

UPSCALE
RESIDENCE &
COMMERCIAL
STOREFRONT

305 North Queen Street, Lancaster PA



717-394-3374



info@ppmproperties.com



BUILDING DETAILS

- 3,316 +/- Gross Sq. Ft.
 - 1 Parking space
 - HVAC: Gas force air + central air in residence & heat pump + central air in commercial space
 - Commercial & residence each have a designated electric water heater Heater for commercial space also serves 2nd floor bathroom
 - Real Estate Taxes \$8,728/yr
- Property ID: 336-67798-0-0000



RESIDENCE

- 2,038 +/- Sq. Ft.
- 2 Bedrooms plus den/office
- 2 full bathrooms
- Open living & dining area with dramatic coffered ceiling, premium hardwood floors, pendant & recessed lighting, exposed brick accent walls and tall, arched windows with spectacular sunset views
- Custom designed kitchen with breakfast bar, ample cabinets & stainless steel appliances
- Built in character from historic-style trim and finishes
- Thoughtfully designed primary suite with large closet, laundry and beautiful bath with claw foot soaking tub
- Large exterior glass door in place for future roof top deck/garden expansion

FIRST FLOOR COMMERCIAL SPACE

- 1,278 +/- Total Sq. Ft.
- Est. 1,000 Sq. Ft. usable space
- Current tenant shall vacate prior to settlement
- Zoned CB1 in Lancaster City Click [here](#) for link to zoning

\$895,000



LOCATION

DOWNTOWN LANCASTER



JUST STEPS FROM...

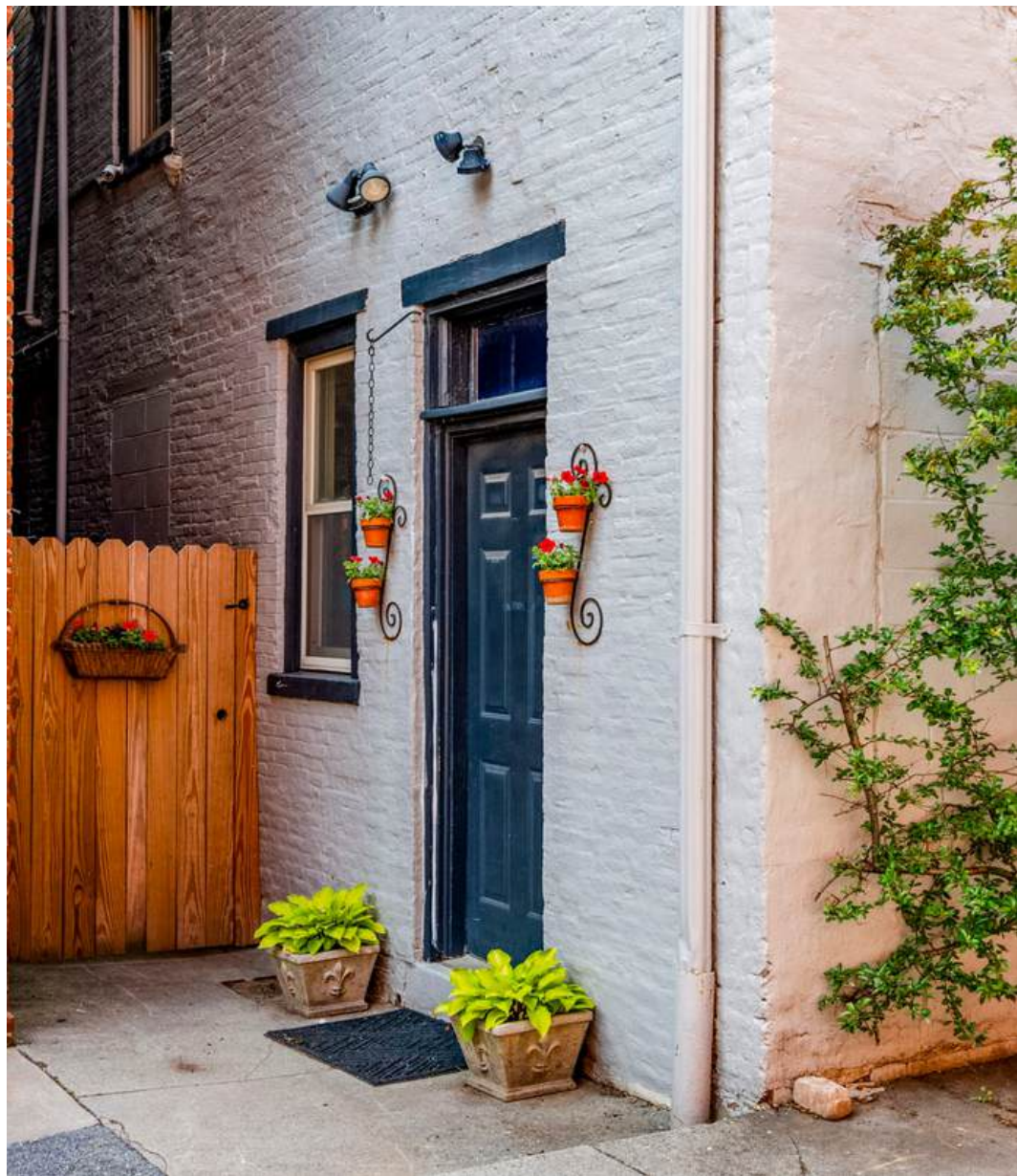
Building Character
The Belvedere Inn
401 Prime
C'est La Vie
Hi-Fi Izakaya
Tellus 360
The Exchange
Yorgos Restaurant & Lounge
Penn Square
Central Market
Southern Market
The Fulton

