

# INVESTMENT PROPERTY

3301 N FRONT ST, HARRISBURG, PA

INSTITUTIONAL | OFFICE | REDEVELOPMENT



3301 N FRONT STREET, HARRISBURG, PA  
INSTITUTIONAL/OFFICE/RE-DEVELOPMENT  
OPPORTUNITY WITH RIVER VIEWS

PROPERTY  
INVESTMENT



## OFFERING SUMMARY

<b>Building Size</b>	69,212 SF
<b>Sale Price</b>	Subject to Offer
<b>APN</b>	62-017-217
<b>Zoning</b>	Business Office Residential Riverfront
<b>Best Use</b>	Institutional, Arts, Mixed Use
<b>Municipality</b>	City of Harrisburg/Susquehanna Township
<b>County</b>	Dauphin County

## PROPERTY OVERVIEW

Outstanding property along North Front Street currently used as a community center & school. The 2-building portfolio offers large meeting rooms, a full gym, swimming pool, and many private offices, as well as an open floor plan. Attractive architecture and large windows provide unparalleled view of the Susquehanna River.

The sale of the subject property will be contingent upon the existing recorded land development plan. A mutually agreeable cross-easement plan with the adjoining property will also be required.

## PROPERTY HIGHLIGHTS

- Fully operational school with all related amenities with ample admin/support office areas
- Large auditorium and multi-purpose room with stage
- Beautiful atrium entrance
- Indoor pool (4 lanes)
- Fitness facility with separate men and women's locker rooms
- Two racquetball courts and two commercial kitchens.



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CURRENT USE IMAGES



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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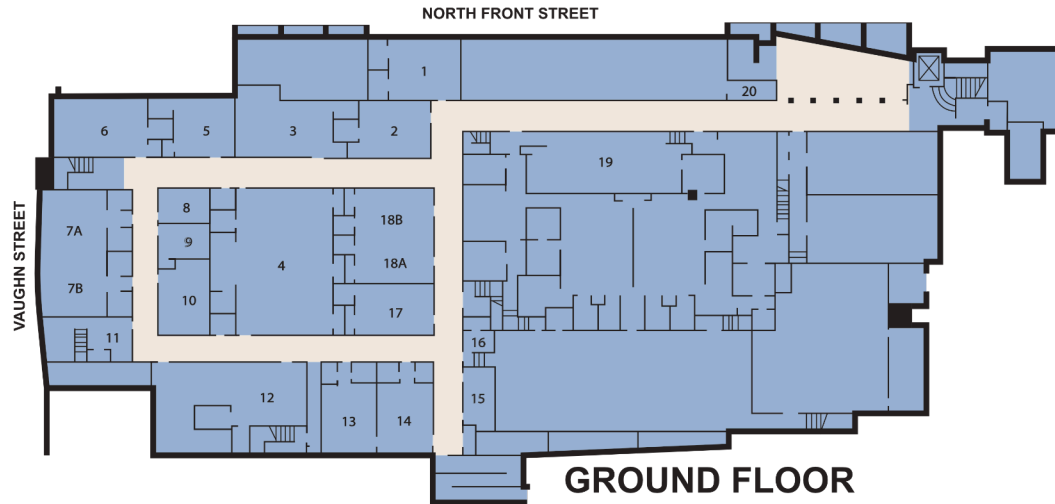
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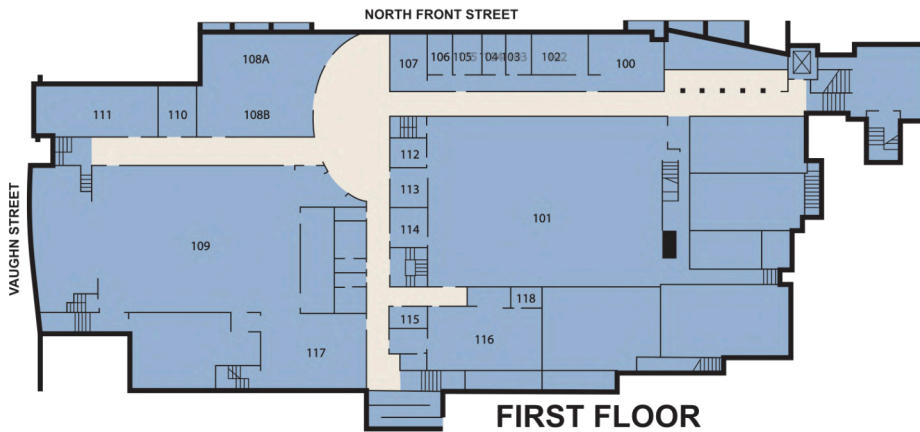
