

For Lease

717.293.4477



SKYVIEW COMMONS
240 NORTH 7TH STREET
AKRON, PA 17501

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

Jeffrey Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

- Property Information Sheet
- Property Photos
- Location Map
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance



For Lease

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▶ Retail/Office/Professional



240 North 7th Street
Ephrata, PA 17522

Available Square Feet:

1,200 and 2,400 square feet

Lease Rate:

\$10.00/SF N/N/N

Description:

Tenant pays CAM, taxes and insurance directly to Landlord, in addition to the rent. CAM is estimated at \$4.20/SF.

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BUILDING INFORMATION

| | |
|-----------------------|--------------------------------|
| Total Building Area | 10,000 square feet |
| Available Square Feet | 1,200 & 2,400 square feet |
| Construction | Masonry |
| Floor Type | Concrete |
| HVAC | Central A/C, heat pump |
| Electric | 200 volt, 50 – 200 amp service |
| Water | Public |
| Sewer | Public |
| Sprinklered | No |
| Parking | 40 – 42 parking spaces |

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LEASING INFORMATION

Suite 600

| | |
|--------------|------------------------|
| Square Feet | 1,200 square feet |
| Annual Rent | \$12,000 |
| Monthly Rent | \$1,000 |
| CAM Charges | Estimated at \$4.20/SF |

Suite 200

| | |
|--------------|------------------------|
| Square Feet | 2,400 square feet |
| Annual Rent | \$24,000 |
| Monthly Rent | \$2,000 |
| CAM Charges | Estimated at \$4.20/SF |

| | |
|-----------------------|------------------|
| Tax Account Number | 270-10963-0-0000 |
| Deed Reference Number | 05444165 |
| Zoning | Commercial |
| Municipality | Ephrata Township |
| County | Lancaster County |

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Available Suites

240 North 7th Street
Akron, PA 17501

Suite 100

Miracle Ear

Suite 200

2,400 SF Available

Suite 300

Chiropractic & Laser Therapeutics

Suite 400

Jeffrey R. Eby, D.M.D.

