \$ 288,000

Site Plan



Local Map



Michael D. Wagner CCIM



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