

For Sale

717.293.4477



700 BRENTWOOD DRIVE
LITITZ, PA 17543

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

Ruth M. Devenney, CCIM, SIOR
717.293.4552
rdevenney@high.net



► Office/Church/Daycare



700 Brentwood Drive
Lititz, PA 17543

Available Square Feet:
8,060 square feet

Sale Price:
\$1,299,000

Description:
Church for sale. R-3 zoning allows for schools (by exception). Built in 2010. Almost new with motivated seller.

Ruth M. Devenney, CCIM, SIOR
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rdevenney@high.net

BUILDING INFORMATION

Total Building Square Feet:	8,060 square feet
Year Constructed:	2010
Number of Floors:	One floor
Ceiling Height:	Various
HVAC:	Central A/C
Electric:	50 – 200 amp service
Restrooms:	ADA compliant
Water:	Public
Sewer:	Public
Gas:	Public
Parking:	46 with use of more
Zoning:	Residential-2 (R-2)

GEOGRAPHIC INFORMATION

Municipality: Manheim Township
County: Lancaster County
Topography: Flat
Acres: 1.37

TAX INFORMATION

Tax Account#: 390-20063-0-0000
Deed Reference: 6320286
Assessed Value: \$907,000
Taxes (2015/16):
County: \$3,387.64
Municipal: \$2,412.62
School: \$17,279.17
Total: \$23,079.43



