

Land for Sale



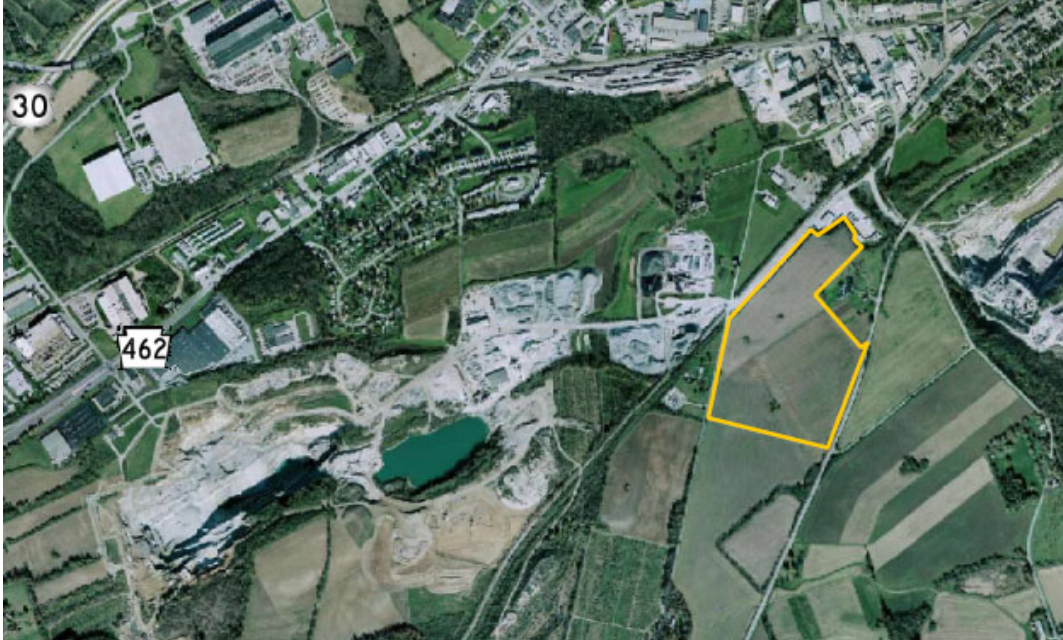
Lemon Street Extended | York, PA 17404
West Manchester Township | York County

Zoning: Agricultural
Available Acreage: 50

Sale Price: \$45,000/Acre
Up to 50 Acres

Industrial Land

Land is adjacent to industrial (I-3) and quarry zones. Total site is 113 acres and registered as Clean and Green. Owner is willing to sell off approx. 50 acres. The site is bounded by York Rail, Lemon Street, electric line crossing to West College Avenue. Water and sewer are nearby on Lemon Street.



PROPERTY DETAILS

LAND INFORMATION

Acreage: 131.16
Environmental: No known concerns

GENERAL INFORMATION

Price Per Acre: \$45,000 ac up to 50 acres
Availability: Immediate
Deed Reference: 102V 0030
Parcel ID: 67-51-000-IH-0033-E0-00000

UTILITY INFORMATION

Refuse: Private
Sewer: Nearby
Water: Public Water Available
Gas: Available
Electricity: Available

Assessment Year: 2015
School Tax: \$1,596.11
County Tax: \$ 323.59
Municipal Tax: \$ 15.32

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This property is considered vacant land and unless otherwise noted, has no direct or indirect connection to any of the utilities identified above. Connecting and/or utilizing any utility may require the buyer to incur additional costs and be subject to capacity limitations, additional fees, easements, and other challenges which may inhibit the ability of a utility to serve the property and/or Buyer's needs. Buyer shall be solely responsible for the proper investigation of connecting to any utility. The information herein comes from sources deemed as reliable but no warranty is made as to the accuracy and is subject to correction or change and can be withdrawn without notice.

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AERIAL SHOWING PROXIMITY TO US 30



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