

FOR SALE

Office / Commercial Mixed Use Property

**2860 Yellow Goose Road
Lancaster, PA
Lancaster County**



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**2860 Yellow Goose Road
Lancaster, PA**

Salient Information

LOCATION: 2860 Yellow Goose Road, Lancaster, PA 17601
East Hempfield Township, Lancaster County

LOT SIZE: ± 4.02 Acres

PARKING: 30 on-site parking spaces with ample paved area for trucks and outside storage

UTILITIES: Water - Public
Sewer - Public
Gas - Underground propane tank

ZONING: E - Enterprise Zone

SALE PRICE: \$1,750,000

COMMENTS: This unique property is situated at the State Road interchange of Route 283. The Kelloggs plant is located across the street and the new 142 bed Penn State Health Hospital is adjacent to this parcel.

It features a historic house and a large commercial building. The house is modern and well maintained, with a large basement and ground floor walkout, as well as a loft apartment over the garage. The commercial building features a 3-story finished office space, large garages with roll-up doors and loading access, and a large barn for storage or warehousing. Zoning affords a multitude of uses and ideal for an owner/investor, contractor or redevelopment site.

BUILDING #1 - OFFICE / INDUSTRIAL

- +/- 22,644 SF
- HVAC: Propane tank
- Electric: 3-Phase
- Roof: Metal
- Built: 1910

BUILDING #2 - HOUSE

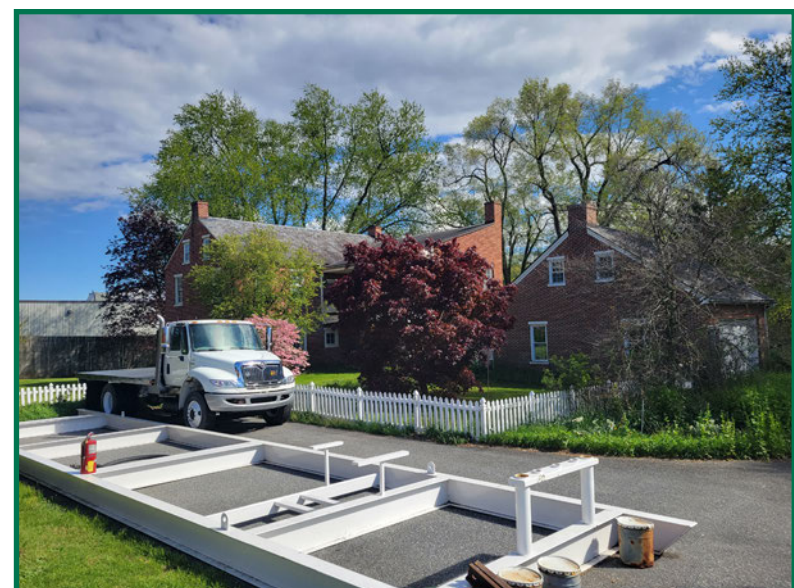
- +/- 4,175 SF
- HVAC: Propane
- Electric: 200-Amp
- Roof: Slate
- Built: 1860