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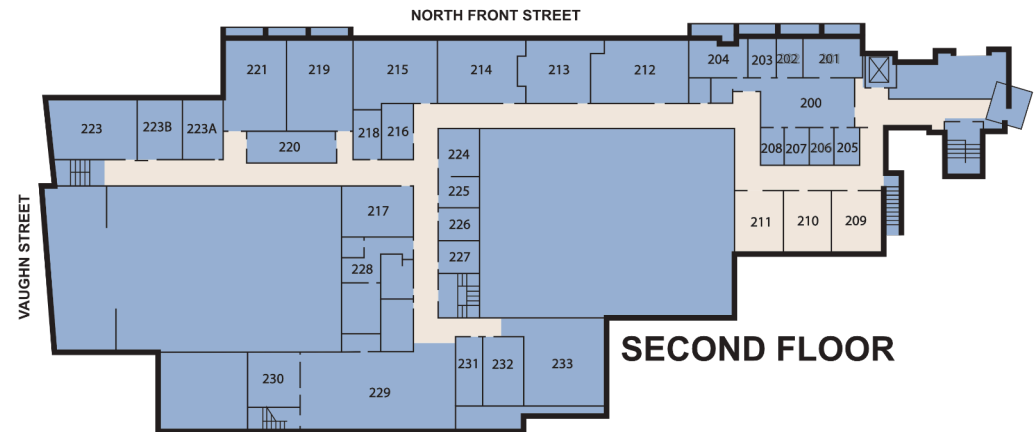
CURRENT LAYOUT FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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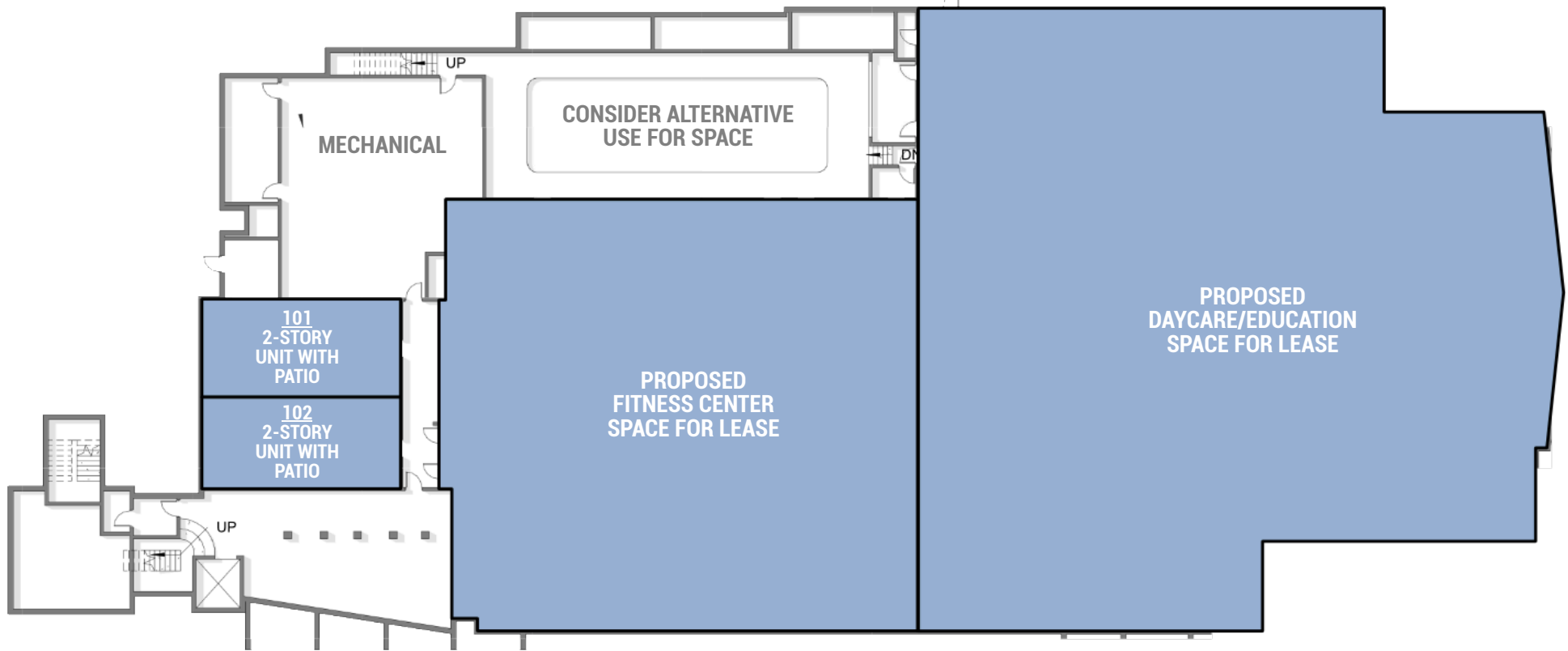


