

OFFICE CONDO
FOR SALE

2151 LINGLESTOWN ROAD - SUITE 140
HARRISBURG, PA 17110



Amber Corbo
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1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

2151 LINGLESTOWN ROAD - SUITE 140

PROPERTY DETAILS

FOR SALE
\$121,440

OFFERING SUMMARY

Sale Price	\$121,440
Number of Units	One (1) Suite for Sale
Lot Size	3.16 Acres
Building Size	43,200 SF
Available SF	1,104 SF

PROPERTY SUMMARY

Address	2151 Linglestown Road Suite 140 Harrisburg, PA 17110
Municipality	Susquehanna Township
County	Dauphin County
Tax Parcel #	62-013-117, 62-013-122
Year Built	1989
Year Last Renovated	2000

PROPERTY HIGHLIGHTS

- 1,104 SF suite available in Saratoga Office Center on Linglestown Road
- Located in the rear of the building and accessible from adjacent suite 100
- Condominium fee and documents available
- Traffic count: 18,448 VPD
- Available for lease

PROPERTY DESCRIPTION

1,104 SF condominium suite available for sale and/or lease in the Saratoga Office Center. This suite is a general office unit containing offices, a conference room and kitchen. Business Office Residential Zoning (BOR) permits various medical uses, support and professional services.

LOCATION DESCRIPTION

Located on Linglestown Road (Route 39) with convenient access to I-81 and Route 22. The property is situated amongst the heavily traveled medical and commercial strip on Route 39.



BUILDING INFORMATION

# of Floors	Three (3)
Restrooms	One (1)
Roof	Gable roof design, wood frame with composition shingles
Walls	Drywall
Floor Type	Carpet, tile, and vinyl
Number of Elevators	One (1)
Business ID Sign	Yes

UTILITIES & ZONING

Zoning	BOR - Business Office Residential
Water & Sewer	Public
Gas	Natural Gas
Electric	225 Amp
HVAC	One (1) heat pump

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2151 LINGLESTOWN ROAD - SUITE 140
ADDITIONAL PHOTOS

FOR SALE
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2151 LINGLESTOWN ROAD - SUITE 140

RETAIL MAP

FOR SALE

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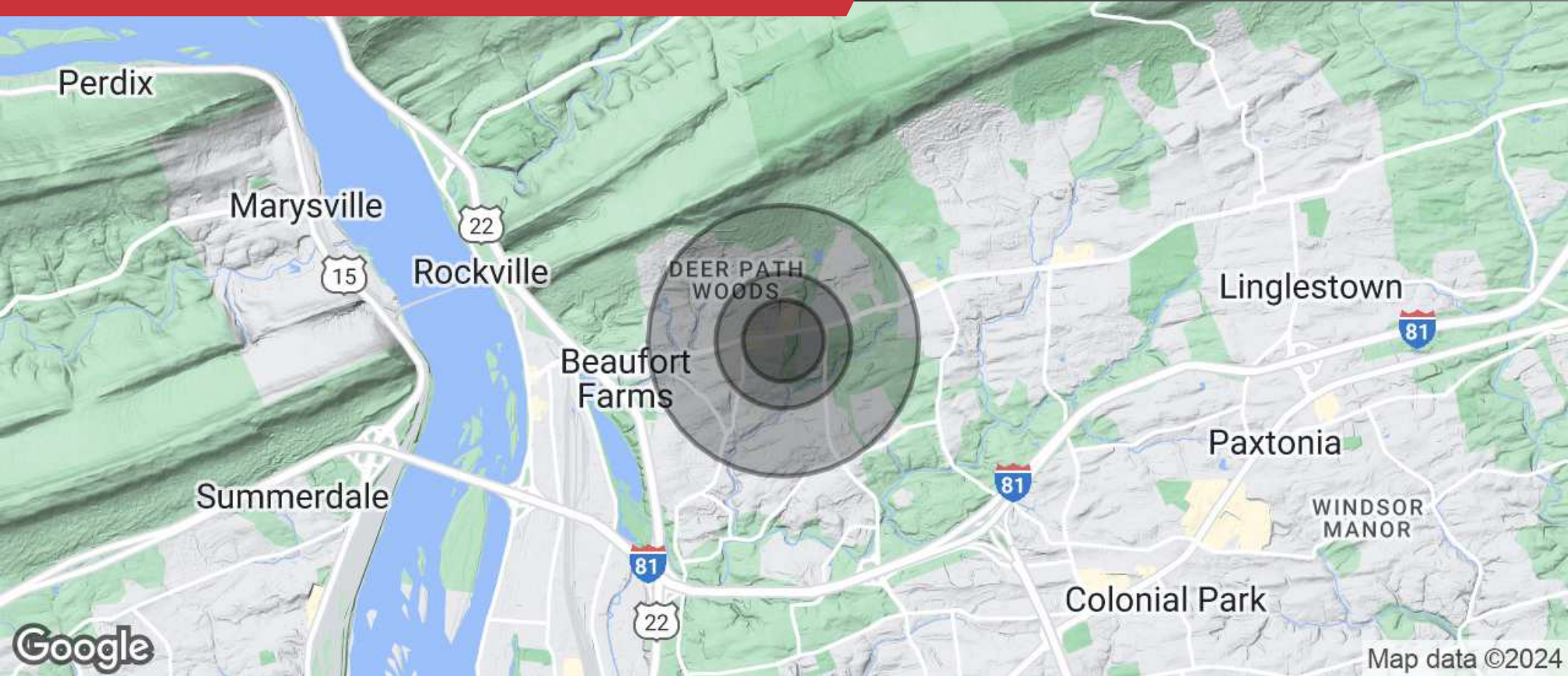


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DEMOGRAPHICS

FOR SALE
\$121,440



POPULATION

0.3 MILES	0.5 MILES	1 MILE
905	2,138	7,342



HOUSEHOLDS

0.3 MILES	0.5 MILES	1 MILE
387	939	3,254



INCOME

0.3 MILES	0.5 MILES	1 MILE
\$124,400	\$128,268	\$129,309

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