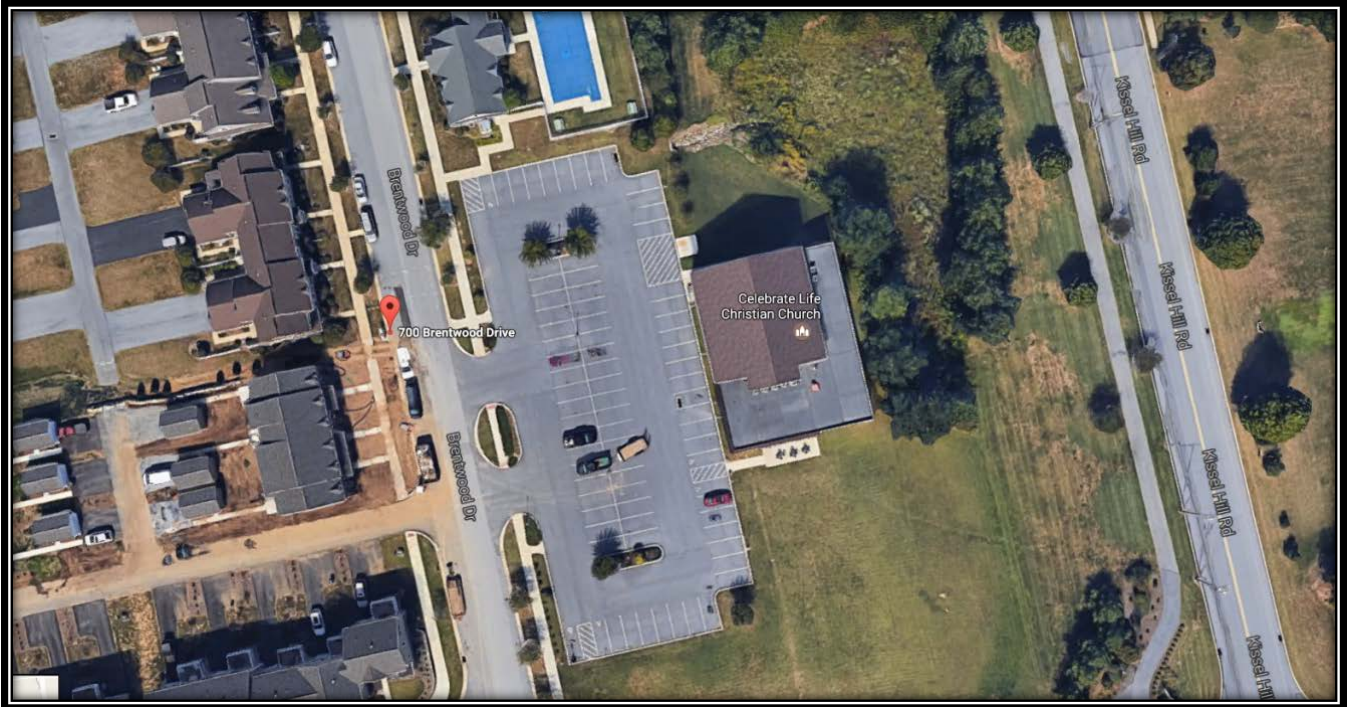
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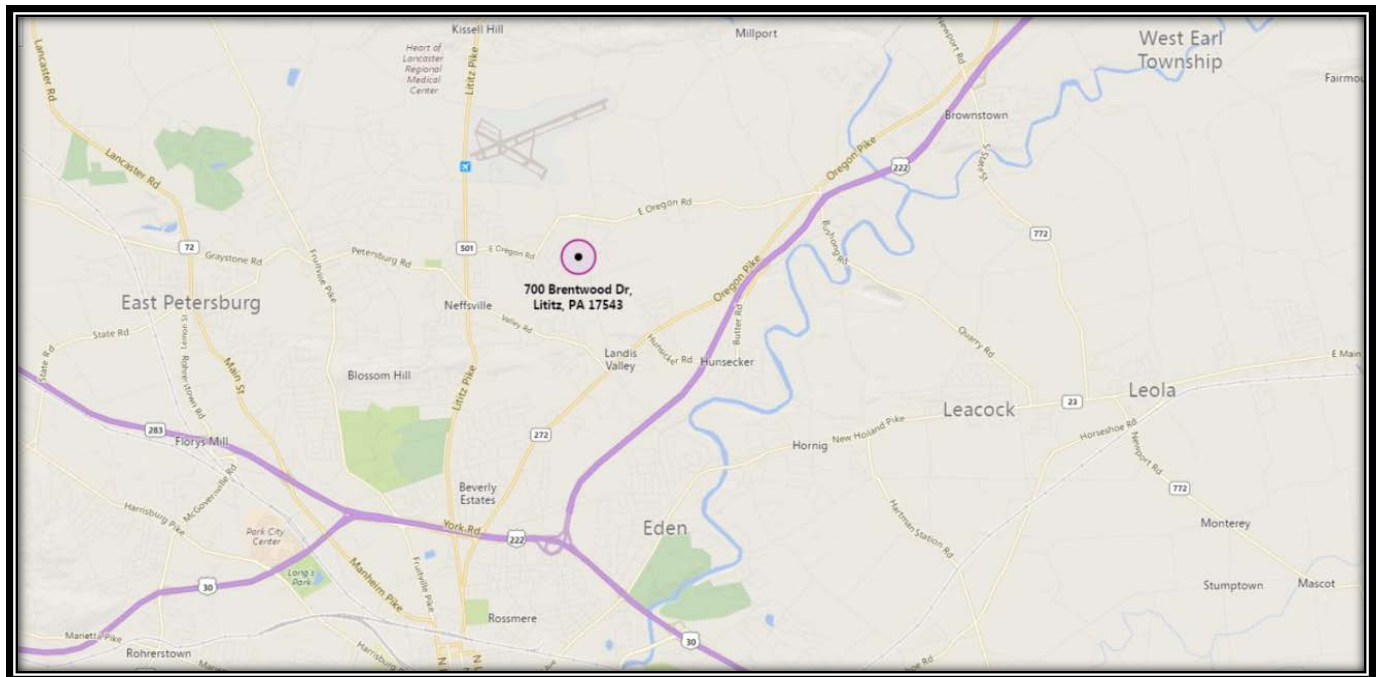
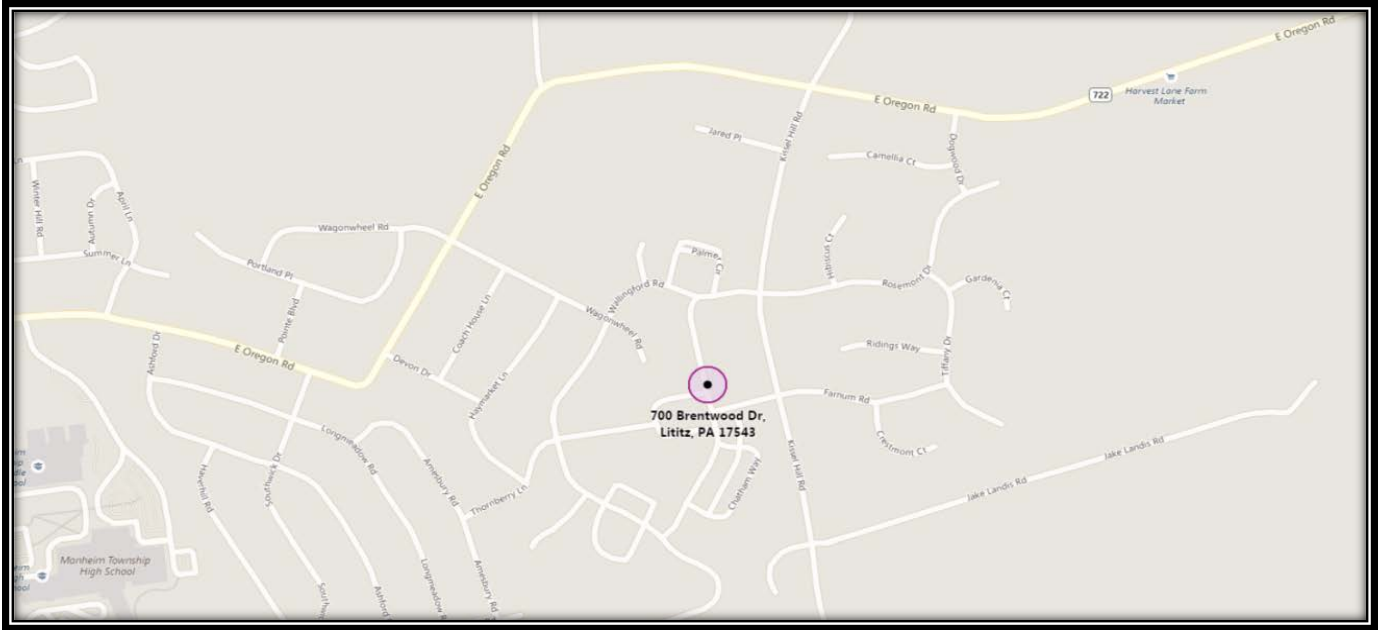






