

For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



308 PRIMROSE LANE
LOT #13
MOUNTVILLE, PA 17554

William Boben, III, CCIM, SIOR

Call Today! ☎ 717.209-4012

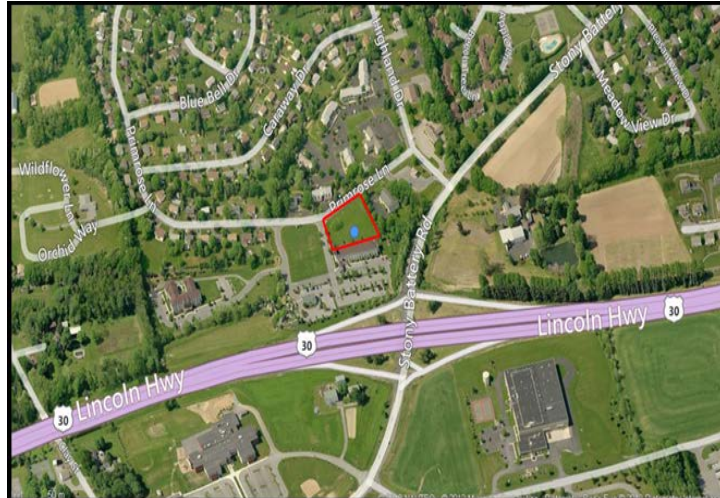
✉ bboben@high.net



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▶ COMMERCIAL LAND



308 Primrose Land
Lot #13
Mountville, PA 17554

Available Acreage:

1.0 +/- acres

Sale Price:

\$175,000

Description:

One acre lot ideal for small business or office. Easy access to Rt. 30 without traffic headaches. Adjacent to MainStay Suites.

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Land Information

Lot Dimensions:	157' x 231' x 283' x 128'
Municipality:	West Hempfield Township
County:	Lancaster
Zoning:	Commercial (C-1)
Road Frontage:	157'
Road Access:	Stony Battery Road/Mountville exit on Rt. 30
Topography:	Level
Surrounding Uses:	Hotel, restaurant, offices, residential
Assessed Value:	\$41,600
Real Estate Taxes (2012):	School: \$775.05 County: \$142.11 Municipality: \$28.29

UTILITIES

Water: Public

Sewer: Public

Gas: UGI

Electric: PPL Electric service provider

GEOGRAPHIC INFORMATION

Location: Mountville exit just off Stony Battery Road

Local Amenities: Schools, restaurants, bank and other supporting businesses

Distance to Highway Access: ¼ mile from Rt. 30

Distance to Airports: Eleven (11) miles to Lancaster Airport
Thirty (30) miles to Harrisburg International Airport

Comments: Square shaped commercial lot with utilities nearby. Ideal for professional office, medical/dental clinic or contractor offices.