2860 Yellow Goose Road
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Photographs



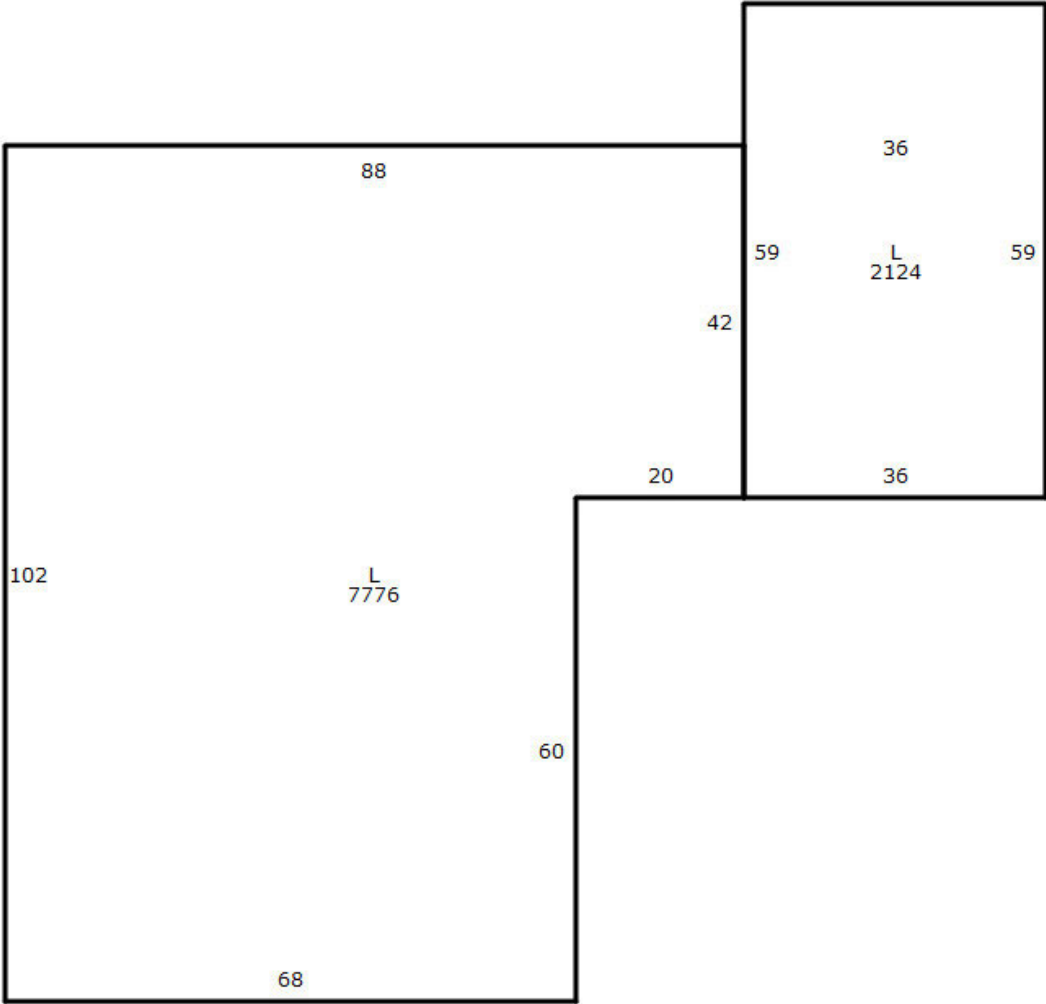
2860 Yellow Goose Road
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Photographs



