


POTENTIAL MULTI-FAMILY DEVELOPMENT
FOR SALE

425 PEAR AVENUE
HARRISBURG, PA 17111



Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

Nick Balint
nbalint@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

425 PEAR AVENUE

PROPERTY DETAILS

FOR SALE

\$150,000

OFFERING SUMMARY

| | |
|-------------------|------------|
| Sale Price | \$150,000 |
| Lot Size | 0.98 Acres |

PROPERTY SUMMARY

| | |
|---------------------|--|
| Address | 425 Pear Avenue Harrisburg, PA 17111 |
| Municipality | Swatara Township |
| County | Dauphin County |
| Tax Parcel # | 63-019-001 & 63-018-058 |
| Zoning | R-ML; Medium Density Limited Residential District |

PROPERTY DESCRIPTION

Two (2) parcels totaling 0.98 acres of residential land for sale near Rutherford Heights in Harrisburg, PA. This site is the perfect location for residential development with already existing concept plans to build 12-13 townhomes. Quick access to Interstate 83 and Route 322. Close proximity to neighborhood shopping center anchored by retailers such as Walmart, Sam's Club, Aldi, GIANT and Starbucks.

It is hereby disclosed that the owner is a PA Licensed Real Estate Agent affiliated with NAI CIR.

PROPERTY HIGHLIGHTS

- Two (2) parcels totaling 0.98 acres for sale
- 189' of frontage on Pear Avenue
- Potential development site for multi-family residential townhomes or apartments
- Located in a residential neighborhood near Rutherford Heights with close proximity to neighborhood shopping center, anchored by major retailers
- Average household income as high as \$89,000 within three (3) miles of site



Chris Wilsbach

cwilsbach@naicir.com | 717 761 5070

Nick Balint

nbalint@naicir.com | 717 761 5070



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

425 PEAR AVENUE

LOCATION MAP

FOR SALE

\$150,000



Chris Wilsbach

cwilsbach@naicir.com | 717 761 5070

Nick Balint

nbalint@naicir.com | 717 761 5070



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

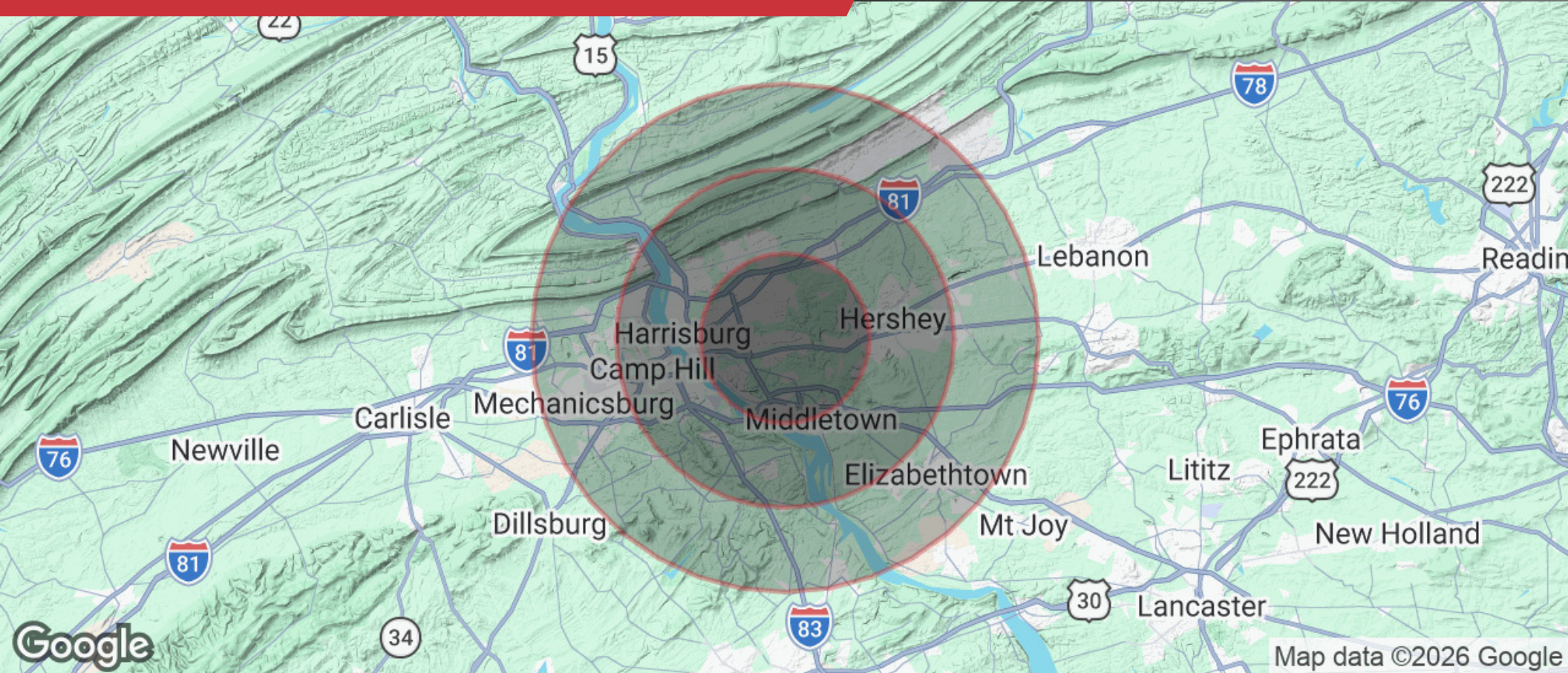
Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

425 PEAR AVENUE

DEMOGRAPHICS

FOR SALE

\$150,000



POPULATION

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 156,651 | 367,186 | 542,069 |



HOUSEHOLDS

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 61,957 | 149,532 | 217,074 |



INCOME

| 5 MILES | 10 MILES | 15 MILES |
|----------|-----------|-----------|
| \$93,867 | \$101,705 | \$108,671 |

Chris Wilsbach

cwilsbach@naicir.com | 717 761 5070

Nick Balint

nbalint@naicir.com | 717 761 5070



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR