

For Sale

717.293.4477



124 EAST MAIN STREET EPHRATA, PA 17522

Signature Class A Commercial Condominiums in Northern Lancaster County

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Description:

Sale of Landmark Class-A floors in signature complex known as Brossman Center. Building has a mix of office, restaurant, and movie or stage theater space with art deco architecture and character throughout. Each floor offers large windows with great views. Condominium owners get access to 132-space parking garage conveniently located on Locust Street adjacent to building. Opportunity to bolster your organization within the community with purchase of condominium unit within landmark building, located minutes off of Route 222.

<u>124 EAST MAIN STREET</u>	<u>SQUARE FEET</u>	<u>PRICING</u>	<u>ADDITIONAL COMMENTS</u>
First Floor	7,140 square feet	\$714,000	Theatre space, includes percentage share of common areas of hallway, lobby, and meeting room
Second Floor	7,438 square feet	\$743,800	Includes vacant restaurant space of 4,165 net square feet
Third Floor	12,568 square feet	\$1,256,800	Vacant office space
Fourth Floor	12,568 square feet	\$1,256,800	Leased to Ephrata National Bank
Fifth Floor	12,568 square feet	\$1,256,800	Vacant office space
Sixth Floor	11,597 square feet	\$1,159,700	Vacant office space, includes 2,751 SF of balcony/rooftop terrace
Basement	9,256 square feet	-	Additional storage for buyers of above floors available at \$50.00 PSF

124 EAST MAIN STREET

Year Constructed	1993
Floor Type	Concrete with marble, tile and carpet
Elevator	Two passenger elevators and one freight elevator
Number of Floors	Six
Ceiling Height	10 feet (14 feet to deck)
Ceiling Type	Predominantly acoustic ceiling panels, coffered ceilings on sixth floor
Sprinklered (Wet/Dry)	Wet
Heating	Electric boiler with water baseboard – to be converted to gas
Air Conditioning	Two roof-top water towers with two Trane chillers
Roof	Fully adhered single ply membrane over rigid insulation on 1 - 1½" metal deck
Wall Finishes	Varies
Lighting	Fluorescent
Electric	Back-up generators – heavy power, 480 volt
Water & Sewer	Public

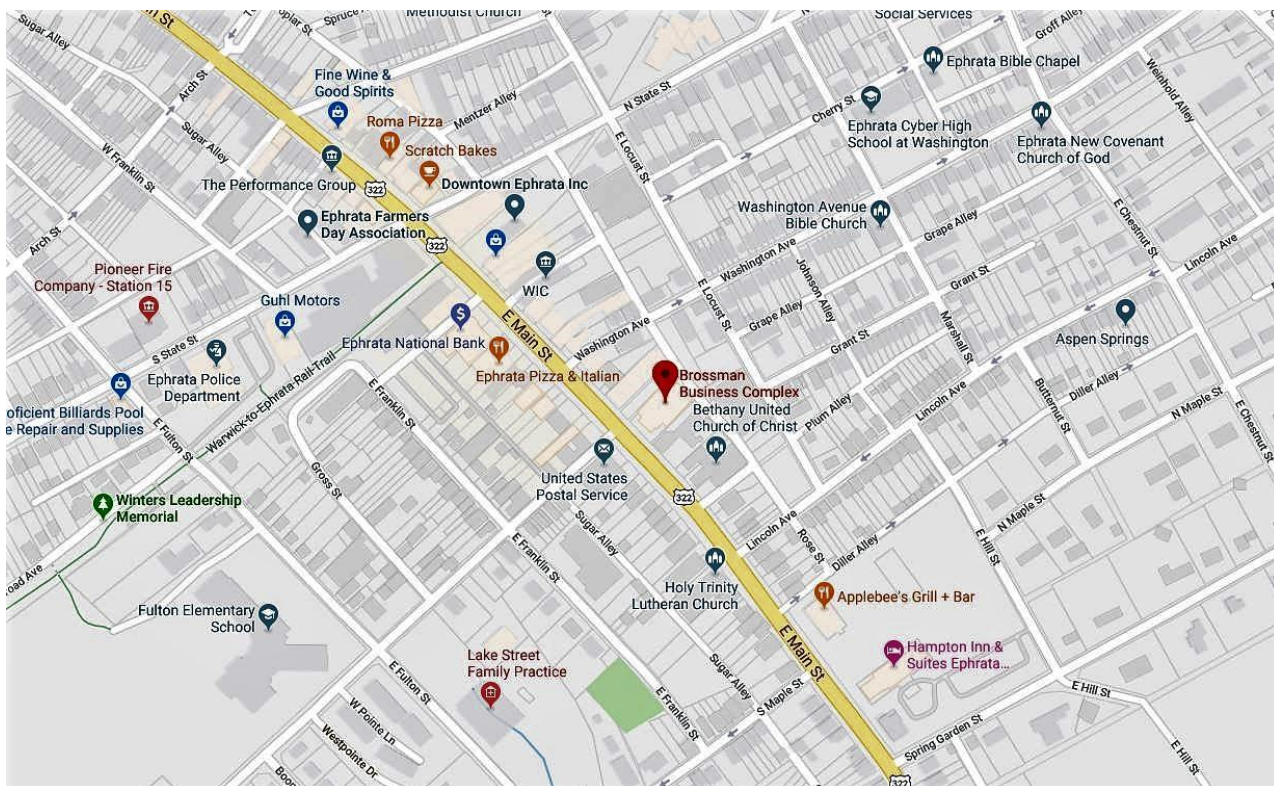
SITE INFORMATION

Zoning	Central Business District (CBD)
Acres	.96 acre
Road Frontage	Main Street frontage; garage entrance is off Locust Street

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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2020 ESRI Data

Population

1 MILE – 11,897
3 MILES – 33,027
5 MILES – 57,728

Average HHI

1 MILE – \$70,784
3 MILES – \$85,522
5 MILES – \$91,087

Households

1 MILE – 4,815
3 MILES – 12,840
5 MILES – 21,287

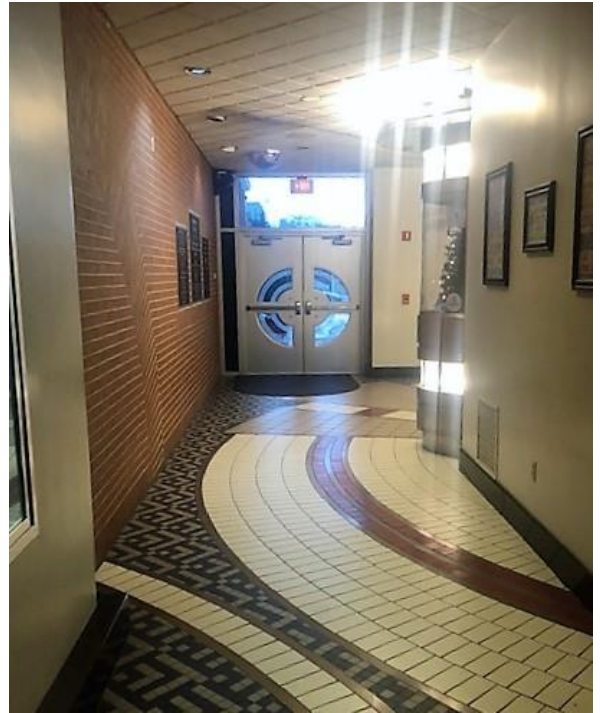


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124 West Main Street
First Floor