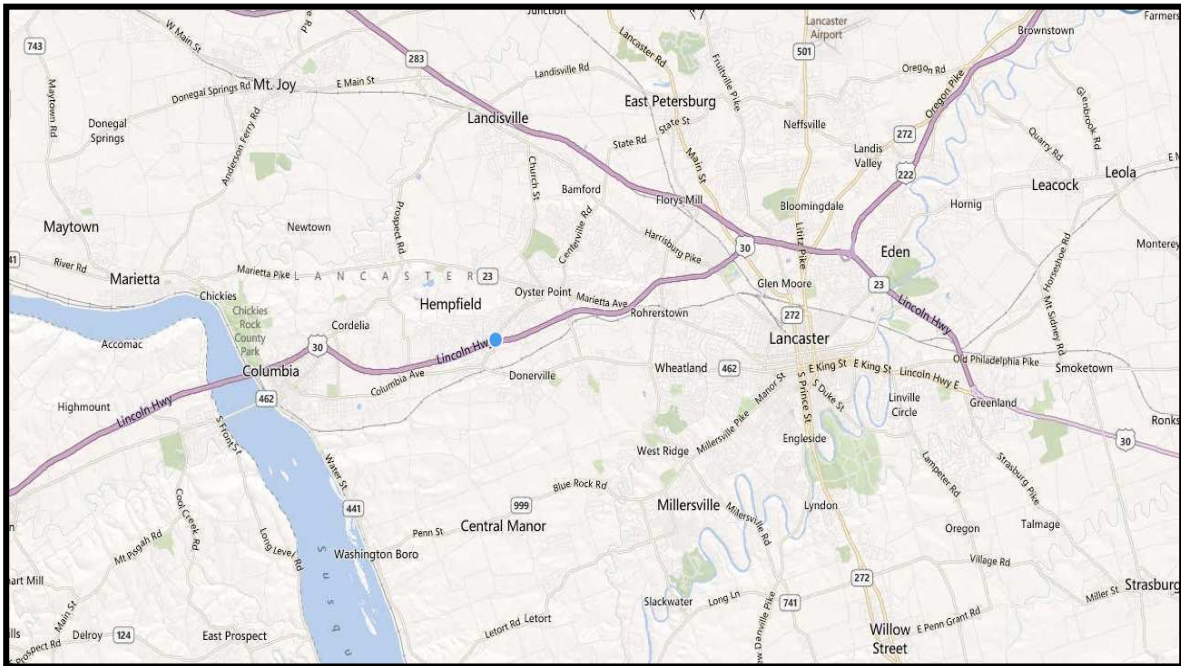
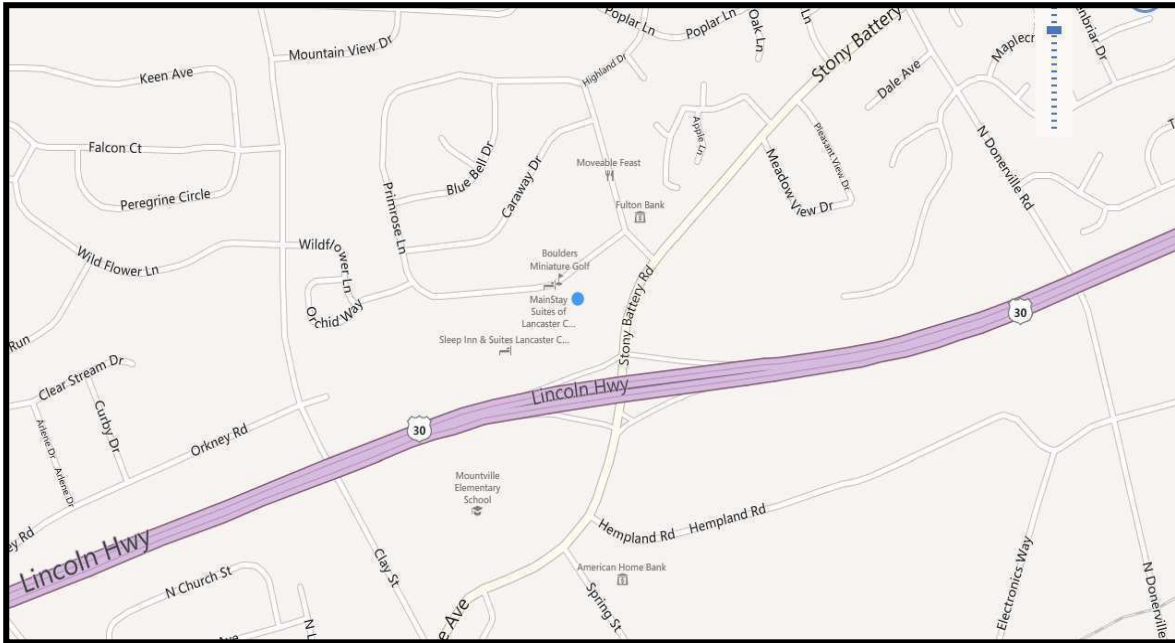
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AERIAL PHOTO



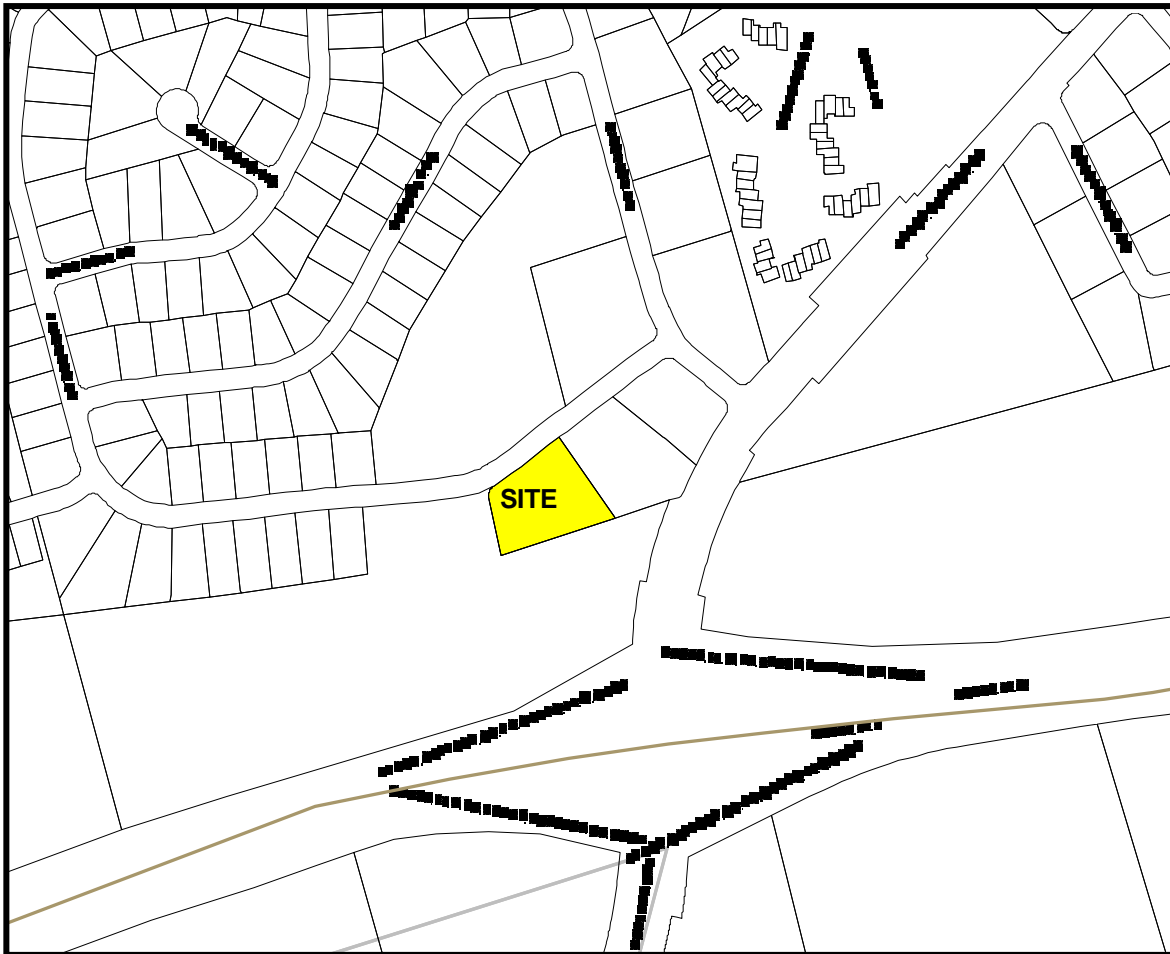
LOCATION MAP



An Affiliate of High Real Estate Group LLC

1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

TAX MAP



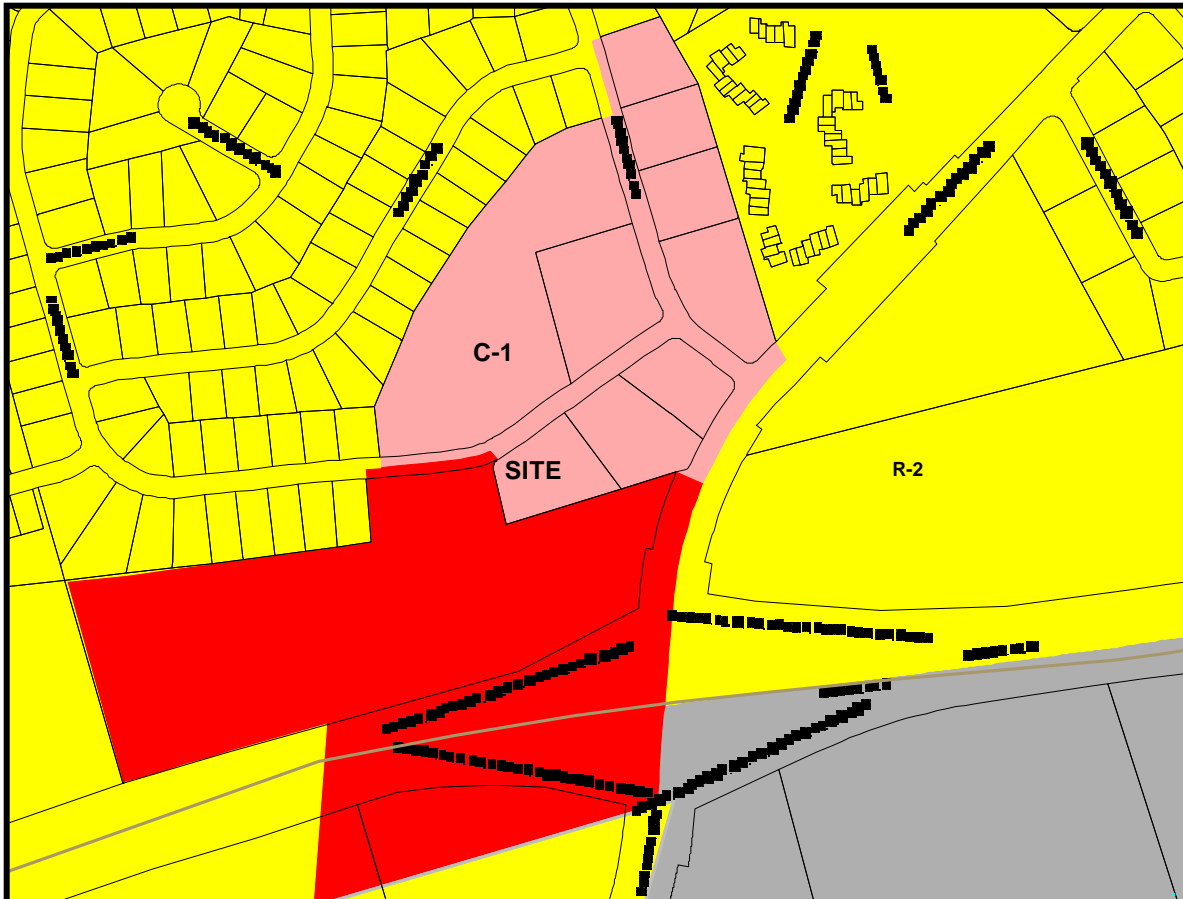
**308 Primrose Lane, Lot #13
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300-93129-0-0000



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ZONING MAP



**308 Primrose Lane, Lot #13
Mountville, PA 17554**

Commercial (C-1) Zoning



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