

4785 LINGLESTOWN ROAD, HARRISBURG

CAMPBELL

Commercial Partners LLC

13,800 +/- SF OFFICE BUILDING

FOR SALE

FULLY LEASED



525 N. 12th Street, Suite 203
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OFFERING SUMMARY

FULLY LEASED OFFICE BUILDING FOR SALE

Building SF: 13,800 +/- SF

Sale Price: \$1,250,000

LOCATION INFORMATION:

Zoning: BC - Business Campus

Municipality: Lower Paxton Township

County: Dauphin

PROPERTY HIGHLIGHTS:

- Fully Leased Professional Office Building
- Great location & visibility on Rt. 39/Linglestown Rd
- Many nearby amenities
- Ample on-site parking
- Rent Roll and Condo Documents available with signed Confidentiality Agreement



PROPERTY DETAILS

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Building SF	13,800 +/- SF
Construction Type	MASONRY
Number of Floors	2
Elevator	1
Flooring	CARPET
Lighting	FLOURESCENT/LED
HVAC	ELECTRIC & GAS HEAT; CENTRAL AIR
Ceiling Type	2X2 ACOUSTIC TILES
Restrooms	4 IN COMMON
Signage	IN-COMMON MONUMENT SIGN AT LINGLESTOWN ROAD
Condo Fee	\$3,962.50/quarter

Condo management and fees include snow removal, landscaping, stormwater, trash, common area electric, management, insurance, and common area reserves for replacement.



Total Estimated Taxes: \$19,123.61

Current Estimated Taxes

County:	\$ 623,500 x 0.0091930 =	\$ 5,731.83
Library:	\$ 623,500 x 0.0003500 =	\$ 218.23
Municipal:	\$ 623,500 x 0.0028350 =	\$ 1,767.62
School:	\$ 623,500 x 0.0182934 =	<u>\$ 11,405.93</u>
		\$ 19,123.61

Current Indicated Market Value

\$ 623,500 x 2.47 (CLR) = \$ 1,540,045

FIRST FLOOR

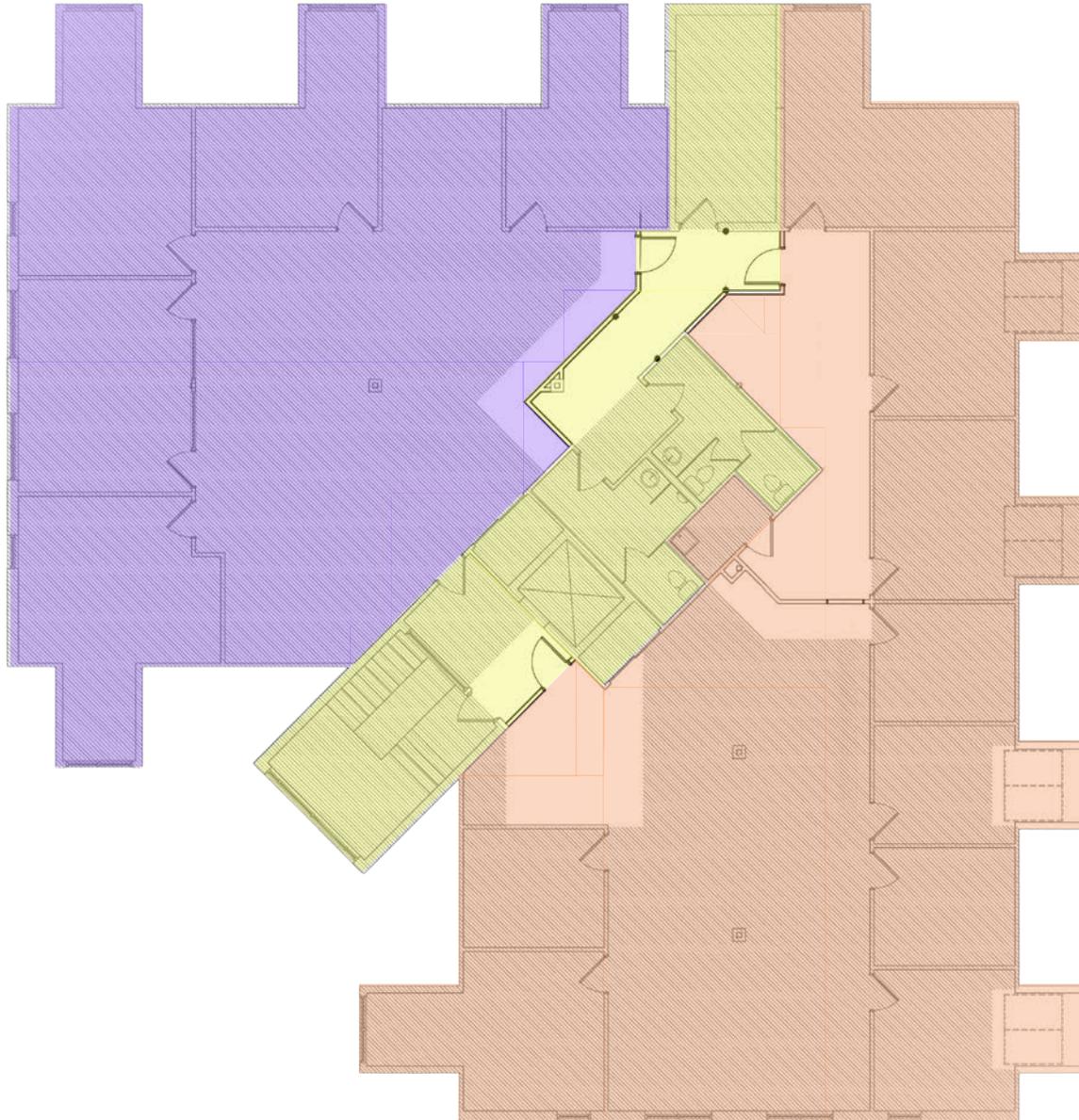
Plan is approximate



Carport

SECOND FLOOR

Plan is approximate



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