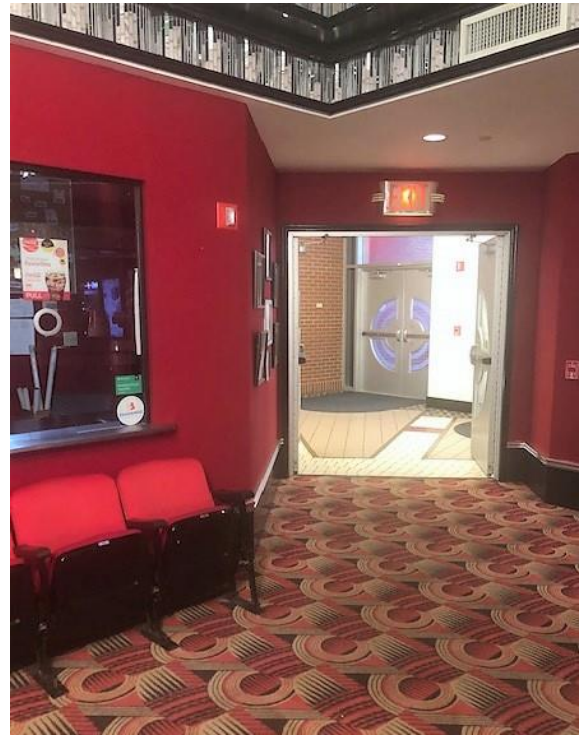


124 East Main Street
Ephrata, PA 17522



124 East Main Street
First Floor

124 East Main Street
Ephrata, PA 17522



124 East Main Street
Second Floor

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124 East Main Street
Second Floor

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124 East Main Street
Third Floor - Vacant

124 East Main Street
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124 East Main Street
Fourth Floor

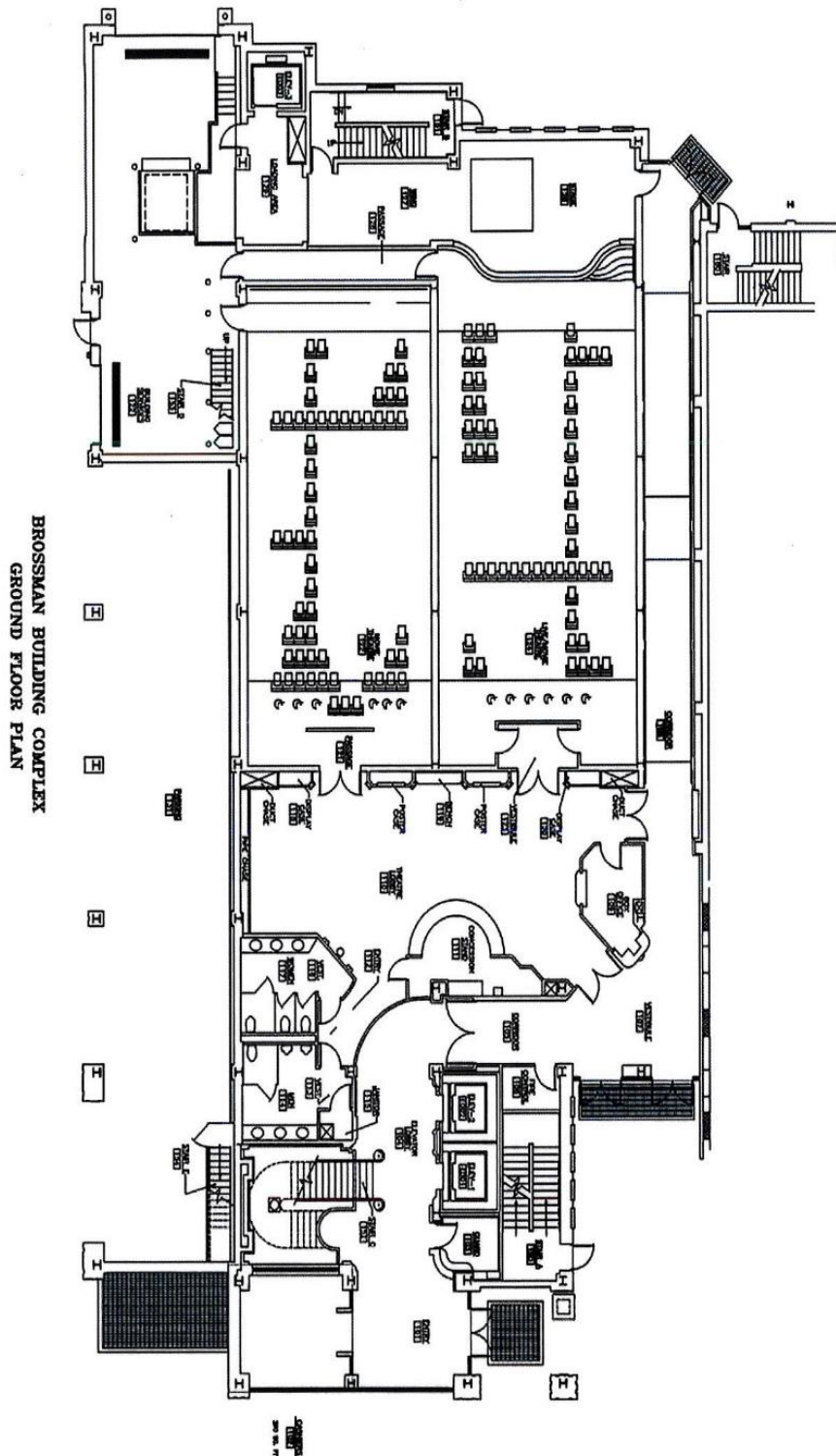
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Ephrata, PA 17522