Location Map

700 Brentwood Drive Lititz, PA 17543





This Certificate of Use and Occupancy may be invalid if its use and/or description no longer reflects the building's current use and/or description. Lack of compliance may require Township inspection.

CERTIFICATE OF USE AND OCCUPANCY

Township of Manheim, Lancaster County, Pennsylvania

Work Permit #: **B08-1699**

Final Inspection Date: **08/11/2010**

Sewer Permit #: **LASA #32367**

Zoning District: **(R-2) RESIDENTIAL**

Permission is hereby given to:

Celebrate Life Christian Church

Owner

HORST CONSTRUCTION

Contractor

CELEBRATE LIFE CHRISTIAN CHURCH

Tenant

To use **FOR A NEW 8,133 SQ. FT. SINGLE STORY BUILDING, NOT SPRINKLED.**

(DESCRIPTION OF STRUCTURE)

At **700 Brentwood Drive**

Lititz

PA

17543

(STREET ADDRESS)

For **Churches**

Wood Frame - 5B

(INTENDED USE)

(CONSTRUCTION TYPE)

Zoning Ordinance: **1989-21**

Use Group

A3 - Assembly

Design Occupancy Load: **459**

Building & Fire Code Ed. **2006 International Building Code, as amended**

Auto Fire Protection Systems:

MANUAL PULL STATIONS AND SUPPLEMENTAL AUTOMATIC SMOKE DETECTION.