2860 Yellow Goose Road
Lancaster, PA

Tax Map Property Sketch

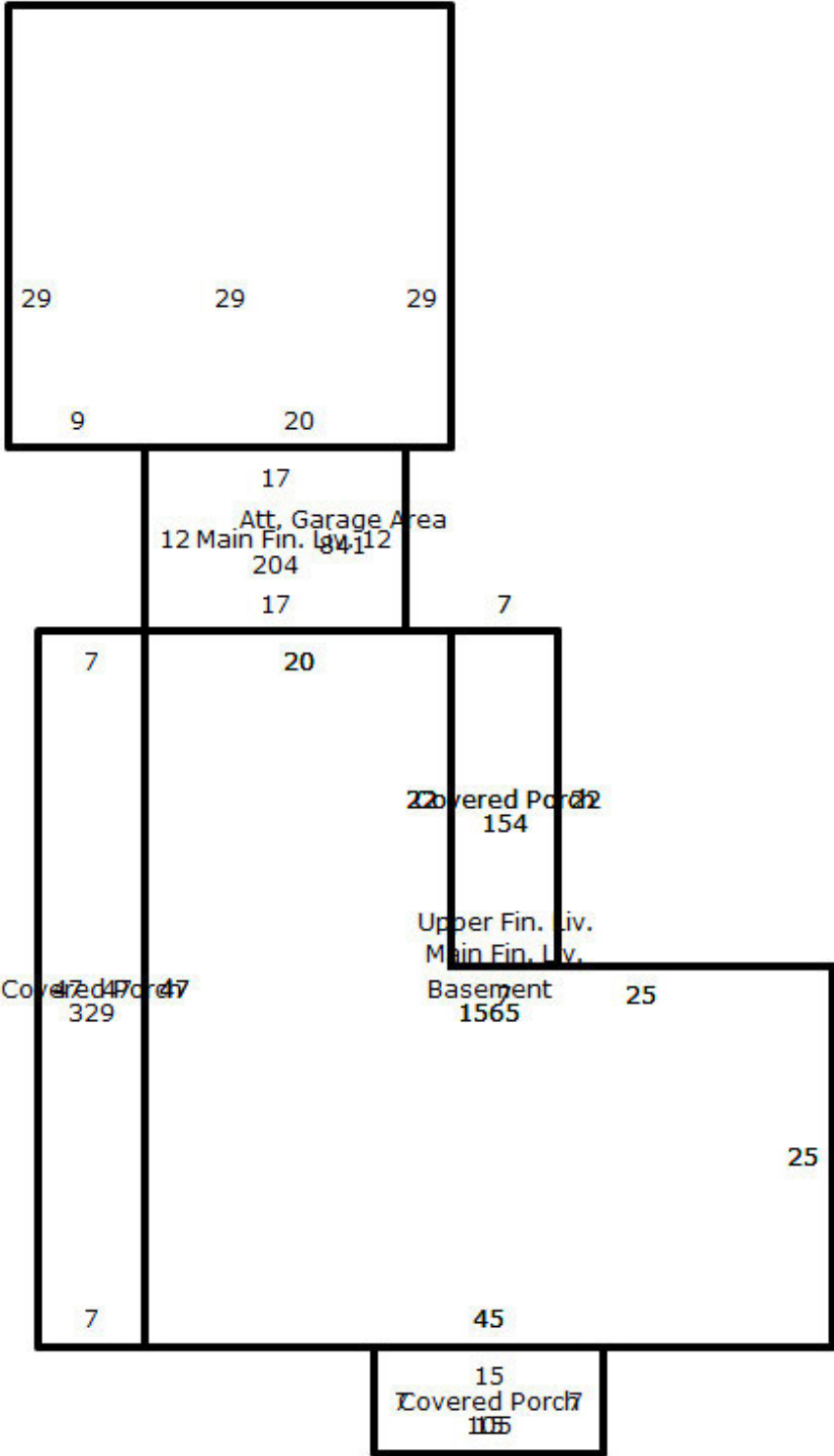
Property #1 - Office / Industrial