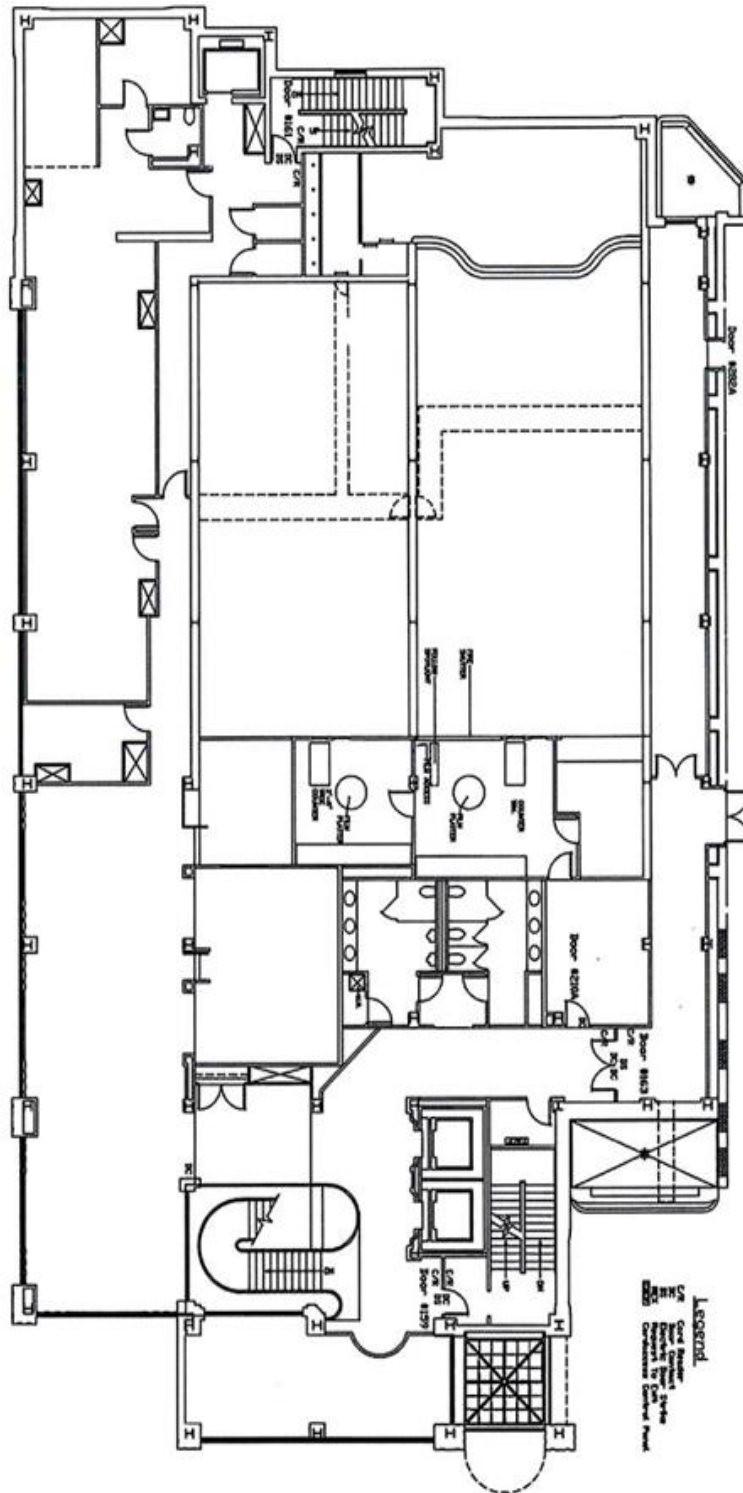
124 East Main Street
Sixth Floor

124 East Main Street
Ephrata, PA 17522