300 BLOCK OF N QUEEN



JOIN THE 300 BLOCK

Sweetish Candy
Madcap & Co
Redeux Vintage
Chellas Arepa Kitchen
Gallery Grow
The Common Wheel
Ellister's Elixirs
Lancaster Gift Box
Onion's Cafe
Art & Glassworks Gift Shop
Sa La Thai Restaurant
Deerfoot Winery





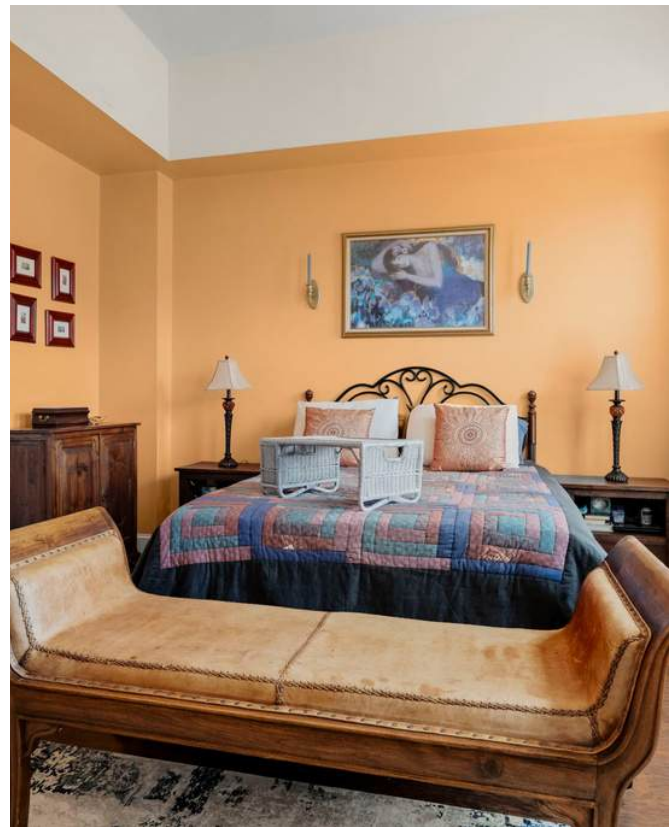
PREVIOUS TENANT IMAGE



PREVIOUS TENANT IMAGE









FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

History



Located at 305 North Queen Street, the Rock Building offers a rare opportunity to own a piece of Lancaster's history while enjoying the convenience of a downtown luxury residence. Constructed circa 1872–1874, the building was originally developed by Allen Rock, a Lancaster shoemaker and boot dealer who used the property as both his place of business and residence.



Allen Rock and family
circa estimate late 1800s

That original live/work character remains one of the property's strongest features today. The building is well positioned for an owner-occupant who wants to live in the beautifully finished second- and third-floor residence, while generating income from the first-floor retail space below. This setup offers the flexibility of downtown living, the benefit of supplemental rental income, and the long-term value of owning a historic Lancaster property.

Architecturally, the building is a strong example of Victorian-era Italianate design, with a distinctive red brick façade, tall upper-floor windows, decorative arched window details, masonry accents, and a bracketed cornice. These historic features give the property a memorable presence along North Queen Street and help set it apart from more conventional residential offerings.

Situated just a few blocks north of Penn Square, the property combines historic character, walkable city living, and built-in income potential in one of Lancaster's most established downtown corridors.



ABOUT PPM REAL ESTATE, INC.

MARKETING TEAM

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit (click) ppmproperties.com to learn more
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

*Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer.



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