Auto Fire Sprinkler / Standpipe Fire Suppression System(s)

NONE AT THIS TIME.

Special Stipulations

ALL FIRE DOORS SHALL REMAIN CLOSED AT ALL TIMES. MAINTAIN ALL REQUIRED CODE SIGNAGE. MAINTAIN ALL REQUIRED MEANS OF EGRESS. KITCHEN FOR WARMING AND SERVING OF FOOD ONLY. L & I VARIANCE #485553

Manheim Township Zoning Official

Lisa A. Douglas

Date **08/11/2010**

Building Code Official / Designee

Donald J. Clifford

Date **08/11/2010**

LANCASTER COUNTY

LANCASTER COUNTY PLANNING COMMISSION

COUNTY COMMISSIONERS
HOWARD "PETE" SHAUB, Chairman
DICK SHELLENBERGER, Vice-Chairman
MOLLY HENDERSON

This Document Recorded
87/27/2007
89:5694
Doc Code: 02 Lancaster County, Recorder of Deeds Office

50 NORTH DUKE STREET
PO BOX 83480
LANCASTER, PA 17608-3480
TELEPHONE: 717-299-8353
FAX: 717-295-3859

RONALD T. BAILEY
Executive Director
15 April 2004
04LP

RECORDER OF DEEDS COPY
FILE COPY

Mr. James M. Martin, Manager/Secretary
Manheim Township Commissioners
1840 Municipal Drive
Lancaster, PA 17601

Re: Notice of Plan Receipt for Review
LCPC File # 96-87B

Dear Mr. Martin:

A request to review the plan identified below was received by the Lancaster County Planning Commission on 31 March 2004 and has been scheduled for review at the Commission meeting on 10 May 2004. The LCPC meeting will be held at 4:00 p.m. in 44 North Christian Street, Suite 500, Lancaster, Pennsylvania.

Plan Name: Kissel Hill Associates, Inc.
Application Classification: Final
Municipality: Manheim Township
Project Location: North side of Fannum Road between Kissel Hill Road and Brentwood Drive

Proposed Use: Institutional
Number of Lots/Units: 2/1
Total Acreage: 4.430

Property Owner(s): Wolf Moor Group
Address: P.O. Box 5037, Lancaster, PA 17606

Neffville Associates (Applicant)
1525 Oregon Pike, Suite 102, Lancaster, PA 17601

The Commission welcomes any comments or additional information that may be relevant to the review of this plan. If the Commission or its Staff can be of any assistance to you during your review and approval of this project, please do not hesitate to call me.

Sincerely,

James R. Cowbey
James R. Cowbey
Director for Community Planning

JRC:wil

Copy: Sean Mulchany, Manheim Township Planning Commission Secretary
Auro Group, Engineer
Hartman Underhill & Brubaker, Solicitor
Wolf Moor Group and Neffville Associates (Applicant), Landowners
Jerry Frystup, James R. Holley & Associates, Inc.
PP&L Electric Company
Verizon Telephone Company
UGI
Comcast Cable TV (Lancaster)