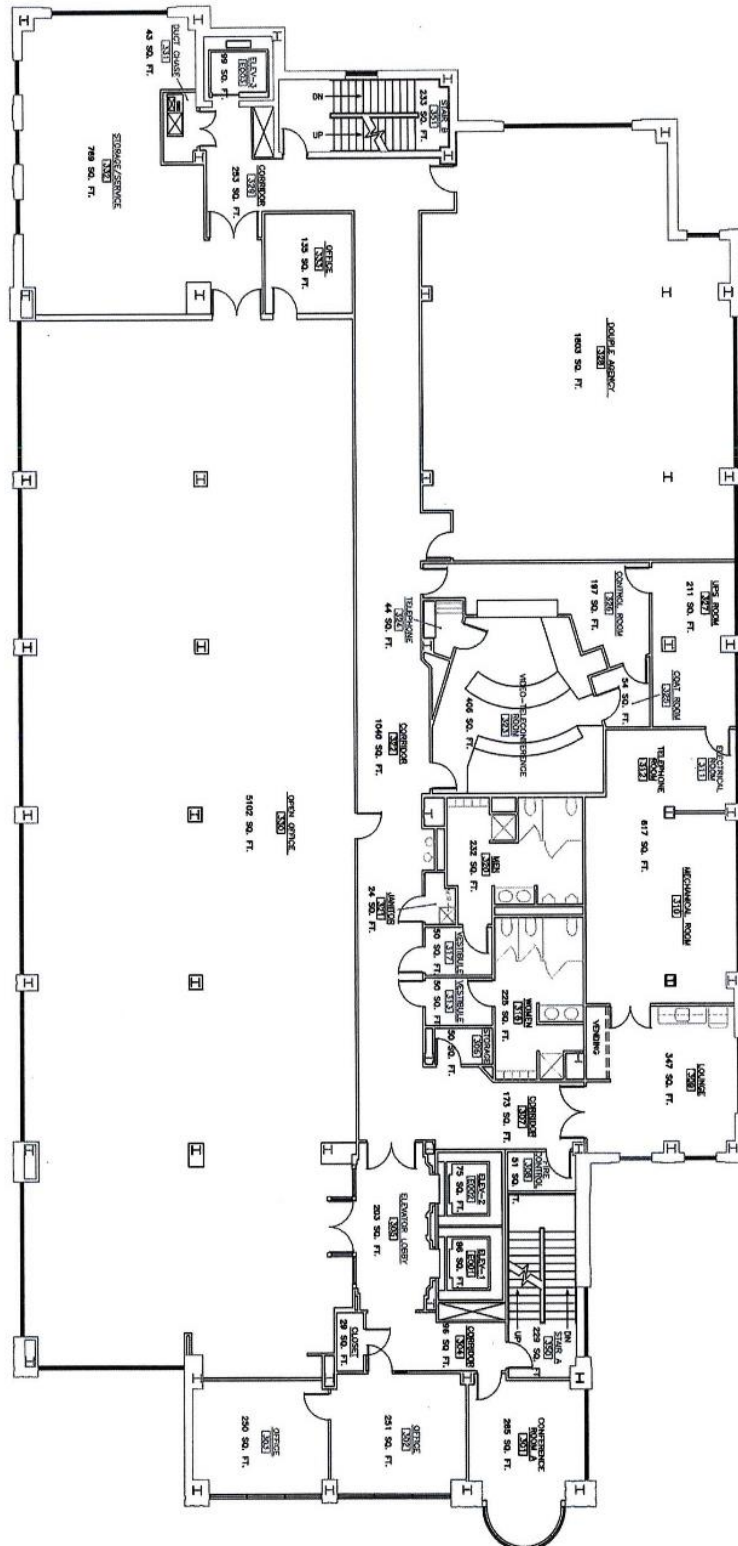
SECOND FLOOR PLAN



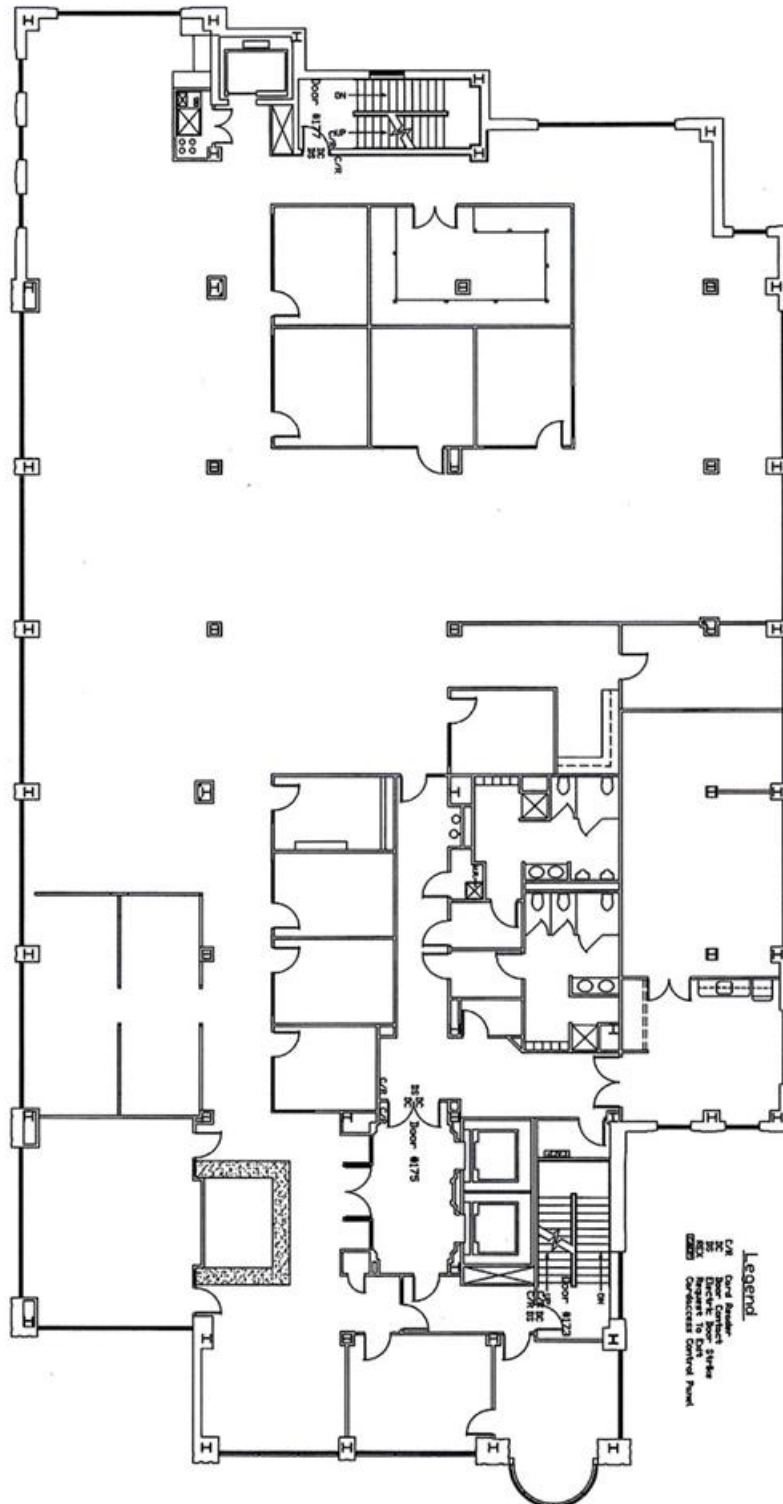
THIRD FLOOR PLAN