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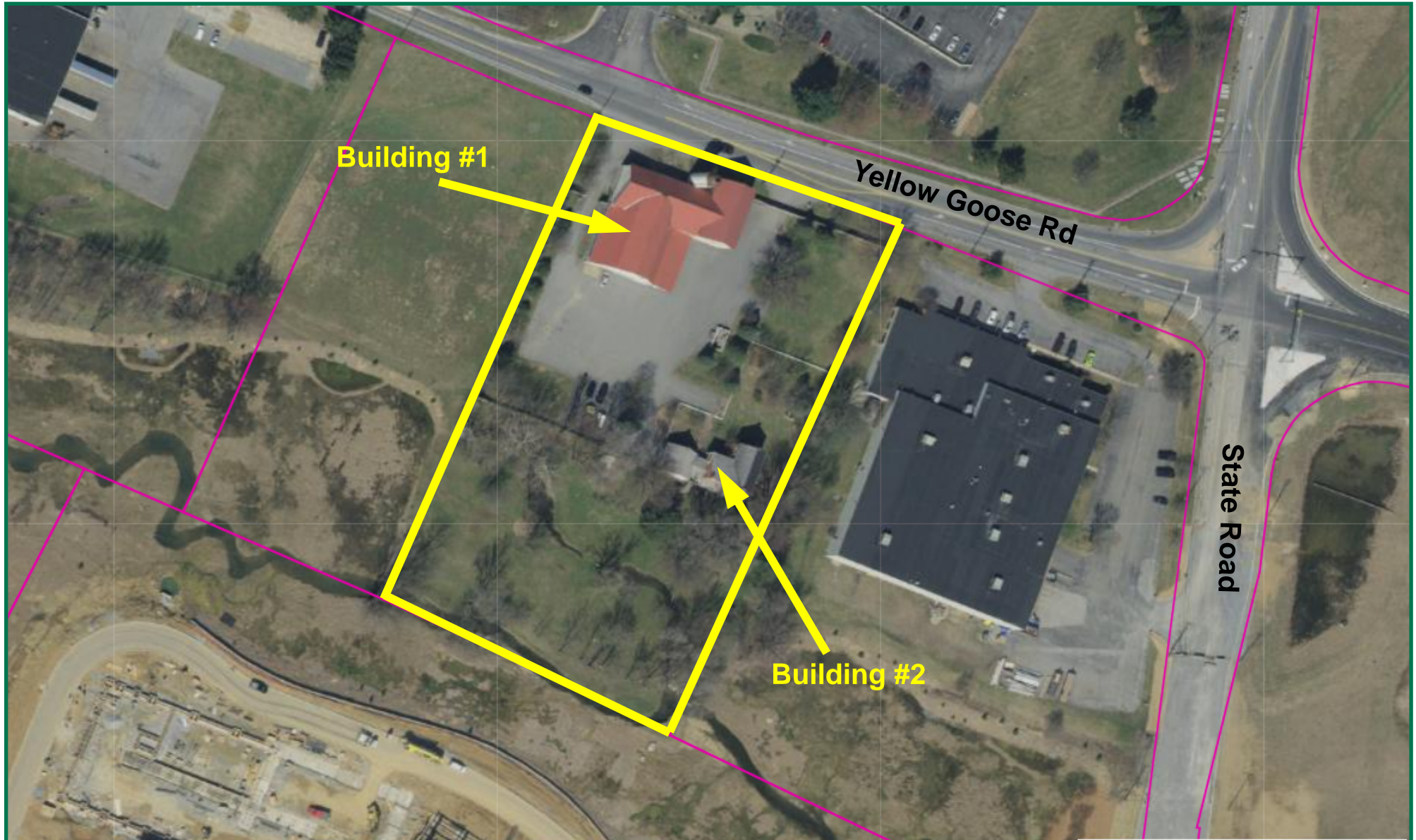
Tax Map Property Sketch

