

\$2,295,000 - 37-45 N. Duke St, Lancaster

MLS® #PALA2041962

\$2,295,000

0 Bedroom, 0.00 Bathroom, 30,008 sqft

Commercial Sale on 0.00 Acres

N/A, Lancaster, PA

A three parcel assemblage in downtown Lancaster; 37 N Duke St (332-56851-0-0000), 45 N Duke St (332-56082-0-0000) and 37 N Cherry St (332-64630-0-0000). are all included to total 30,008 SF that is currently a NNN lease by single Tenant Murray Insurance. This lease expires 9/30/27. There are 27 parking spaces included in the rear of the building. Charm and appeal through to properties, 37 was built in 1880, 45 in 1916 and 37 Cherry in 1941 and these periods are reflected in the finishes. Great location as it is walkable within a couple blocks to all of downtown, the vibrant retail, restaurants, pubs and entertainment. A must see for one who appreciates the detail the city curb appeal. Potential redevelopment for multi family or mixed use. Signed NDA required for financials that can be found under documents.

Built in 1880

Essential Information

MLS® #	PALA2041962
Price	\$2,295,000
Bathrooms	0.00
Square Footage	30,008
Acres	0.00
Year Built	1880
Type	Commercial Sale
Sub-Type	Office



Status Pending

Community Information

Address 37-45 N. Duke St
Area Lancaster City (10533)
Subdivision N/A
City Lancaster
County LANCASTER-PA
State PA
Municipality LANCASTER CITY
Zip Code 17602

Interior

Heating Forced Air
Cooling Heat Pump(s)

Exterior

Exterior Brick and Siding, Brick Front, Concrete/Block, Stone
Roof Asphalt, Rubber, Other

School Information

District SCHOOL DISTRICT OF LANCASTER

Additional Information

Date Listed October 6th, 2023
Days on Market 680
Zoning CB-CENTRAL BUSINESS

Listing Details

Listing Office High Associates Ltd.



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