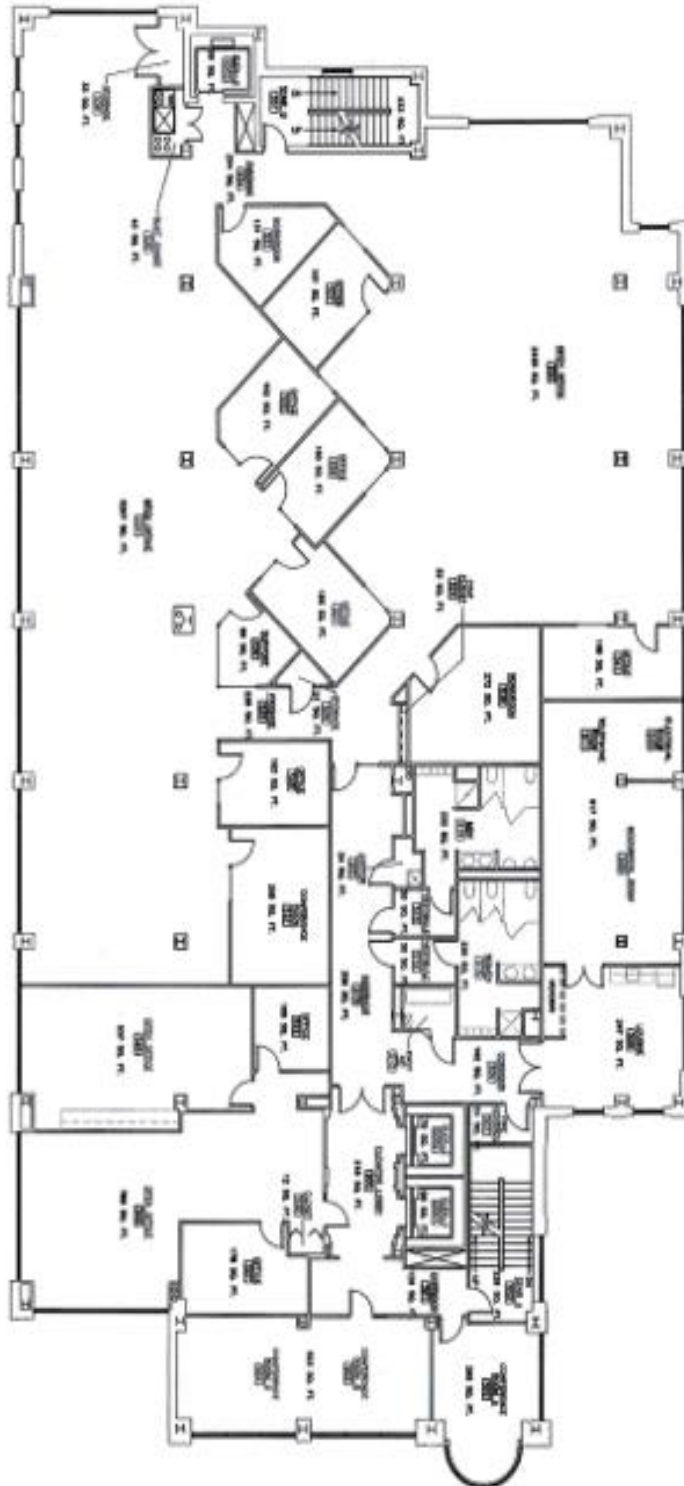
	DENVER AND EPHRATA DENVER AND TELEGRAPH COMPANY 2015 1/2 14th St. E. DENVER, CO 80202 (303) 733-1000
	EPHRATA OFFICE BROSSMAN BUILDING COMPLEX 400 Washington St. / Reading, PA 19601 (610) 298-4827