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POTENTIAL GROUND FLOOR MULTI-FAMILY RESIDENTIAL CONVERSION

PROPOSED LEASE OPPORTUNITIES - FITNESS & DAYCARE USES



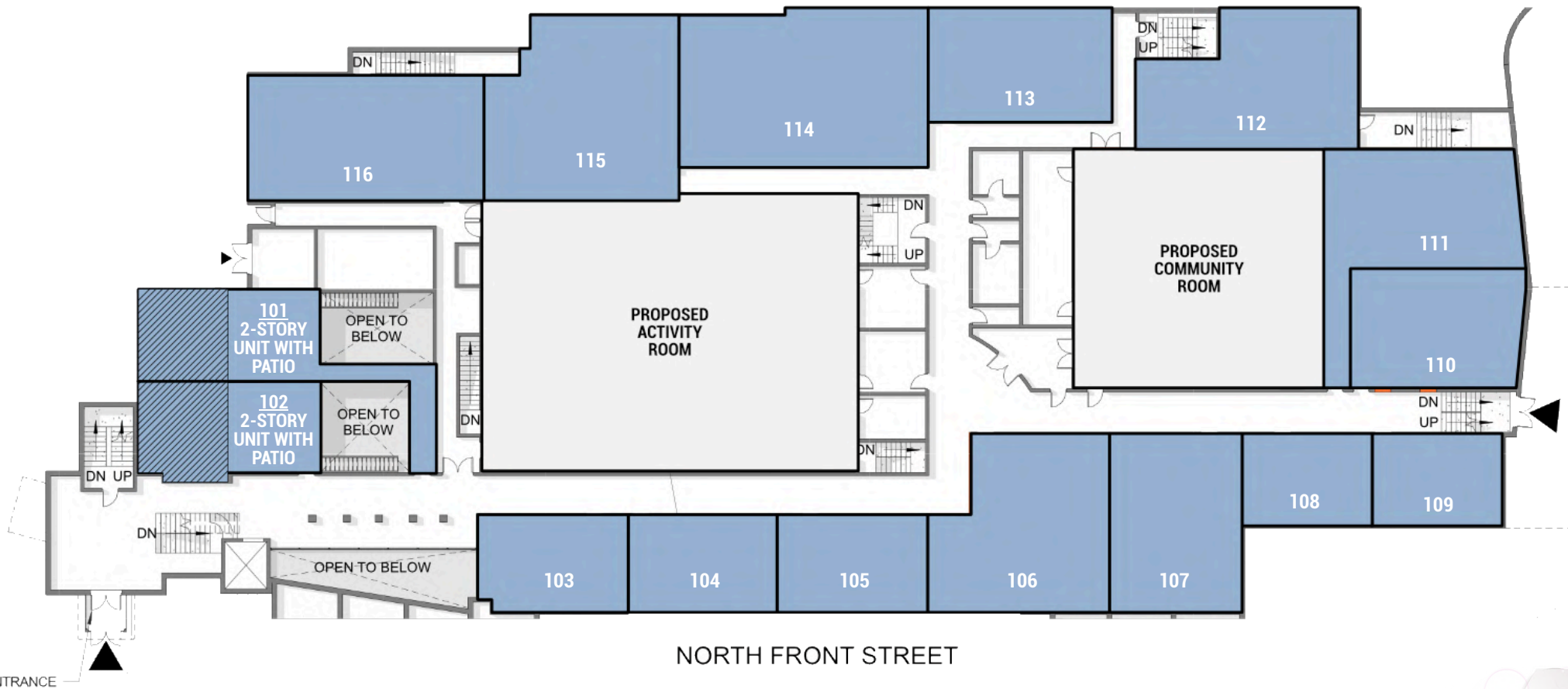


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POTENTIAL FIRST FLOOR MULTI-FAMILY RESIDENTIAL CONVERSION

16 RESIDENTIAL UNITS  
 460 SF-1,515 SF  
