



# 3405 N FRONT ST, HARRISBURG, PA

## OFFICE & RESIDENTIAL DEVELOPMENT SITE FOR SALE





# OFFICE & RESIDENTIAL DEVELOPMENT SITE



**3405 N FRONT ST  
HARRISBURG PA**

## OFFERING DETAILS

**3405 N Front St  
Harrisburg, PA 17110**

**ADDRESS:**

**Subject to Offer**

**SALE PRICE:**

**0.9 Acres**

**LOT SIZE:**

**Business/Office/Residential (BOR)**

**ZONING:**

**Dauphin**

**COUNTY:**

**Susquehanna Twp**

**MUNICIPALITY:**

**TAXES:**

**\$1,916 (2024)**

**APN:**

**62-017-198**



## HIGHLIGHTS

- Site ideal for medical or professional office building or residential uses available along the Susquehanna River in Harrisburg PA
- Property sits adjacent to landmark class A office building which offers the opportunity for additional development along highly desired corridor
- Corner site offers flexible building configurations to maximize visibility and functionality
- Zoned Business/Office/Residential allows for multitude of office and medical uses
- Centrally located just north of Harrisburg City with close proximity to Harrisburg Area Community College, PA Farm Show Complex, Landis Memorial Polyclinic Hospital, PSECU Corp Headquarters, USPS Capital Area, and PA State DGS campus
- Easy access to:

**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P: 717.731.1990

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## PARCEL MAP



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## CONCEPT PLAN



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## EXECUTIVE SUMMARY

Landmark Commercial Realty is pleased to present for sale or lease 3401 & 3405 N. Front St in Harrisburg, PA. The properties can be purchased separately or together.

3401 N. Front St consists of a three-story 41,000 SF class A office building that sits on 3.03 acres and is being offered for sale for the first time ever. The attractive brick building was built in 1993 and prominently sits along North Front Street in Susquehanna Township just north of Harrisburg City. The highly visible building sits along the Susquehanna River and provides excellent views of the river valley and the surrounding area.

The multi-tenant property offers opportunity for both investors and owner-users to purchase the asset. The building currently has a tenant that occupies the entirety of the second floor and three tenants occupying the third floor. The first floor offers up to 11,923 SF of space which would allow an owner user to purchase the property and generate income from the other tenants, and gradually grow into the rest of the building if desired.

3405 N. Front St is a 0.9 acre parcel that could be utilized to expand the building's footprint or construct an additional building at the corner of N. Front Street and Montrose Street. Susquehanna Township Zoning for this site is Business Office Residential (BOR) and allows for a variety of permitted uses by right.

The properties are ideally located just off I-81 with easy access to US-22, US-322, US-11, US-15, I-83, and I-76 PA Turnpike. Corporate neighbors include Landis Memorial Polyclinic Hospital, PA Psychiatric Institute, Harrisburg Area Community College, PA Farm Show Complex, PSECU Corporate HQ, USPS Capital Area facility, and Pennsylvania State DGS campus on North Cameron Street.



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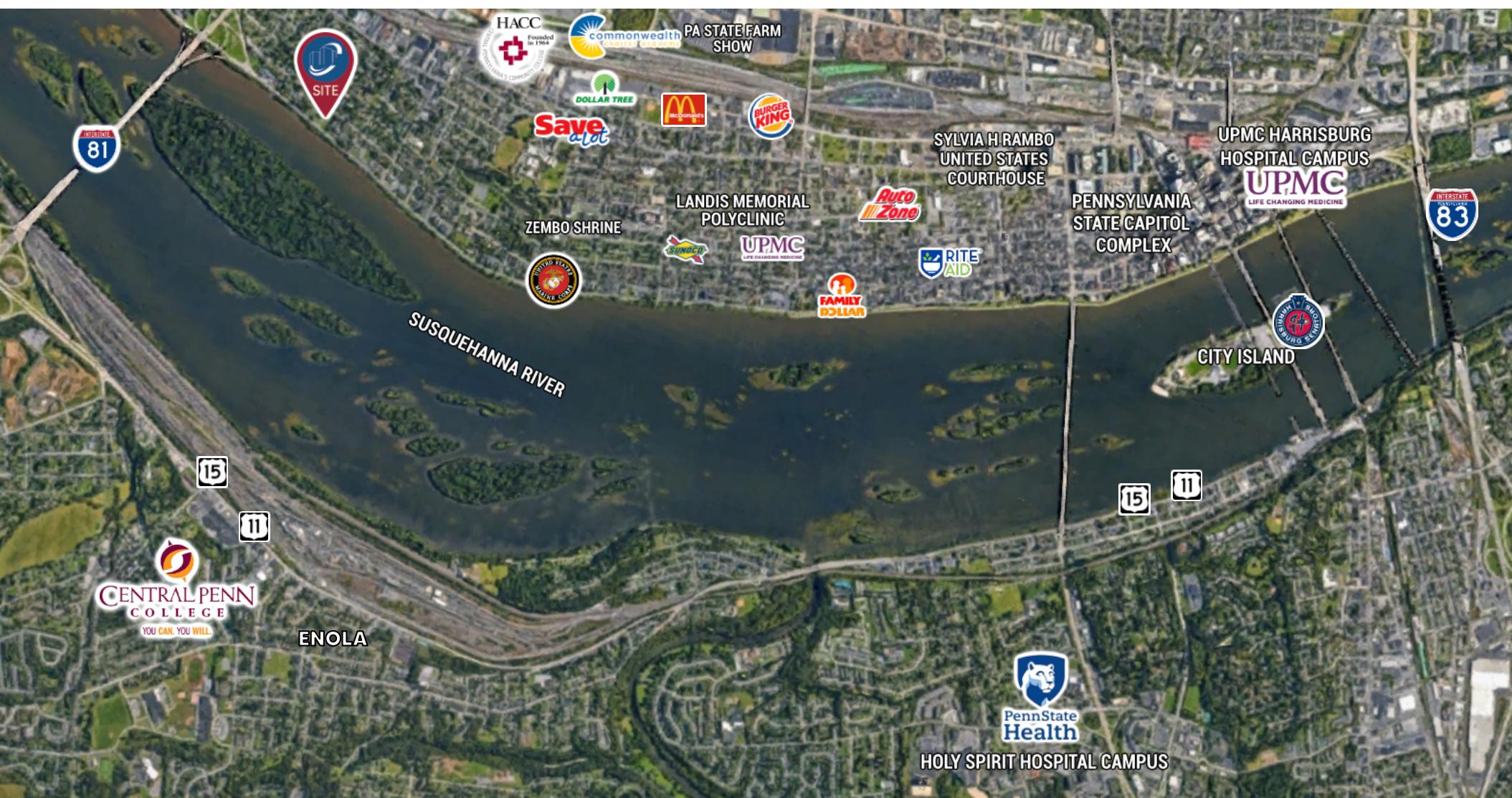
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## LOCAL MAP