5-COMMUNPLN-19-MAR-04-APP-WOLF-MOOR

5638576
Page: 1 of 6
67/27/2007 09:56AM



LANCASTER COUNTY • ESTABLISHED 1729

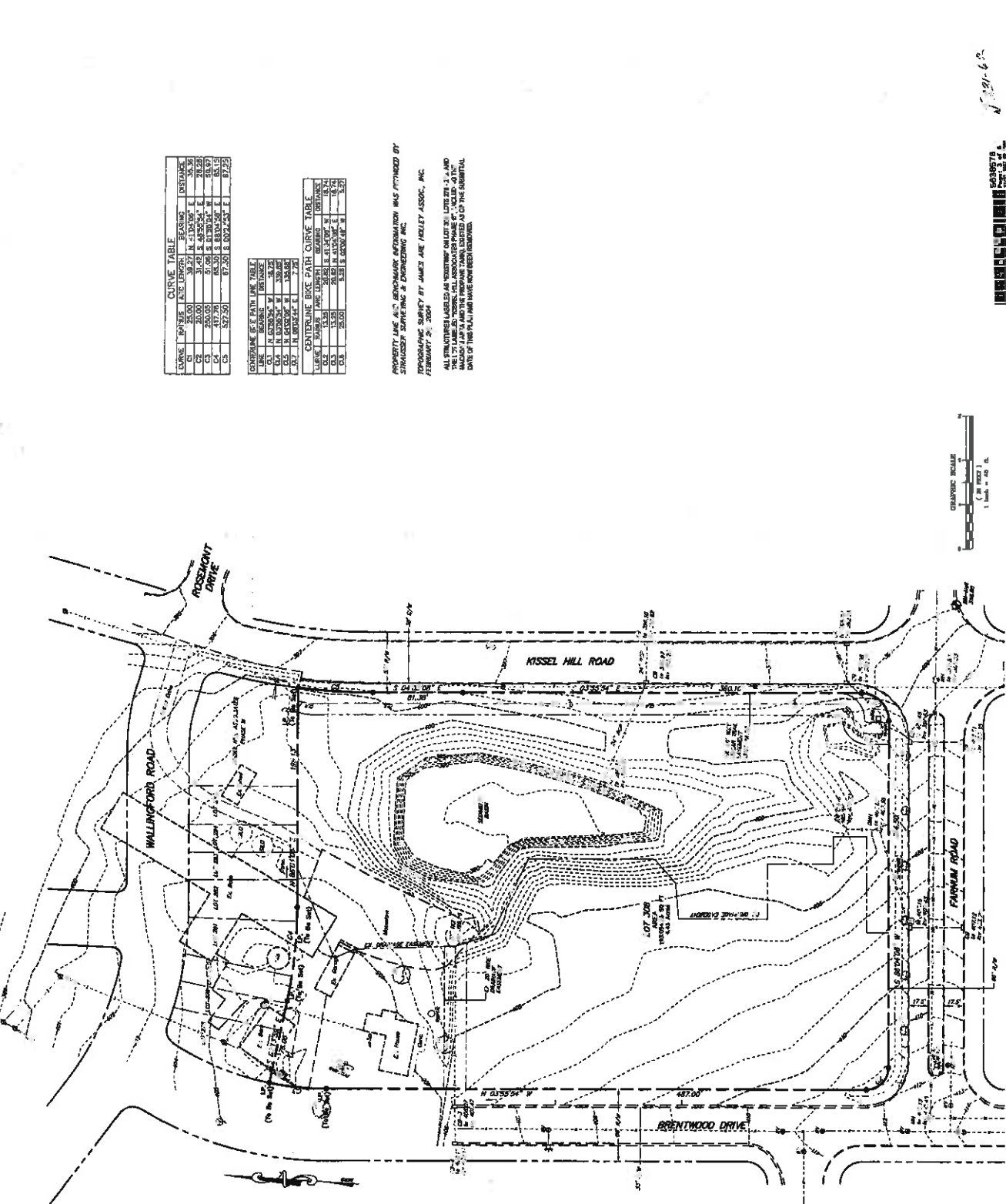
THANK YOU FOR YOUR BUSINESS. CONTACT: PA DESIGN SYSTEM 1-800-546-1176
 Design Shop: Hestonville, Pa. 17144
 E-mail: hestonville@psd.com

James R. Holley Associates, Inc.
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
 19 South George Street, York, Pa. 17403
 (717) 848-3733 Fax (717) 843-1888 e-mail: jrh@holley.com