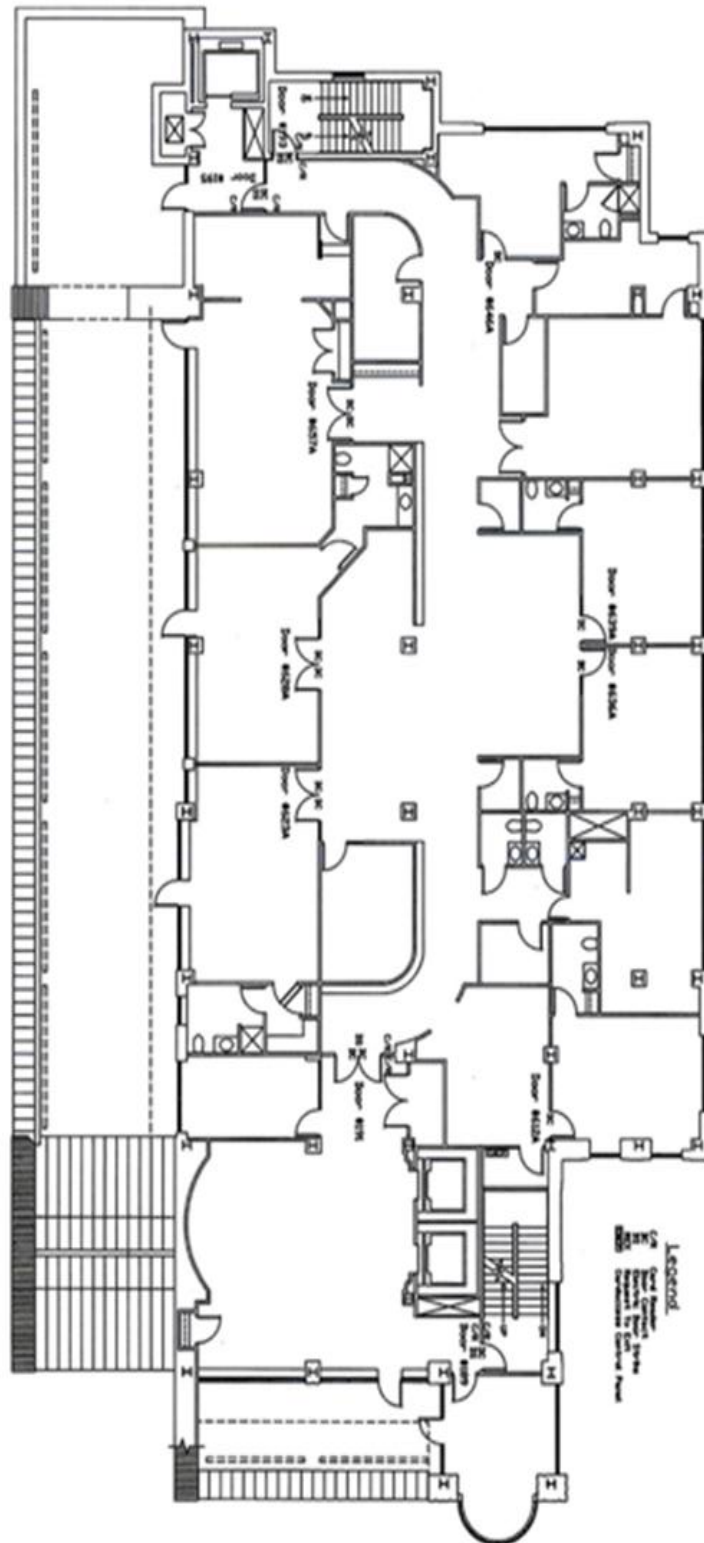
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN





*Every company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" – High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.



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