

# MEDICAL OFFICE CONDOMINIUM FOR SALE



891 S ARLINGTON AVENUE  
HARRISBURG, PA 17109





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FOR SALE**



## OFFERING SUMMARY

|                                      |                       |
|--------------------------------------|-----------------------|
| <b>Building Size</b>                 | 2,600 SF              |
| <b>Sale Price</b>                    | \$415,000             |
| <b>Price Per SF</b>                  | \$159.62              |
| <b>Property Taxes (Current Year)</b> | \$5,887.71            |
| <b>APN</b>                           | 35-067-055            |
| <b>Zoning</b>                        | Research Office       |
| <b>Municipality</b>                  | Lower Paxton Township |
| <b>County</b>                        | Dauphin County        |

## PROPERTY OVERVIEW

Offering a medical office condominium spanning approximately 2,600 square feet on the main level, complemented by an additional 500 square feet mezzanine section. Featuring an appealing medical layout, perfect for physicians or any professional office user. The current configuration boasts four private exam rooms, each equipped with individual restrooms, alongside a spacious waiting area, a cozy break area, private meeting rooms, and various other amenities.

This property enjoys a prime location adjacent to UPMC's Community General Campus, offering unparalleled convenience. With easy access to major transportation routes including I-83, I-81, and Route 22, it provides seamless connectivity for commuters and visitors alike.

## PROPERTY HIGHLIGHTS

- Ample on-site parking for employees and clients
- Property benefits from ADA accessibility, ensuring inclusivity and ease of access for all clients
- \$4,921.60 annual condo fee includes exterior building & parking area maintenance & snow removal
- Convenient access to



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
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## PROPERTY DETAILS

|                  |                       |
|------------------|-----------------------|
| Building Size    | 2,600 SF              |
| Lot Size         | 0.25 AC               |
| Property Subtype | Office                |
| Building Class   | B+                    |
| Tenancy          | Single                |
| Number of Floors | 2                     |
| Year Built       | 1984                  |
| Year Renovated   | 2024                  |
| Restrooms        | 5                     |
| Parking Type     | On-site               |
| Parking Count    | Ample                 |
| Ceiling Type     | Plaster               |
| Construction     | Masonry               |
| Roof             | Shingle               |
| Lighting         | Recessed/Incandescent |
| Heating          | Electric Heat Pump    |
| Cooling          | Central AC            |
| Security         | Yes                   |
| Signage          | Yes                   |
| Submarket        | Harrisburg            |



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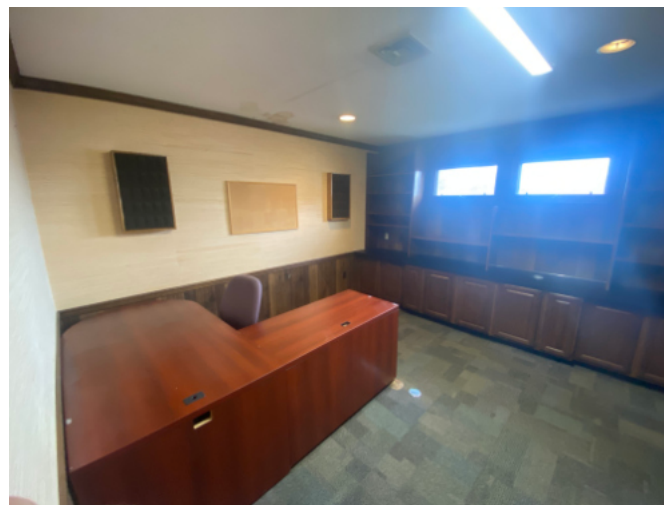
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### ADDITIONAL PHOTOS