LANCASTER COUNTY, PA
 2004 James R. Holley & Associates, Inc.
 EXISTING CONDITIONS PLAN
 FOR
 KISSEL HILL ASSOCIATES, INC. AND
 CELEBRATE LIFE CHRISTIAN CHURCH
 AT KISSEL HILL COMMONS
 FARMUM AND BRENTWOOD DRIVE

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SHEET NO. 2 OF 11



CURVE TABLE			
CURVE	PIVOTS	A.S.E. LENGTH	BEARING
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PROPERTY LINE AND BENCHMARK INFORMATION WAS PROVIDED BY
 STROUD SURVEYING & ENGINEERING, INC.
 TOPOGRAPHIC SURVEY BY JAMES R. HOLLEY ASSOC., INC.
 FEBRUARY 2, 2004
 ALL DIMENSIONS LABELED AS "EXISTING" OR "AS SHOWN" UNLESS NOTED OTHERWISE.
 THE "L" DIMENSIONS REFER TO "AS SHOWN" DIMENSIONS.
 DATE OF THIS PLAN AND ANY REVISIONS ARE SHOWN IN THE REVISIONS TABLE.

2 OF 11



BEFORE YOU
SIGN ANY
CONTRACT
CALL
1-800-243-1777
1-800-243-1778
1-800-243-1779
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1-800-243-1781
1-800-243-1782
1-800-243-1783
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1-800-243-1786
1-800-243-1787
1-800-243-1788
1-800-243-1789
1-800-243-1790

Design: Shupe Notification
Project No. 037225-9
Serial No. 037225-9

James R. Holley
Associates, Inc.
ENGINEERS • PLANNERS • ARCHITECTS • SURVEYORS
18501 George Street, Suite 17401
(714) 846-4373 • Fax (714) 843-1888 • Email jrh@jrhassoc.com

LANCASTER CO., PA
2005 James R. Holley & Associates, Inc.
FARM AND BRENTWOOD DRIVE
AT KISSEL HILL CORNER
KISSEL HILL ASSOCIATES, INC. AND
CELEBRATE LIFE CHRISTIAN CHURCH
FOR
SUBDIVISION PLAN

NO.	DATE	DESCRIPTION
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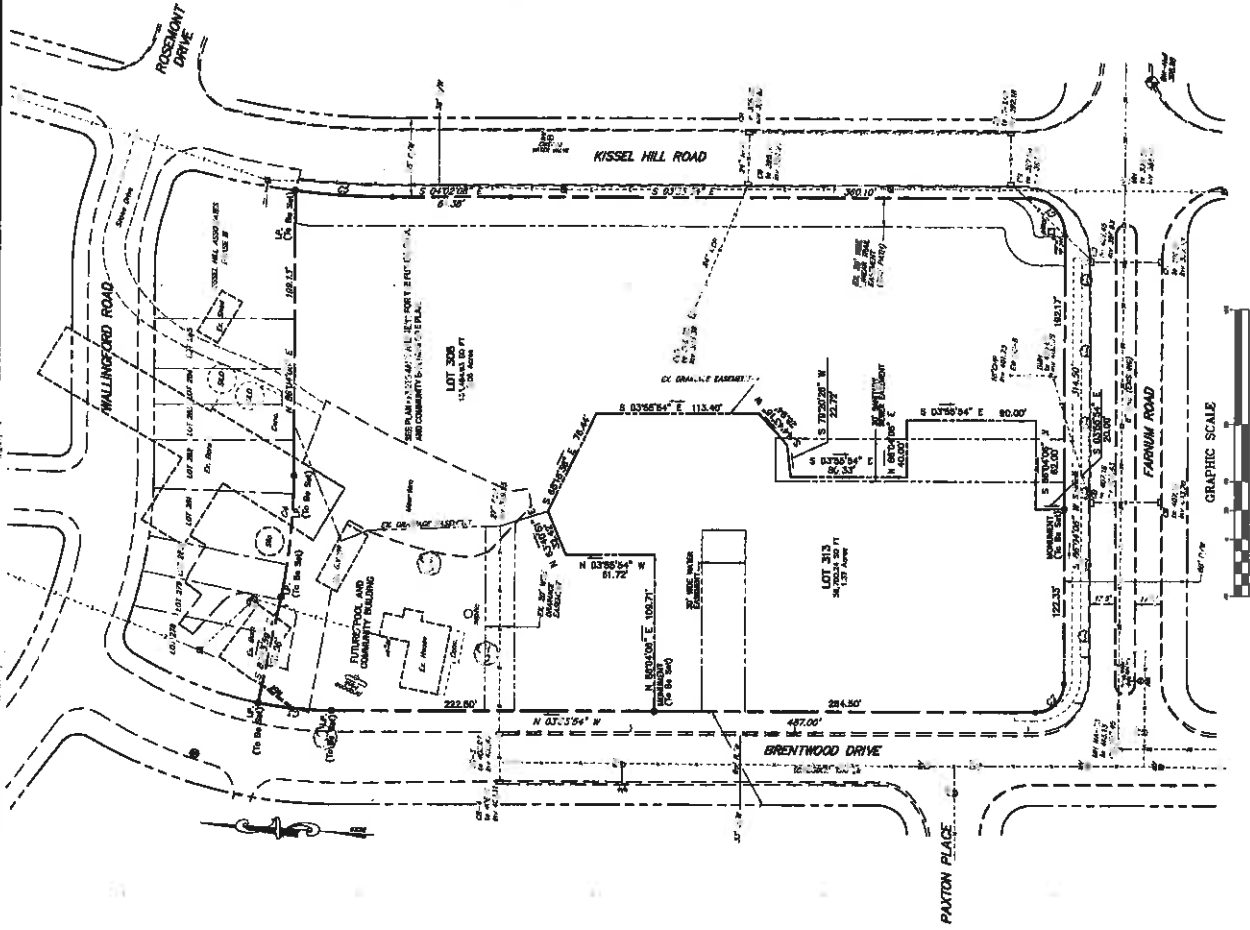
3 OF 11

