



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors • 717.697.2422

► Commercial Land



1780 Columbia Avenue,
Columbia, PA 17512

Available Acreage:

3.3 Acres

Sale Price:

~~\$250,000~~ **Price Reduced \$230,000**

Description:

3.30 acres commercial land on very busy Rt. 462. Priced right and ready to be developed.

Annette Cassel Means

Call Today! ☎ 717.697.2422 ext. 207

✉ ameans@high.net

Land Information

Municipality	West Hempfield Township
County	Lancaster
Zoning	C-1
Road Access	Columbia Avenue (Rt. 462) & Dark Hallow Drive
Frontage Feet On	232.5'
Topography	Relatively flat
Visibility	Good
Railroad	No
Parking	TBD
Soils	Not known
Environmental	Not known
Present Use	Vacant land
Surrounding Uses	Columbia Shopping Center, fast food, banking & residential
Possible Uses	Retail, bank, restaurant, medical office
Restrictions/Associations	None

Traffic Count AADT 16,653 @ PA Rt. 462 Both Dir

Demographics	1 Mile	3 Miles	5 Miles
Population	3,656	26,667	52,347
Households	1,522	10,690	20,772
Avg. HH Income	54,016	62,260	70,879

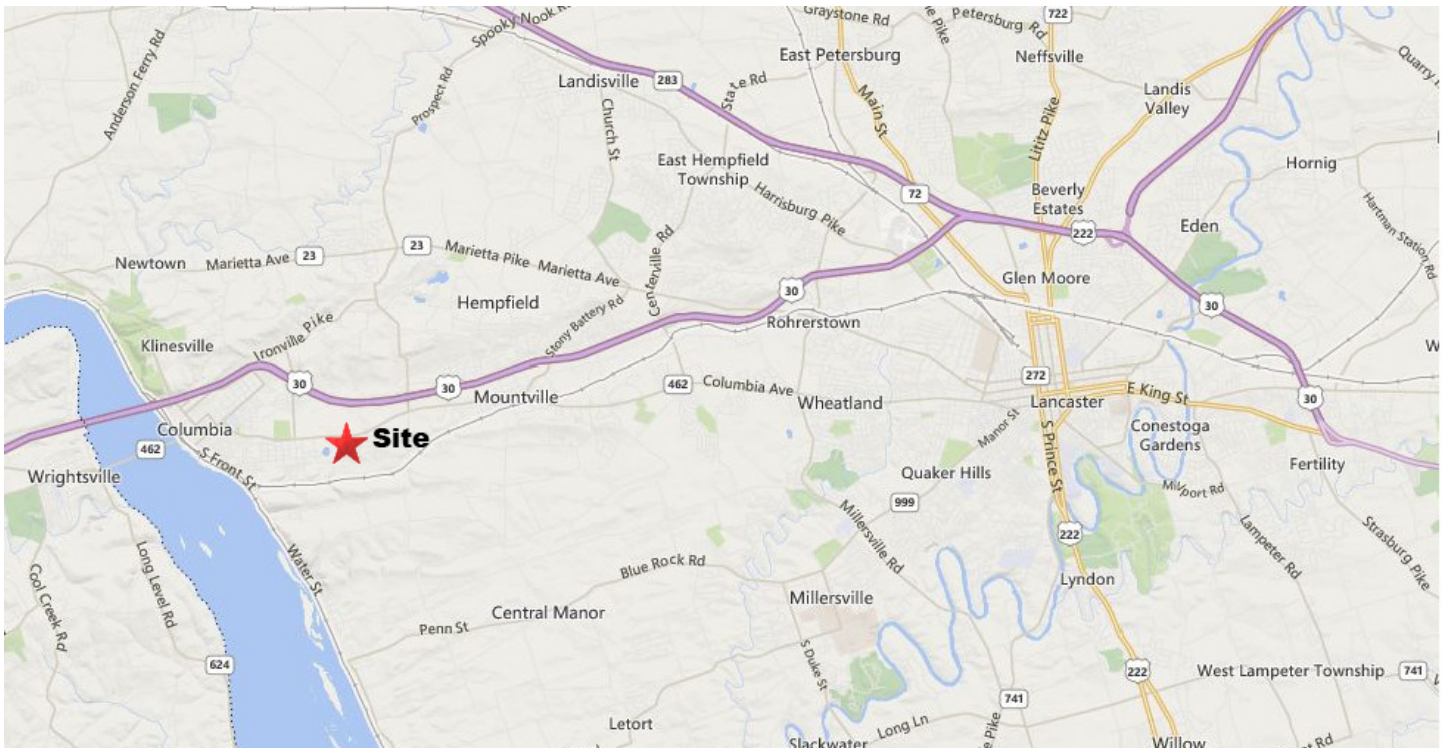
Utilities

Water	Public
Sewer	Public
Gas	UGI
Electric	PP&L

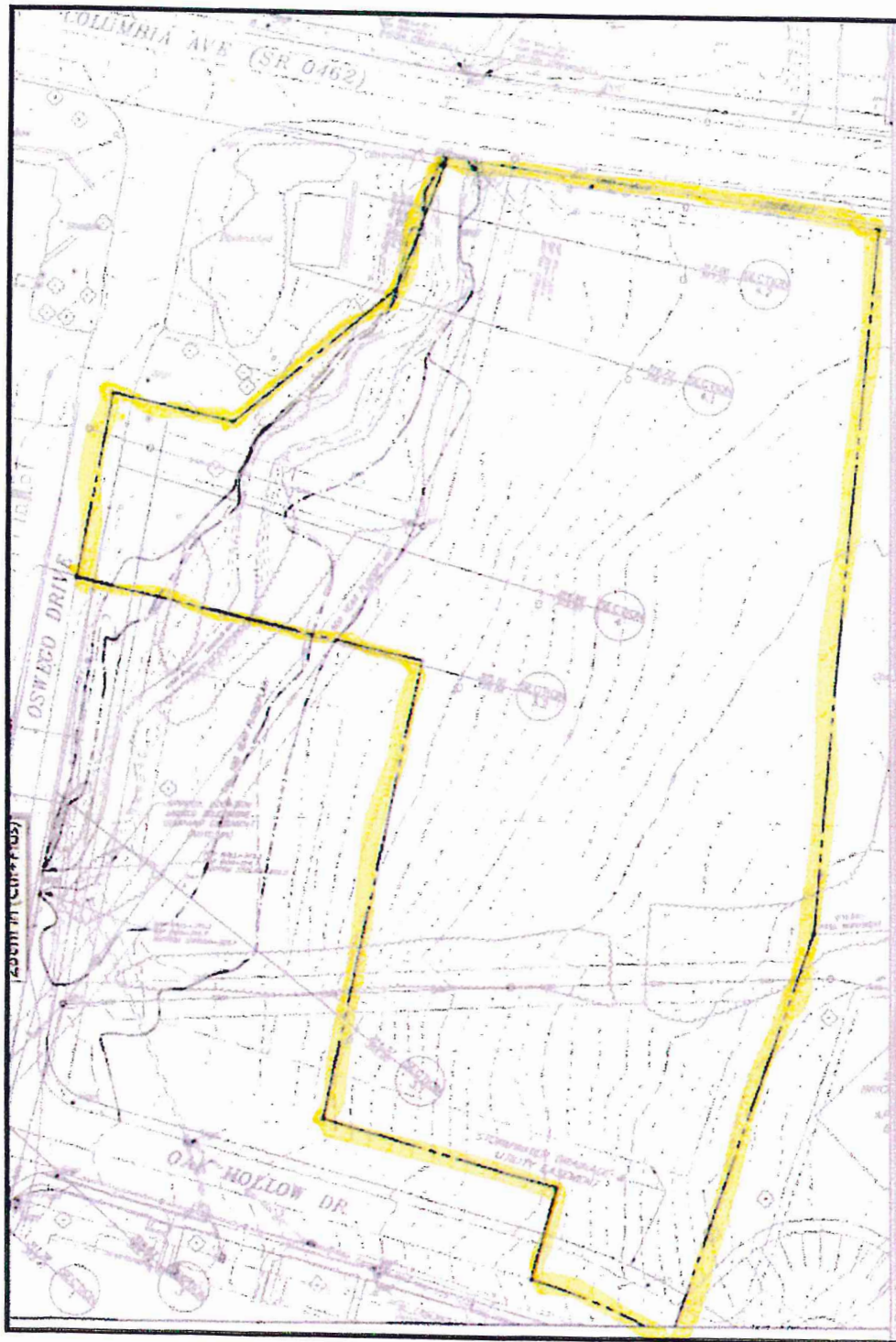
General Information

Location	Situated on Rt. 462 (Columbia Ave.) & Oswego Dr.
Local Amenities	Close to retail shopping, restaurant and banking
Distance Airports	9.84 mi. to Lancaster Airport
Comments	Well situated commercial parcel suitable for stand alone building

Maps



Survey



ARTICLE 400 - COMMERCIAL DISTRICTS

SECTION 401 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

401.1 INTENDED PURPOSE

It is the purpose of the C-1 Neighborhood Commercial District to provide for commercial uses which serve primarily the needs of the local residents, to facilitate pedestrian access to commercial services and to minimize traffic congestion on the Township's collector road system by way of controlled ingress and egress.