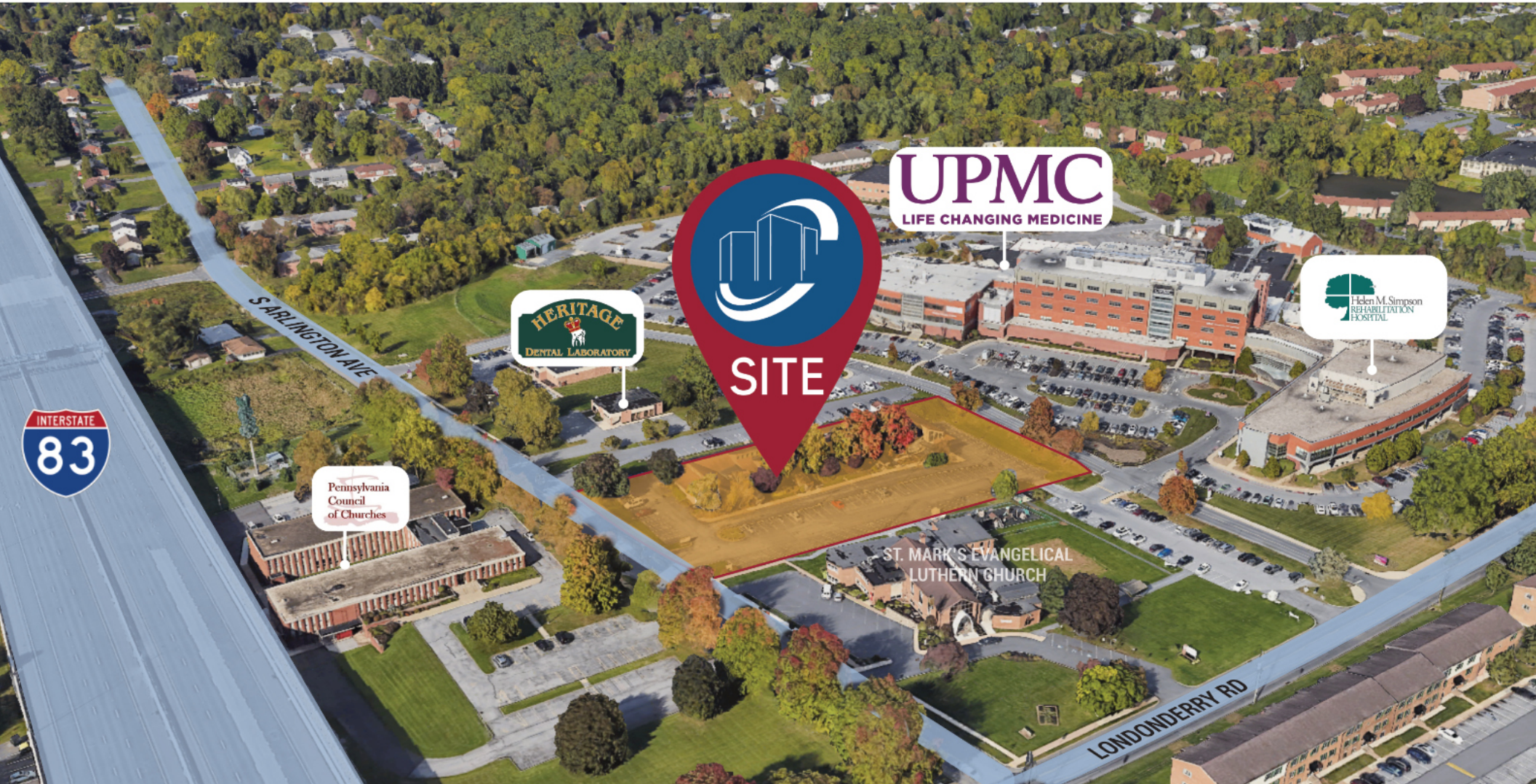




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### LOCATION AERIAL



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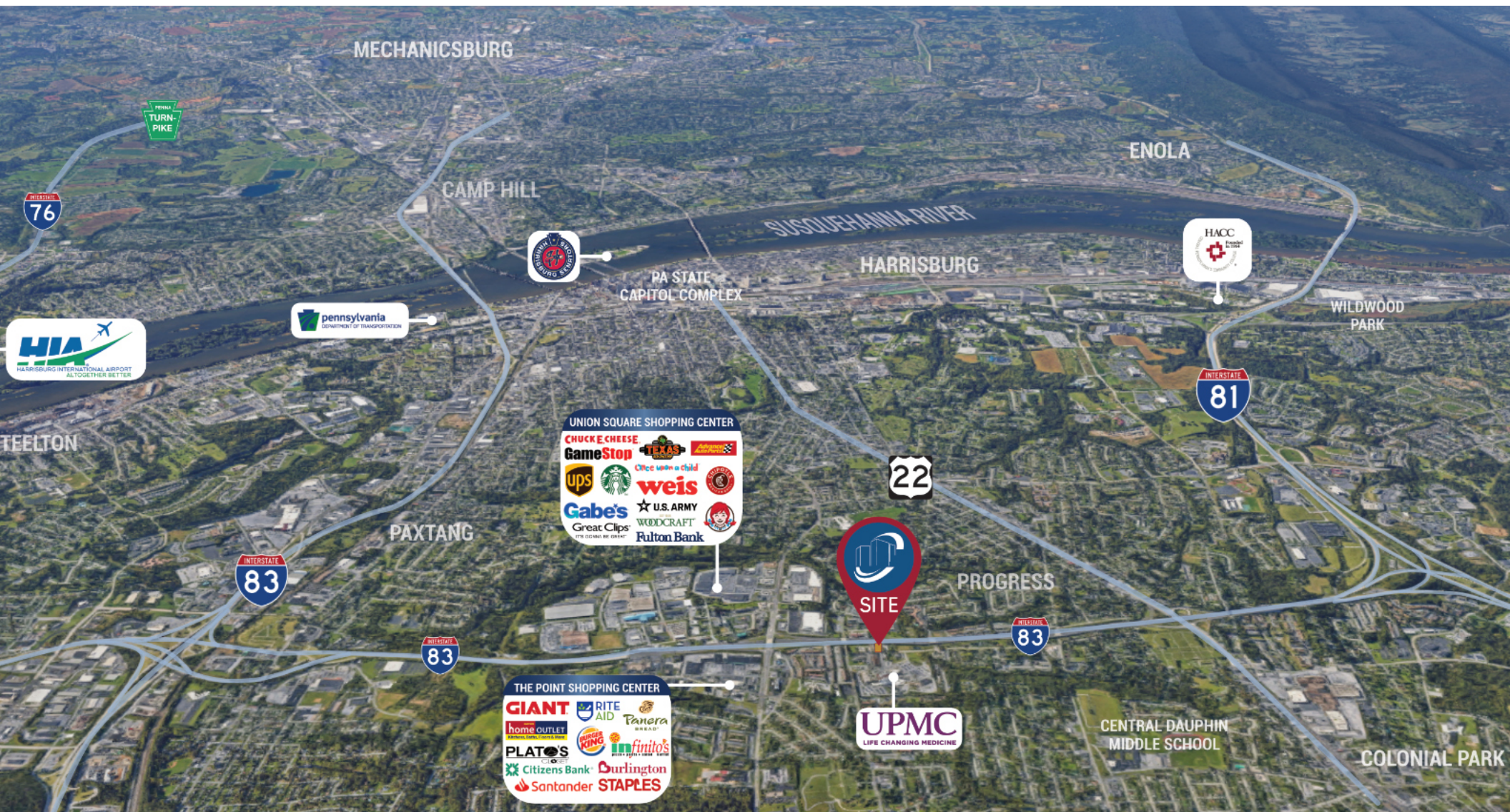
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### REGIONAL AERIAL



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### AREA OVERVIEW

**COLONIAL PARK** - The community of Colonial Park is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.

**UNION DEPOSIT** - Nestled near the vibrant city of Harrisburg, the community of Union Deposit offers an enticing proposition for savvy business investors seeking strategic opportunities in a burgeoning market. Boasting a prime location with easy access to major transportation arteries like Interstate 83, Interstate 81, and the Pennsylvania Turnpike, Union Deposit serves as a gateway to a vast consumer base and robust distribution networks. The area has witnessed significant commercial development, featuring a diverse array of retail centers, dining establishments, and service-oriented businesses. With a keen focus on demographic insights and market dynamics, investors can capitalize on Union Deposit's dynamic consumer landscape, tailoring their offerings to meet evolving demands. Moreover, by staying attuned to economic trends and regulatory nuances, investors can navigate the business landscape with confidence, ensuring compliance while maximizing growth opportunities. Engaging with the local community and forging meaningful connections further enhances the prospects for success.



Wildwood Lake Park



Swatara Creek





### DEMOGRAPHICS

#### POPULATION

|               |                |
|---------------|----------------|
| <b>1 MILE</b> | <b>10,111</b>  |
| <b>2 MILE</b> | <b>89,247</b>  |
| <b>3 MILE</b> | <b>185,720</b> |

#### HOUSEHOLDS

|               |               |
|---------------|---------------|
| <b>1 MILE</b> | <b>4,626</b>  |
| <b>2 MILE</b> | <b>35,709</b> |
| <b>3 MILE</b> | <b>77,030</b> |

