



## Client Full

1885-1889 Habecker Rd, Columbia, PA 17512

Active

Commercial Sale

\$1,200,000



MLS #: PALA2019532  
Tax ID #: 540-34434-0-0000  
Ownership Interest: Fee Simple  
Sub Type: Five Or More Units  
Waterfront: No

Available SqFt: 8,056.00  
Price / Sq Ft: 148.96  
Business Use: Apartment Building  
Year Built: 1893

### Location

County: Lancaster, PA  
MLS Area: Rapho Twp - Lancaster County (10554)  
Subdiv / Neigh: DRYTOWN

School District: [Manheim Central](#)  
High School: Manheim Central

### Association / Community Info

Association Recreation Fee: No

### Taxes and Assessment

Tax Annual Amt / Year: \$14,317 / 2022  
School Tax: \$11,081 / Annually  
County Tax: \$2,136 / Annually  
City/Town Tax: \$1,100 / Annually  
Clean Green Assess: No  
Municipal Trash: No  
Zoning: VERIFY

Tax Assessed Value: \$733,800 / 2022  
Imprv. Assessed Value: \$669,100  
Land Assessed Value: \$64,700  
Land Use Code: 513

### Commercial Sale Information

Business Type: Apartment Building  
Possible Use: Apartment Building, Apartments, Residential  
Property Use: Investment  
Gross Income: \$89,511  
Financial Data Source: Owner  
Income Includes: Apartment Rentals

Potential Tenancy: Multiple  
Building Area Total: 8,056 / Estimated  
Gross SchedId Income: \$89,511

### Expenses

Op. Expense Includes: Electric, Management Fees, Pest Control, Repair/Maintenance, Sewer, Water, Insurance, Trash  
Annual Fuel: \$0  
Annual Heating: \$0  
Professional Mgmnt: \$8,317  
Annual Electric: \$172  
Trash: \$2,970

### Building Info

Building Units Total: 14  
Building Total SQFT: 8,056 / Estimated  
Foundation Details: Stone

Building Classification: Class B  
Construction Materials: Masonry  
Flooring Type: Carpet, Hardwood, Laminate Plank, Luxury Vinyl Plank, Vinyl, Wood  
Roof: Rubber, Shingle  
Total Loading Docks: 0  
Total Levelers: 0  
Total Drive In Doors: 0

### Lot

Lot Acres / SQFT: 0.83a / 36155sf / Assessor

Lot Size Dimensions: 0.00 x 0.00

Fencing Y/N: No

Tax Opportunity Zone Y/N:No

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**Ground Rent**

Ground Rent Exists: No

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**Parking**

Car Parking Spaces 12

Features: Parking Lot, Lighted Parking, Paved Parking

**Total Parking Spaces 12**

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**Interior Features**

Interior Features: Accessibility Features: None

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**Utilities**

Utilities: Cable TV Available; No Cooling; Cooling Fuel: None; Electric Service: 120/240V; Heating: Baseboard - Electric; Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic

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**Remarks**

Public: This Class B sale consists of a large 12-unit apartment building conversion (Old Schoolhouse) and 2 mobile homes - Total of 14 units - Main roof is rubber - Large paved parking lot - 4 septic systems on-site - 2 wells on site - Dumpster space for trash and recycling - Country location - Several units have been recently renovated - Many long term tenants -

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**Directions**

GPS: 1885 Habecker Road Columbia PA 17512

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**Listing Details**

Original Price: \$1,200,000

DOM: 210

Annual Rental Income: 89,511.10

Lease Considered: No

Sale Type: Standard

Listing Term Begins: 06/02/2022

Possession: Settlement

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