401.2 USES AND STRUCTURES

A. Permitted Uses

A building may be erected, altered or used and a lot may be occupied for one or more of the following:

1. Retail store where building area does not exceed eight thousand (8,000) square feet.
2. Eating establishment.
3. Offices other than an office complex.
4. Bank or other financial institution.
5. Personal service establishment.
6. Post office.
7. Indoor recreation activities where building area does not exceed eight thousand (8,000) square feet.
8. Funeral home and/or mortuary.
9. Medical and/or dental clinics subject to Article 800.
10. Community utilities subject to the provisions of Section 701.10.
11. Studios or galleries for teaching, dancing, art, music or similar cultural pursuits.
12. Municipal uses.

13. Buildings and structures accessory to the above uses.
14. Dwellings in combination with commercial buildings provided that such dwellings are structurally attached to a commercial building and further that no dwelling may be located in the first floor elevation at the front of a commercial building.

B. Special Exception Uses

1. Mobile home park, subject to the provisions of Section 702.5.
2. Private clubs and fraternal organizations.
3. Parking lots consistent with intended purpose and in support of uses in this district.
4. Warehousing and wholesale trade establishments, contractor's offices or contractor's shop, subject to the provisions of Section 702.12 herein.

C. Conditional Use

1. Planned shopping center subject to the provisions of Section 703.2.

401.3 LOT AREA, LOT WIDTH, AND COVERAGE REQUIREMENTS