### AREA OVERVIEW

**HARRISBURG WEST SHORE:** The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walkable and shopable neighborhood concept is the catalyst for economic prosperity and community connection.

**HARRISBURG EAST SHORE:** Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.



**POPULATION**  
263,782



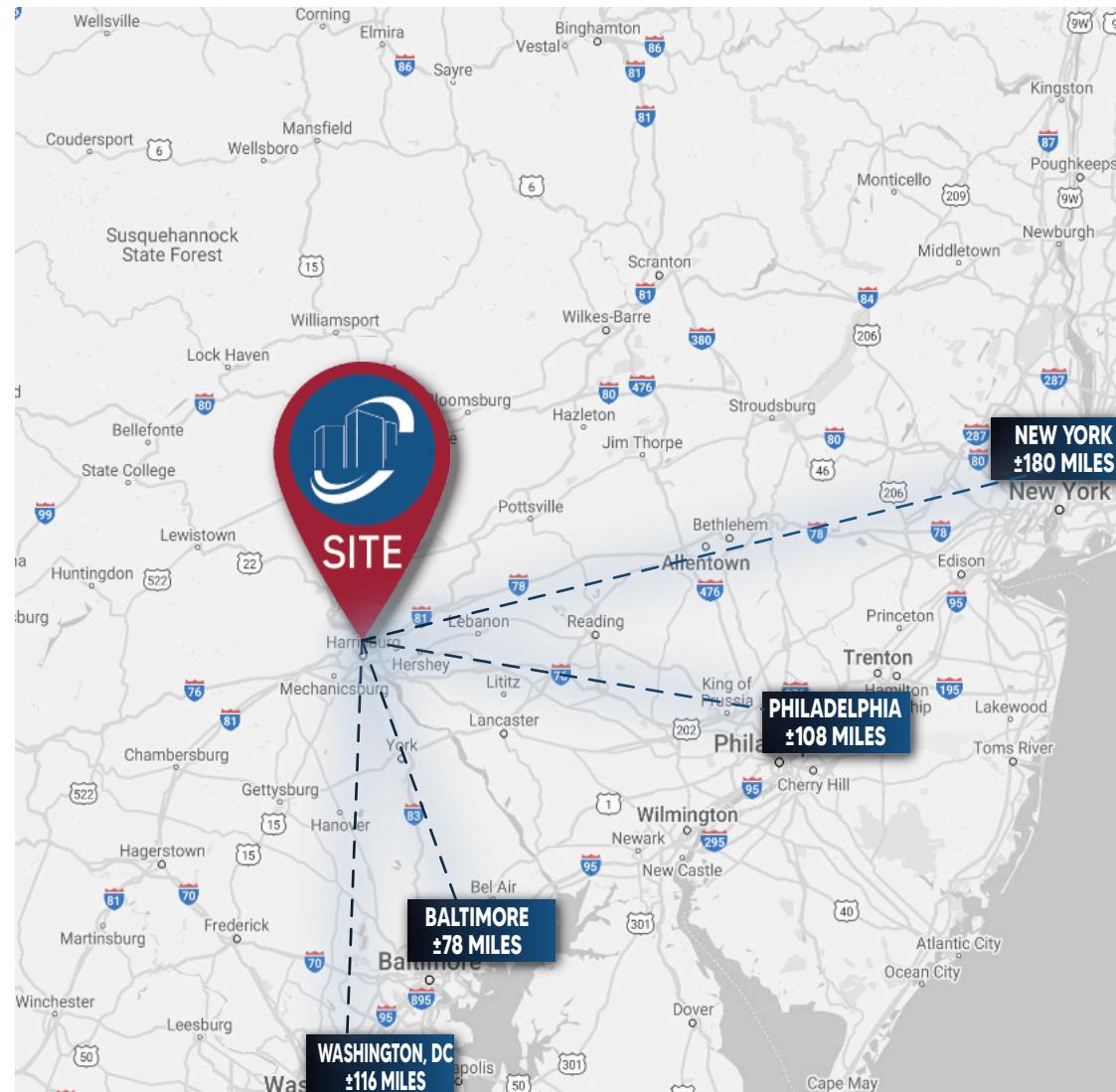
**AVG FAMILY INCOME**  
\$92,318



**TRAVEL TO WORK**  
19.2 Minutes



**EMPLOYEES**  
122,215





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## CONFIDENTIALITY & DISCLAIMER

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### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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For More Information Contact:

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