#### AVERAGE HOUSEHOLD INCOME

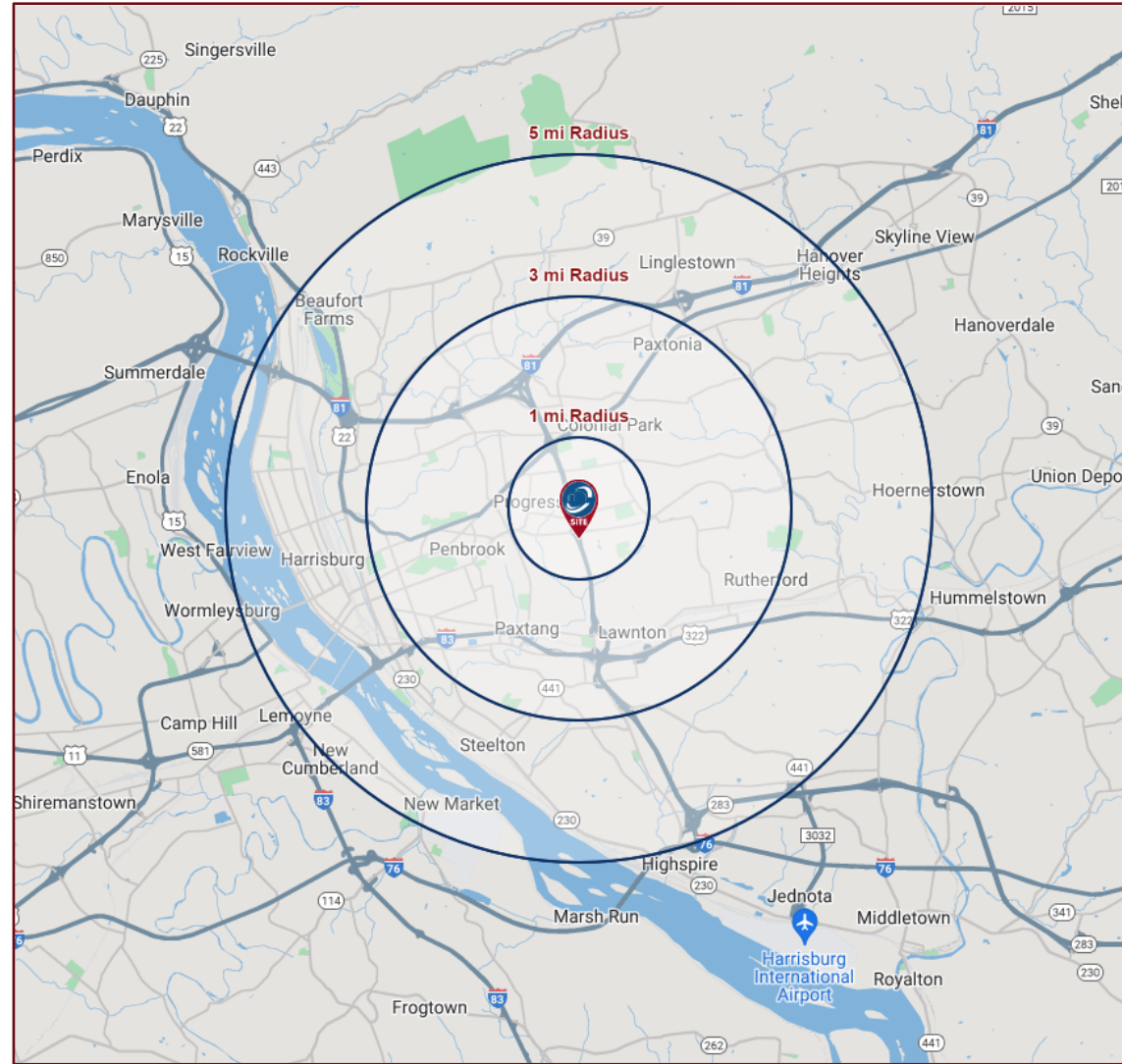
|               |                  |
|---------------|------------------|
| <b>1 MILE</b> | <b>\$87,748</b>  |
| <b>2 MILE</b> | <b>\$92,869</b>  |
| <b>3 MILE</b> | <b>\$102,587</b> |

#### TOTAL BUSINESSES

|               |              |
|---------------|--------------|
| <b>1 MILE</b> | <b>542</b>   |
| <b>2 MILE</b> | <b>3,381</b> |
| <b>3 MILE</b> | <b>7,897</b> |

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

|               |                |
|---------------|----------------|
| <b>1 MILE</b> | <b>9,158</b>   |
| <b>2 MILE</b> | <b>50,776</b>  |
| <b>3 MILE</b> | <b>128,292</b> |





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