CURVE	BEARING	CHORD	ARC LENGTH	CHORD BEARING	ANGLE
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C10	S 89° 58' 00" W	100.00	100.00	S 89° 58' 00" W	90.00

MINK REGULATIONS STANDARDS ENR LOT 313
 MIN. LOT SIZE (MIN.) 2,000 SQ. FT.
 MIN. LOT SIZE (MAX.) 20,000 SQ. FT.
 MIN. FRONT YARD SETBACK 10 FT.
 MIN. SIDE YARD SETBACK 5 FT.
 MIN. REAR YARD SETBACK 10 FT.
 MIN. MAX. LOT WIDTH @ STREET 42' / 100'
 MIN. MAX. LOT AREA 1/2 AC.
 MIN. MAX. FOOTPRINT COVERAGE 20%
 MIN. MAX. LOT AREA 1/2 AC.
 MIN. MAX. LOT AREA 1/2 AC.
 MIN. MAX. LOT AREA 1/2 AC.
 MIN. MAX. LOT AREA 1/2 AC.

- NOTES:
1. PROPERTY TO BE ADJACENT TO 100 FEET TO 200 FEET WITH AN AREA OF 1/2 AC. OR MORE.
 2. MINIMUM FRONT SETBACK TO BE 10 FEET.
 3. MINIMUM SIDE SETBACK TO BE 5 FEET.
 4. MINIMUM REAR SETBACK TO BE 10 FEET.
 5. ALL OTHERS SHALL BE AS SHOWN.
 6. ALL UTILITIES SHALL BE SHOWN BY THE OWNER. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS TO VERIFY THE LOCATION OF UTILITIES.
 7. MINIMUM FRONT SETBACK TO BE 10 FEET.

PROPERTY OWNED BY: STRAUSSER SURVEYING & ENGINEERING, INC.
 ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEYS. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS TO VERIFY THE LOCATION OF UTILITIES.



037225-9



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

www.highassociates.com

1853 William Penn Way
Lancaster, PA 17601
717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
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
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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