Property #2 - House



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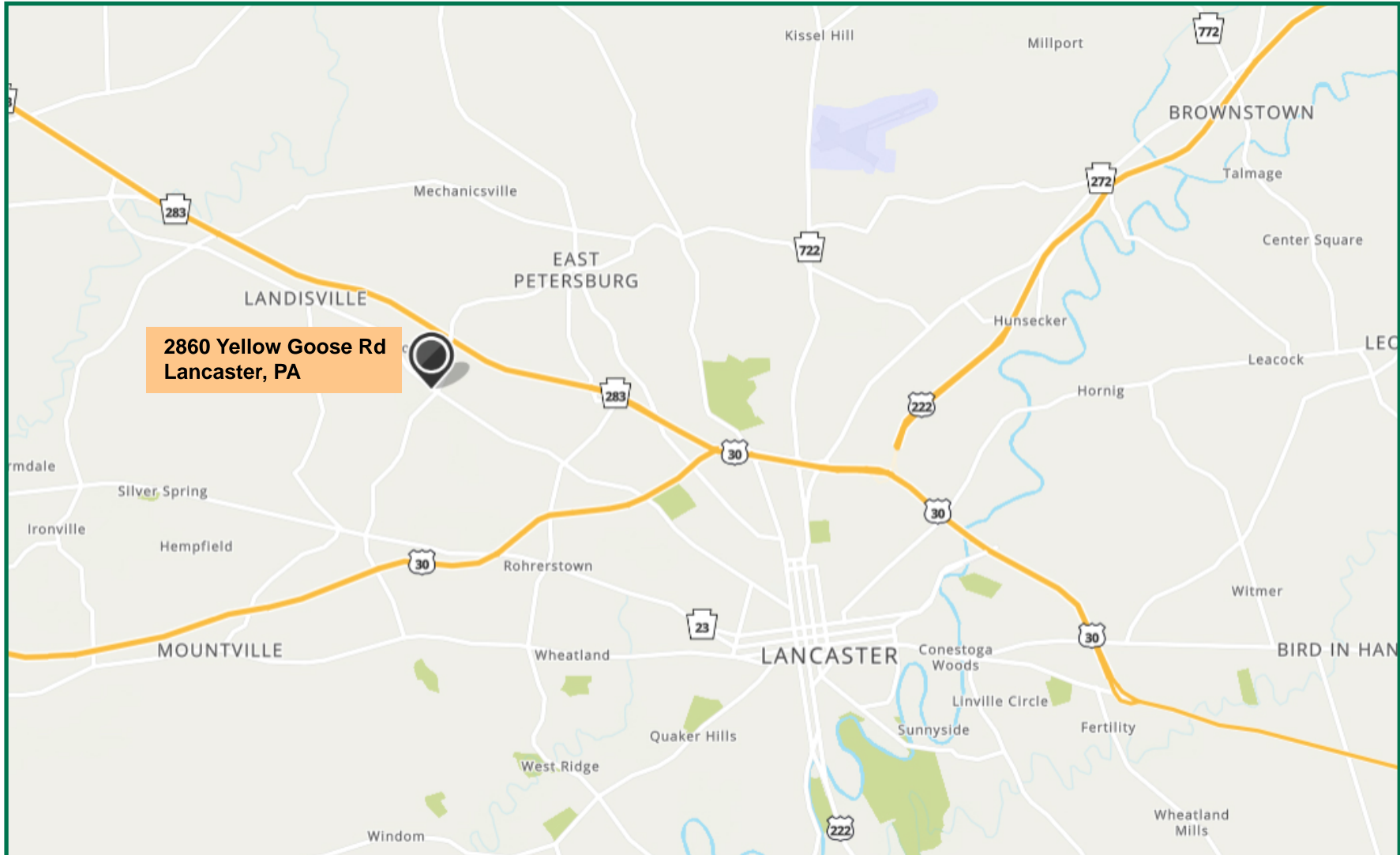
Tax Map