 7 RIVER VIEW UNITS



IN ENTRANCE

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POTENTIAL SECOND FLOOR MULTI-FAMILY RESIDENTIAL CONVERSION

20 RESIDENTIAL UNITS  
 450 SF-1,515 SF  
 10 RIVER VIEW UNITS



NORTH FRONT STREET

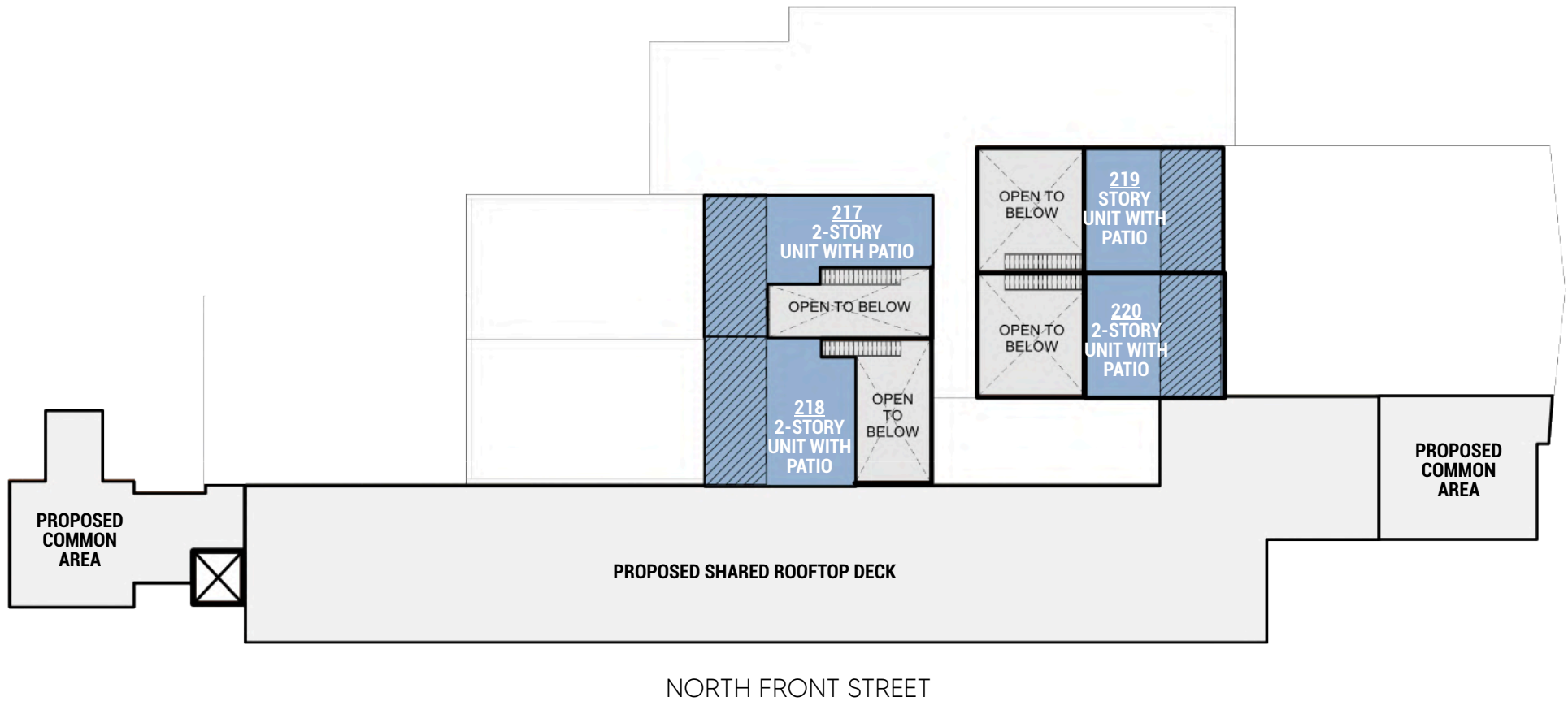


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POTENTIAL ROOFTOP MULTI-FAMILY RESIDENTIAL CONVERSION

