

Manheim Borough Building

15 E. High Street, Manheim PA

INTRODUCTION

The basis of this report is for the building at 15 E. High Street, Manheim PA. The information on this report was gathered from a site visit on February 18, 2026, an appraisal from CCAG dated October 9, 2025, zoning for the property, Lancaster County tax assessment information, Vertex Mechanical records and information from Manheim Borough.

PROPERTY INFORMATION

The property, located at 15 East High Street, Manheim, was built in 1951 It is located within the Central Business District (CBD) Zone of Manheim Borough. An excerpt from Manheim Borough's Zoning Ordinance is attached as well as a excerpt from the Ordinances section on LERTA – Local Economic Revitalization Tax Assistance.

The property is a solid two-story, masonry constructed building with a finished lower level. An upgraded entrance was added at some point which includes a functioning elevator with access to all three floors. Records show that this might have been constructed in 2008. The building currently has a total of approximately 15,306 square feet of space. The lower level contains a large open multi-purpose space fronting a stage, along with restrooms and multiple small rooms currently used for storage totaling app 4918 S/F. The first floor consists of 5194 S/F with multiple office spaces varying in size, with ADA and non-ADA restrooms. The second floor contains several office spaces, a large open space previuosly used

as a library, and two conference or assembly rooms totaling app 5194 S/F. A set of plans from 1994 are available upon request but do not include the added space that includes the elevator. The site only includes 3 dedicated parking spaces. The park area at the corner of E. High St. and Main St. is owned by the Borough and is not included with the property.

Preferred Property Use

Manheim Borough has a strong preference for full commercial use.

EVALUATION OF PROPERTY

Based on the information gathered, the building is a well-constructed masonry building but suffers from significant functional obsolescence. The addition that was added does include a functional elevator that serves all 3 floors. No details are currently available for when that was constructed although records show in might have been 2008. It does have some more updated features such as windows, and it is estimated to be app. 276 S/F of space on the 1st and 2nd floors. The original main building is app 4918 S/F per floor. Some features are 8 gas-fired boilers installed in 2008, 7 A/C units installed app 2008 with 2 replaced in 2018, multiple access stairways, 2 jail cells in the lower level, and higher ceiling heights. The lower level ceiling height is app 11'6", 1st floor is app 9'2" and 2nd floor is app 9'6". At the time when the building was vacated, there were no issues with the plumbing or HVAC but no evaluation has been performed on the mechanical systems. There are outdated plumbing fixtures, lighting, alarm system and windows. There is no date on the roof, but records note a roof rehabilitation project in 2006.

POSSIBLE USES OF PROPERTY (all need to confirmed)

Some uses for the building could be commercial space, retail space, art & antique shops, Air BNB or rentals for gathering space as well as the development of coworking space which is an increasing trend. Some nice office/meeting/conference room space similar to Lancaster Coworking on E. Walnut St in Lancaster might be an attraction to the Manheim area. The lower level has an existing stage which could make for community group usage. With the functioning elevator, it should give access to all 3 levels. Maybe a coffee/pastry shop since access to the park area on the corner provides nice outdoor public space. These uses could blend well with the projected uses of the newly renovated old firehouse across the street. There is public on-street parking available and a public lot of app 40+ spaces ½ block away on N. Wolf St. The limiting factor of only 3 current parking spaces on the site does not lend well to making apartments plus with the current renovation of the old school building down the street of 30+ units might reduce the need for apartments in the area. The building at 1 S. Charlotte St. noted possible boarding house units. Not sure if that is a possible use here.

The overall assessment is that it is solid building with good bones that with the proper insight and imagination can bring it back to its eloquent stature for downtown Manheim.