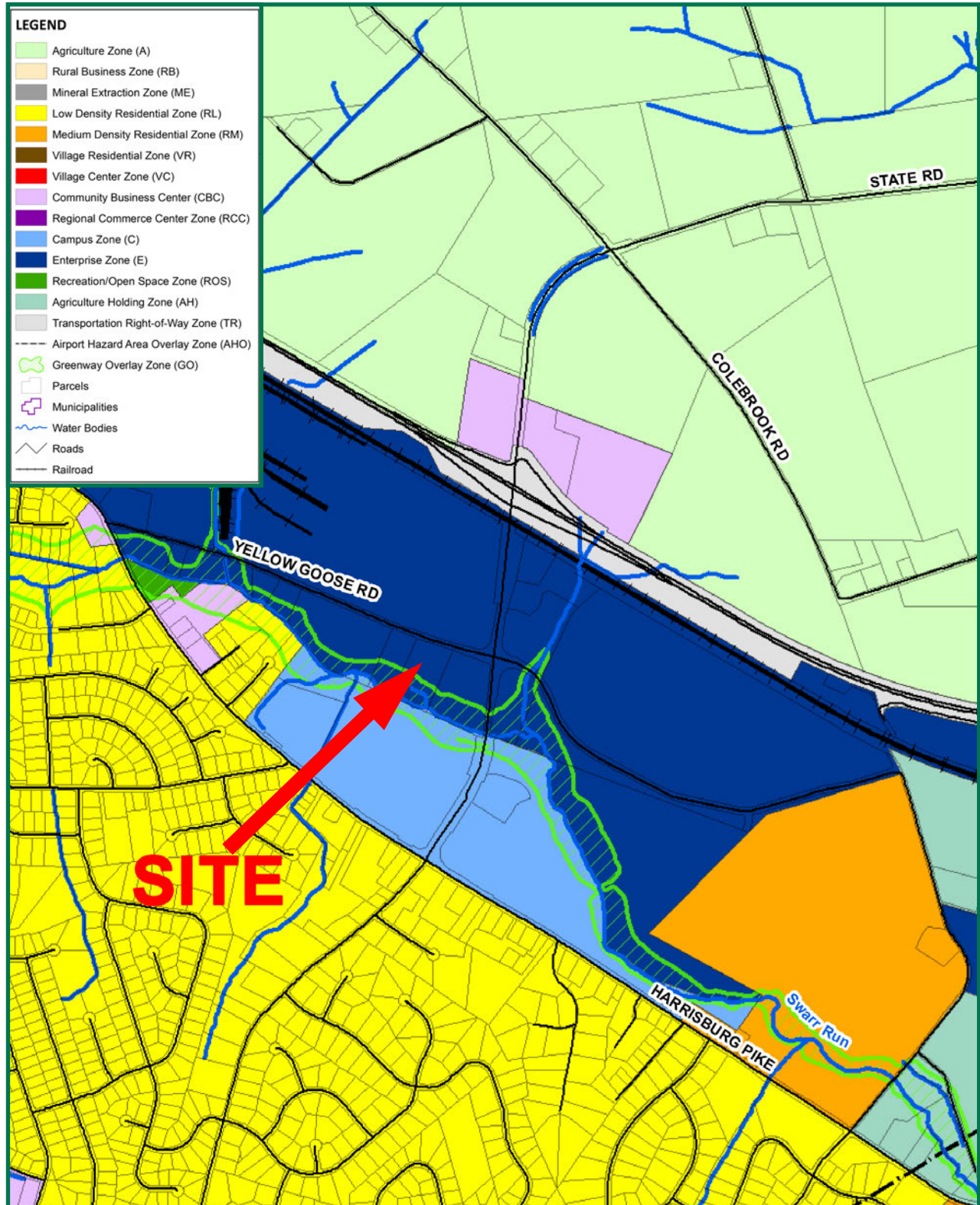
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**2860 Yellow Goose Road
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Location Map**



2860 Yellow Goose Road
Lancaster, PA
Zoning Information



**2860 Yellow Goose Court
Lancaster, PA**

Zoning Information

Township of East Hempfield, PA

§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses:
 - (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) (Reserved)¹
 - (j) Motor vehicle storage.
 - (k) Professional, scientific and technical offices.
 - (l) Regional commercial sports facilities.

1. Editor's Note: Former Subsection B(3)(i), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.

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- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. **[Added 6-17-2015 by Ord. No. 2015-07]**
- (o) Day-care services, commercial. **[Added 11-16-2016 by Ord. No. 2016-05]**
- (p) Truck stop. **[Added 5-1-2019 by Ord. No. 2019-07]**
- (q) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**
- (r) Drive-through restaurant. **[Added 5-18-2022 by Ord. No. 2022-09]**
- (4) Civic/social/utility uses:
 - (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
 - (e) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03]**
 - (f) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**
- (5) Accessory uses customarily incidental to the above permitted uses:
 - (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Accessory dwelling units. **[Amended 2-2-2022 by Ord. No. 2022-02]**
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) (Reserved)²
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.

2. Editor's NOTE: Former Subsection C(3), Community rehabilitation facilities, was repealed 2-2-2022 by Ord. No. 2022-02 .

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- (7) Recycling facilities.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Community rehabilitation facilities. [**Amended 2-2-2022 by Ord. No. 2022-02**]
 - (2) Small cell WFs and macrocell WFs. [**Added 7-15-2020 by Ord. No. 2020-03**]
 - (3) Home-based business, impact. [**Added 2-2-2022 by Ord. No. 2022-02**]
- E. Design standards (see also Article 4 for modifications and exceptions):
 - (1) Minimum lot area: None.
 - (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.³



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- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

3. Editor's Note: See Ch. 222, Streets and Sidewalks.

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