SECOND STORY UNIT PATIOS  
 PROPOSED ROOFTOP DECK WITH RIVER VIEWS







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PROPERTY AERIAL



NEW CUMBERLAND

CAMP HILL

MECHANICSBURG

WORMLEYSBURG

ENOLA

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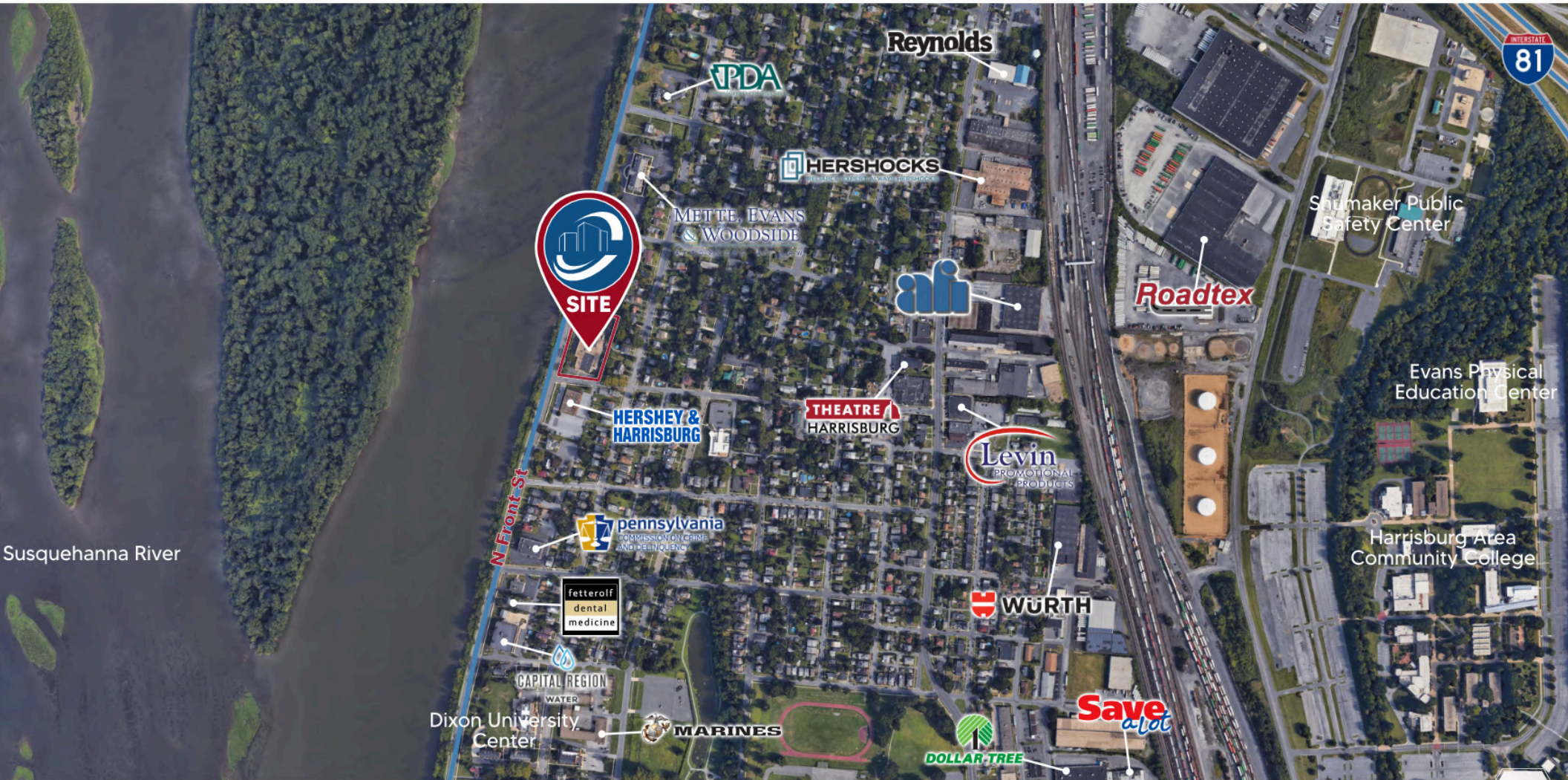
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# PROPERTY INVESTMENT

REGIONAL AERIAL



Susquehanna River



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# PROPERTY INVESTMENT

## AREA OVERVIEW



Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

# HARRISBURG DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337

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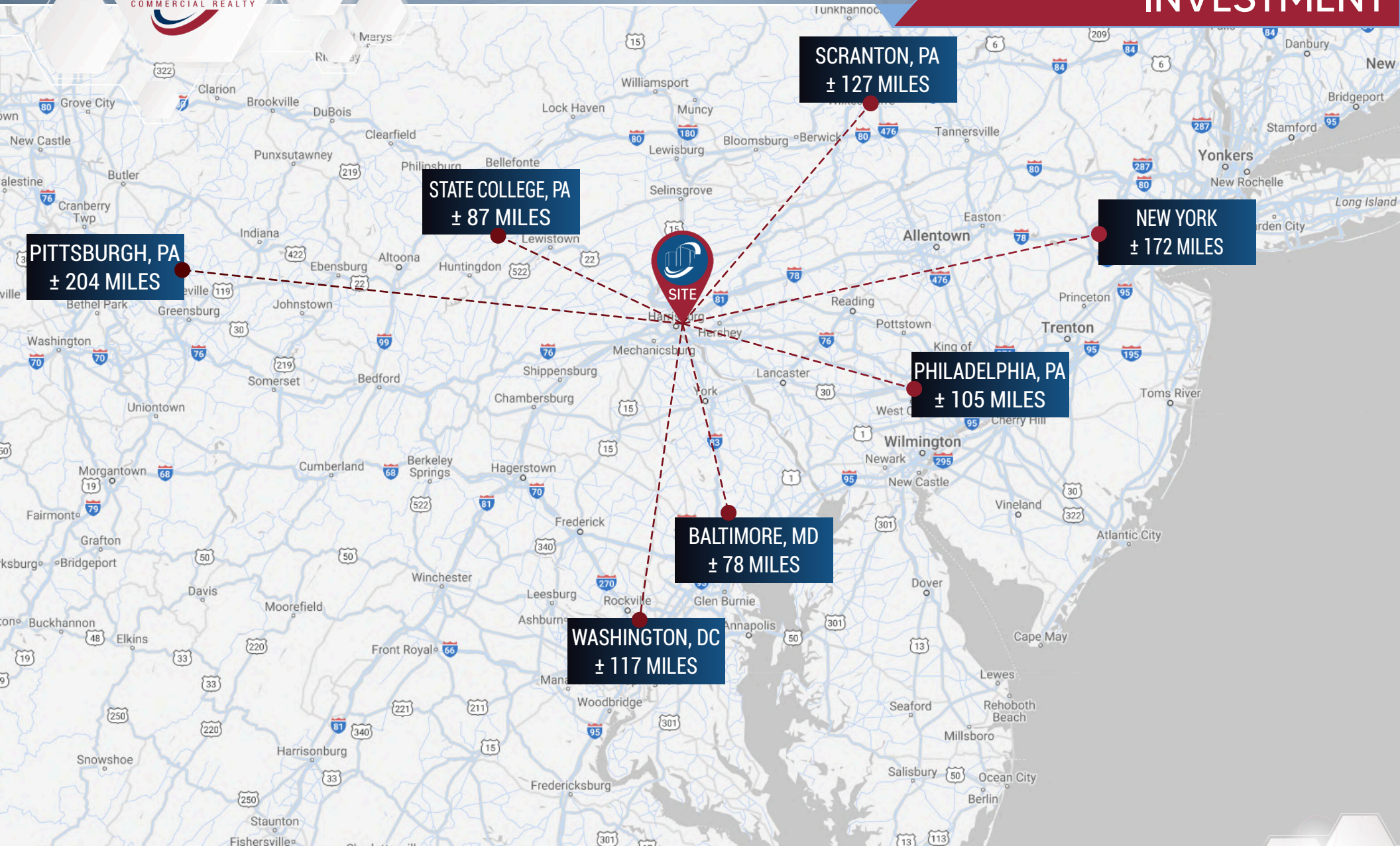
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## DEMOGRAPHICS

### POPULATION

<b>1 MILE</b>	<b>5,635</b>
<b>3 MILE</b>	<b>61,522</b>
<b>5 MILE</b>	<b>165,181</b>

### HOUSEHOLDS

<b>1 MILE</b>	<b>2,242</b>
<b>3 MILE</b>	<b>28,846</b>
<b>5 MILE</b>	<b>69,544</b>

### AVERAGE HOUSEHOLD INCOME

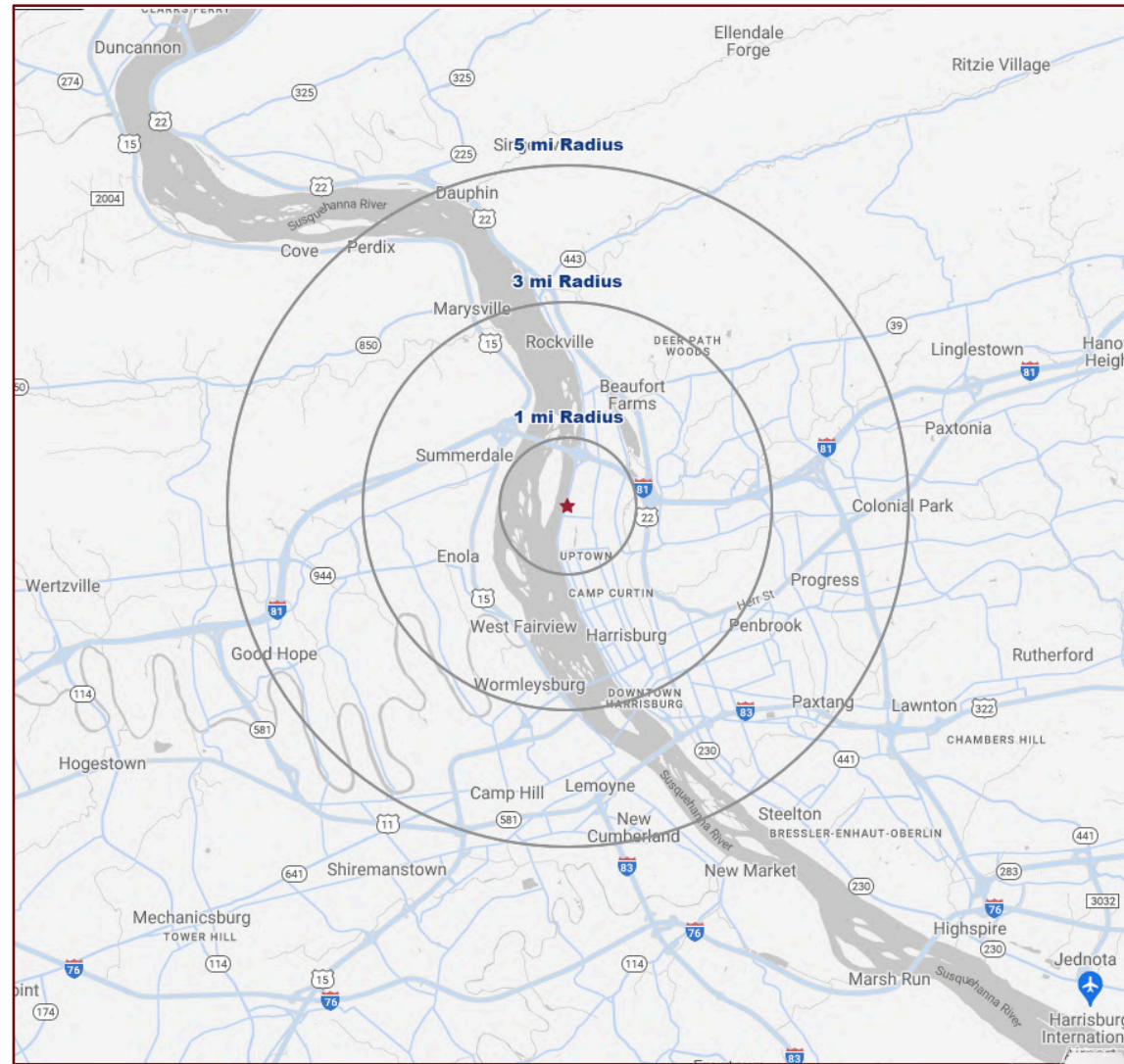
<b>1 MILE</b>	<b>\$94,620</b>
<b>3 MILE</b>	<b>\$99,289</b>
<b>5 MILE</b>	<b>\$103,473</b>

### TOTAL BUSINESSES

<b>1 MILE</b>	<b>322</b>
<b>3 MILE</b>	<b>3,084</b>
<b>5 MILE</b>	<b>7,483</b>

### TOTAL EMPLOYEES (DAYTIME POPULATION)

<b>1 MILE</b>	<b>4,992</b>
<b>3 MILE</b>	<b>58,323</b>
<b>5 MILE</b>	<b>115,584</b>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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