A. The following regulations shall be observed:

1. Minimum lot area with public sewer and water - fifteen thousand (15,000) square feet.
2. Minimum lot area without public sewer and water - one (1) acre.
3. Minimum lot width at street line with public sewer and water - ninety (90) feet.
4. Minimum lot width at street line without public sewer - one hundred fifty (150) feet.
5. Minimum landscape area - thirty-five (35%) percent - shall be dispersed through the lot development area and not concentrated in one large open area.

6. Dwellings in combination with commercial buildings shall have approved public sewerage and public water systems and shall be permitted at a maximum density of one (1) dwelling for each ten thousand (10,000) square feet of commercial lot area.

401.4 SETBACK REGULATIONS

- A. Front Yard Front yard setback distances are determined by the kind of road or highway on which the property abuts as follows:
 1. Arterial - Seventy (70) feet from the street right of way line or ninety (90) feet from the street centerline, whichever is the greater.
 2. Collector - Sixty (60) feet from the street right of way line or eighty (80) feet from the street centerline, whichever is greater.
 3. Local - Fifty (50) feet from the street right of way line or seventy (70) feet from the street centerline, whichever is the greater.
- B. Side Yard Each building or structure shall have two (2) side yards, neither of which shall be less than twenty (20) feet.
- C. Rear Yard Fifty (50) feet.

401.5 BUILDING HEIGHT REGULATION

- A. Maximum building height - thirty-five (35) feet.

401.6 OFF-STREET PARKING REGULATIONS as provided for in Section 707.

401.7 SIGN REGULATIONS as provided for in Section 708.

401.8 PERFORMANCE STANDARDS as provided for in Section 802.