MULTIFAMILY PROPERTY

FOR SALE

2617-2629 HERR STREET

HARRISBURG, PA 17103

Andres Godoy
agodoy@naicir.com | 717 761 5070 x213

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

2617-2629 HERR STREET

PROPERTY DETAILS

FOR SALE

$1,500,000

OFFERING SUMMARY

Sale Price	$1,500,000
Lot Size	0.66 Acres
NOI	$136,553
Cap Rate	9.1%

PROPERTY SUMMARY

Address	2617-2629 Herr Street Harrisburg, PA 17103
Municipality	Penbrook Township
County	Dauphin County
Tax Parcel #	49-003-003, 49-003-004, 49-003-005, 49-003-006, 49-003-007, 49-003-008, 49-003-008-001-001
Building Size	18,463 SF
Year Built	1981

PROPERTY HIGHLIGHTS

- Twelve diverse income streams including a daycare, church, duplex, triplex, single-family home, two mobile homes, and flex space.
- Strong in-place cash flow producing a 9.1% cap rate with consistent occupancy and reliable tenant demand.
- Value-add opportunity to increase revenue by converting the 6-bed, 3-bath

PROPERTY DESCRIPTION

NAI CIR is pleased to present the rare opportunity to acquire a stabilized, high-performing cash-flow portfolio located at 2617–2629 Herr Street in Penbrook Borough, Pennsylvania. The portfolio includes a daycare, church, duplex, triplex, single-family home, two (2) mobile homes, and one (1) flex/industrial space, offering a blend of residential, commercial, and specialty uses that drive strong occupancy and steady performance. Additional upside remains through strategic rent optimization, including the opportunity to significantly increase income by converting the 6-bedroom, 3-bath single-family home into a triplex, creating multiple new revenue streams on an already stabilized asset.

LOCATION DESCRIPTION

Strategically positioned off Herr Street, the properties benefit from reliable tenant demand, central connectivity, and access to major employment corridors.

BUILDING INFORMATION

# of Parking Spaces	20
Drive-Ins	One (1)
Basement	Yes

UTILITIES & ZONING

Zoning	Commercial
Frontage	187' on Herr St
Topography	Gently Sloping
Water	Veolia
Sewer	Public
Gas	UGI
Electric	PPL

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ADDITIONAL PHOTOS

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$1,500,000

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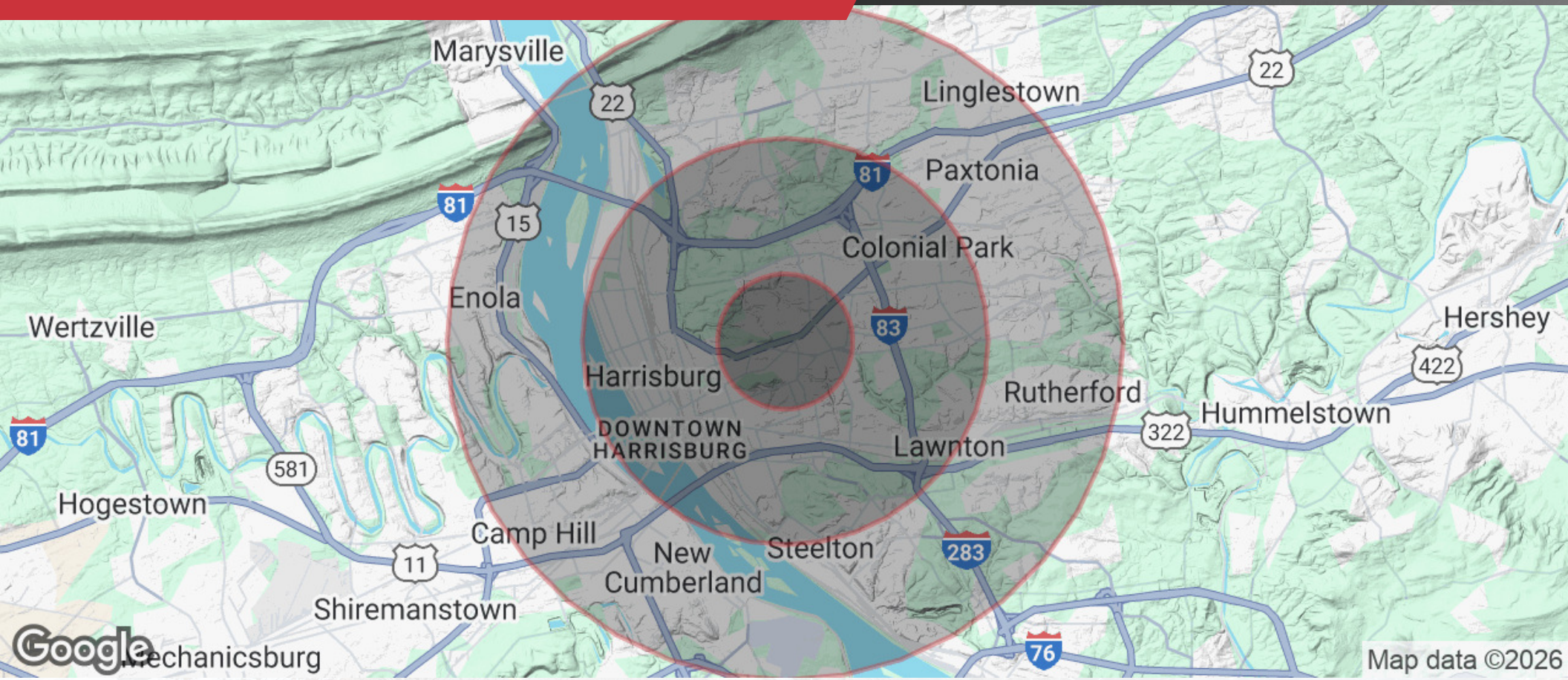
DEMOGRAPHICS

FOR SALE

$1,500,000



POPULATION

1 MILE	3 MILES	5 MILES
13,768	103,116	213,458

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,644	42,792	88,591

INCOME

1 MILE	3 MILES	5 MILES
$76,531	$73,163	$92,190

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