Suite 500

Elevate Fitness

Suite 600

1,200 SF Available

Property Photos
Suite 200: 2,400 SF

240 North 7th Street
Akron, PA 17501



Property Photos
Suite 200: 2,400 SF

240 North 7th Street
Akron, PA 17501



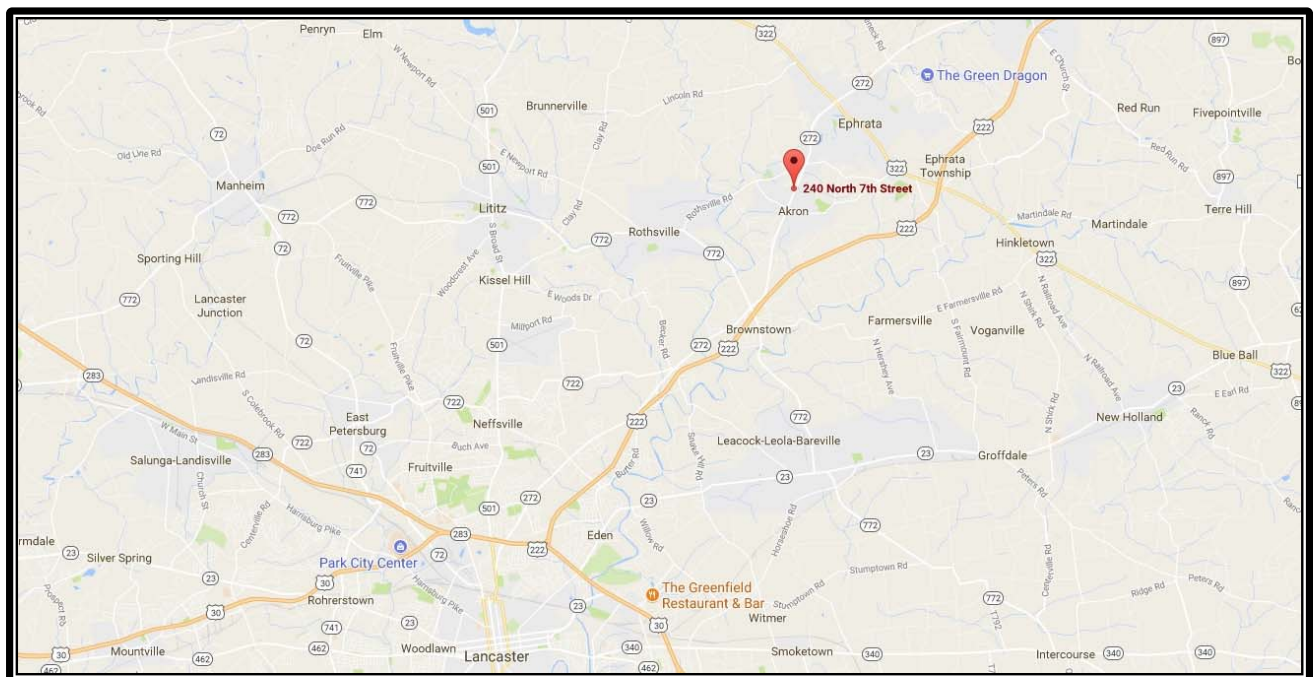
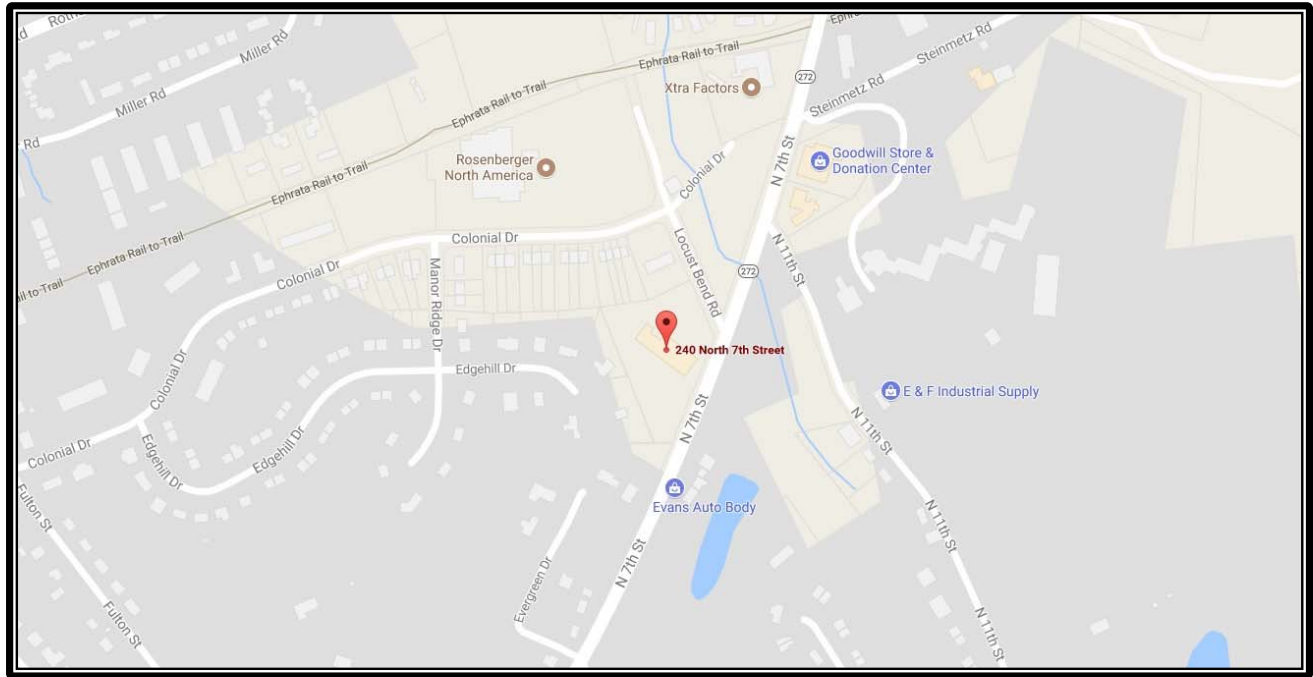
Property Photos
Suite 600: 1,200 SF

240 North 7th Street
Akron, PA 17501



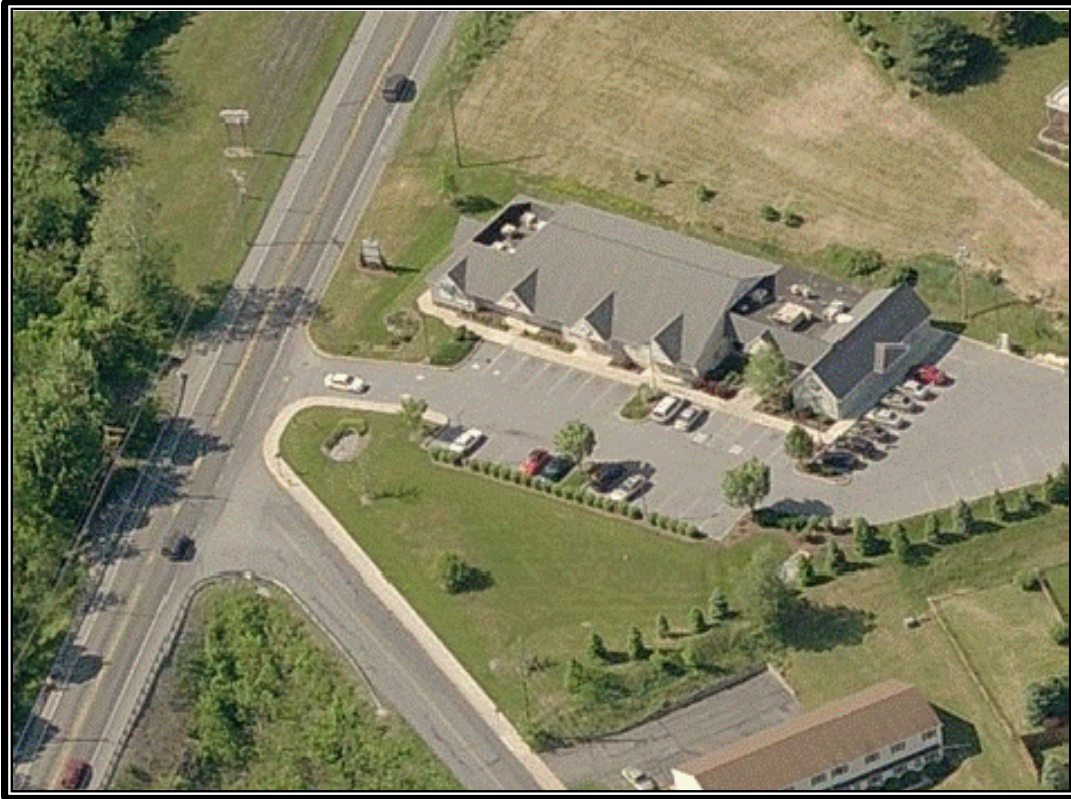
Location Map

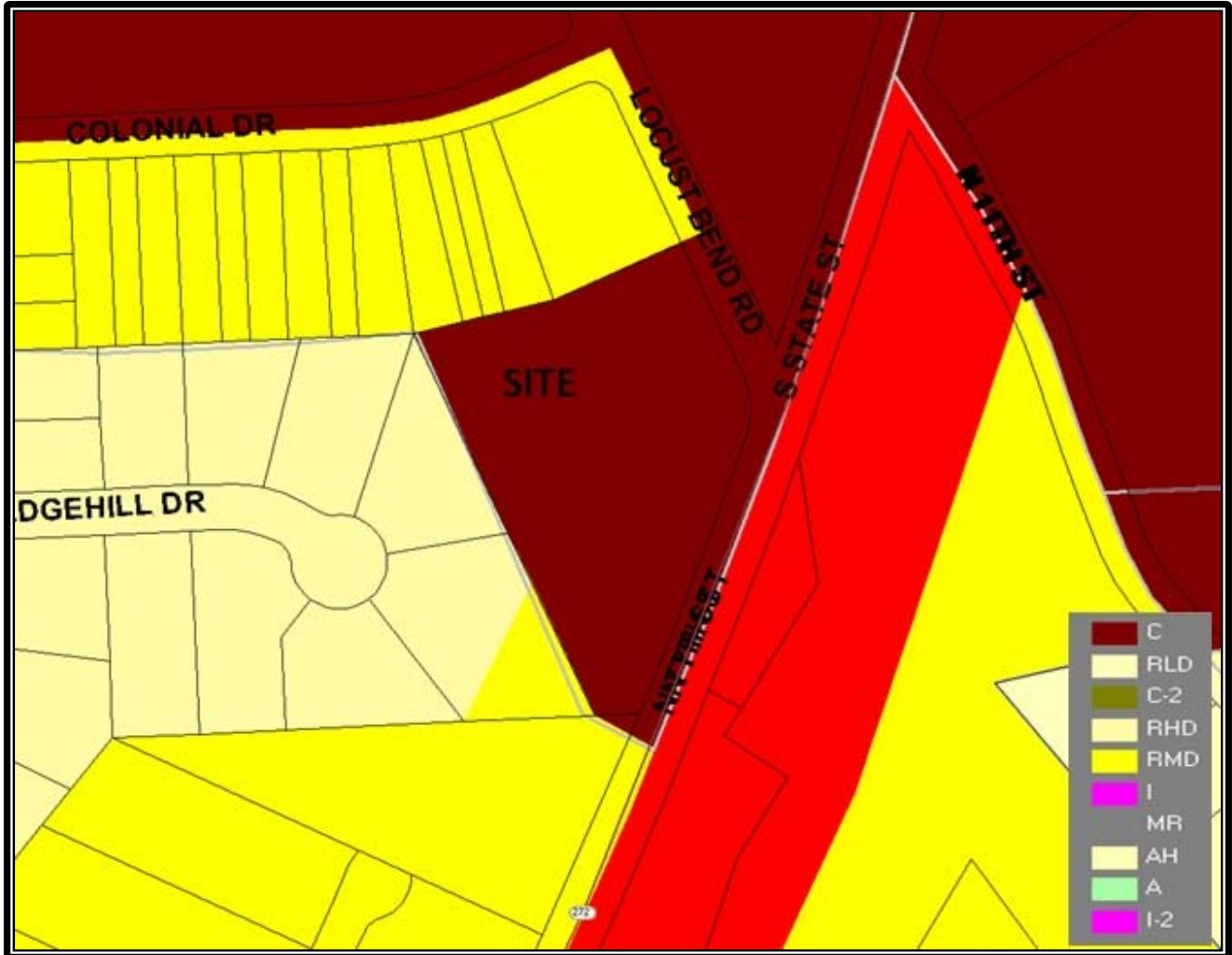
240 North 7th Street
Akron, PA 17501



Aerial Photo/Tax Map

240 North 7th Street
Akron, PA 17501





Site Map

240 North 7th Street
Akron, PA 17501



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Section 405. COMMERCIAL (C) DISTRICT

A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
 - a. Business, professional or governmental office or studio (see Section 637).
 - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
 - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
 - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
 - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
 - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
 - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
 - h. Wholesaling businesses.
 - i. Automobile/truck service and repair facilities (see Section 612).

- j. Automobile filling stations (see Section 611).
 - k. Essential services buildings and structures (see Section 627).
 - l. Churches and related uses (see Section 619).
 - m. Existing agricultural operations.
 - n. Veterinary offices or animal hospitals (see Section 609).
 - o. Farm Equipment Sales and Service (see Section 629).
 - p. Customary accessory uses and buildings incidental to the above permitted uses.
2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).
- a. Billboards (see Section 614).
 - b. Amusement arcades (see Section 608).
 - c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
 - d. Shopping centers (see Section 646).
 - e. Life-care facilities (see Section 634).
 - f. Nursing, rest, or retirement homes (see Section 641).
 - g. Commercial communications antennas (see Section 624).
 - h. Self-service storage facilities (see Section 649).
 - i. Golf courses, parks and recreational areas (see Section 639).
 - j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).
- a. Commercial regional impact developments (see Section 623).

C. Lot, Yard, and Height Requirements

1. Lot Requirements

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Fifty percent (50%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional storm water management or underground storage is utilized as the primary means of meeting storm water management requirement

2. Yard Requirements

- a. Front Yard Depth - Twenty-five (25) feet.
- b. Side Yard Width - Ten (10) feet, except when adjacent to a residential district, a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth - Twenty-five (25) feet.

3. Building Height

- a. Principal Building - Forty (40) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation - – New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential structures.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

This is the end of the Commercial zoning information.

Section 406 MIXED USE (C-2) DISTRICT

A. Specific Intent

These districts are designed to permit a mix of residential and commercial uses to locate in an existing older area already containing such a mix of uses.

B. Uses and Structures



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 Lancaster, PA 17601

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5000 Ritter Road
 Suite 201
 Mechanicsburg, PA 17055
 717.697.2422
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 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
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6497 Parkland Drive
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