

MULTIFAMILY INVESTMENT
FOR SALE


1701 N FRONT ST
HARRISBURG, PA 17102



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1701 N FRONT ST

PROPERTY DETAILS

FOR SALE
\$850,000

OFFERING SUMMARY

Sale Price	\$850,000
Number of Units	Four (4)
Lot Size	0.13 Acres
Building Size	4,803 SF
Property Taxes	\$13,947.03

PROPERTY SUMMARY

Address	1701 N Front St Harrisburg, PA 17102
County	Dauphin County
Tax Parcel #	12-001-018
Year Built	1917
Zoning	Riverfront

PROPERTY DESCRIPTION

This multifamily property located at 1701 N Front St in Harrisburg, PA features a mix of 1 two-bedroom unit and 3 one-bedroom units. The building totals approximately 4,803 square feet on a 0.13-acre lot and includes on-site parking. The property offers strong appeal for consistent rental income.

PROPERTY HIGHLIGHTS


- Four-unit multifamily property with 1 two-bedroom unit and 3 one-bedroom units
- The building is 4,803 SF on 0.13 acres
- Accessible on-site parking for tenants
- Immediate access to I-81, I-83, and Harrisburg International Airport
- Consistent rental demand from strong job market in Harrisburg and surrounding amenities



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MULTIFAMILY PROPERTIES FOR SALE


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MARKET OVERVIEW

Dauphin County, PA

Harrisburg is a key population and employment center in Central Pennsylvania, strategically located within the Harrisburg–Philadelphia–Baltimore corridor. With approximately 287,000 residents in Dauphin County and over 590,000 across the broader metro, the region benefits from a stable population base supported by government employment and strong regional accessibility.

The local economy is anchored by state government, healthcare, logistics, and professional services, providing a diverse employment base and consistent renter demand. Direct access to Interstate 83, Interstate 81, and the Pennsylvania Turnpike connects Harrisburg to major East Coast markets while supporting a robust distribution and commuter network.

Downtown Harrisburg and surrounding neighborhoods have seen continued investment, including adaptive reuse projects, riverfront improvements, and expanding dining and entertainment amenities. These enhancements have contributed to growing demand for walkable, urban housing options.

Affordability remains a key driver, with a cost of living below larger Northeast metropolitan areas. As homeownership becomes less attainable, rental demand continues to grow—particularly for smaller unit types and flexible housing options, including short-term and extended-stay accommodations.

Overall, Harrisburg / Dauphin County's role as a government hub, combined with its economic diversity and regional connectivity, supports stable occupancy and long-term multifamily demand.

KEY DRIVERS & DEMOGRAPHICS



Population Base

~285,000 residents
Supported by government & healthcare employment



Strategic Location

Central Pennsylvania hub anchored by Harrisburg
Direct access to I-81, I-83, and the Pennsylvania Turnpike



Economic Diversity

Anchored by government, healthcare, education & logistics
Strong public-sector and institutional presence



Affordability Advantage

Lower cost profile than larger regional metros
Attractive option for residents and workforce housing



Rental Demand Drivers

Large government and healthcare workforce
Demand supported by stable employment & regional connectivity



Housing Trends

Consistent renter demand driven by affordability & job stability
Supportive environment for multifamily investment



Downtown Revitalization

Ongoing public and private investment in the City of Harrisburg
Continued momentum for reinvestment in the urban core

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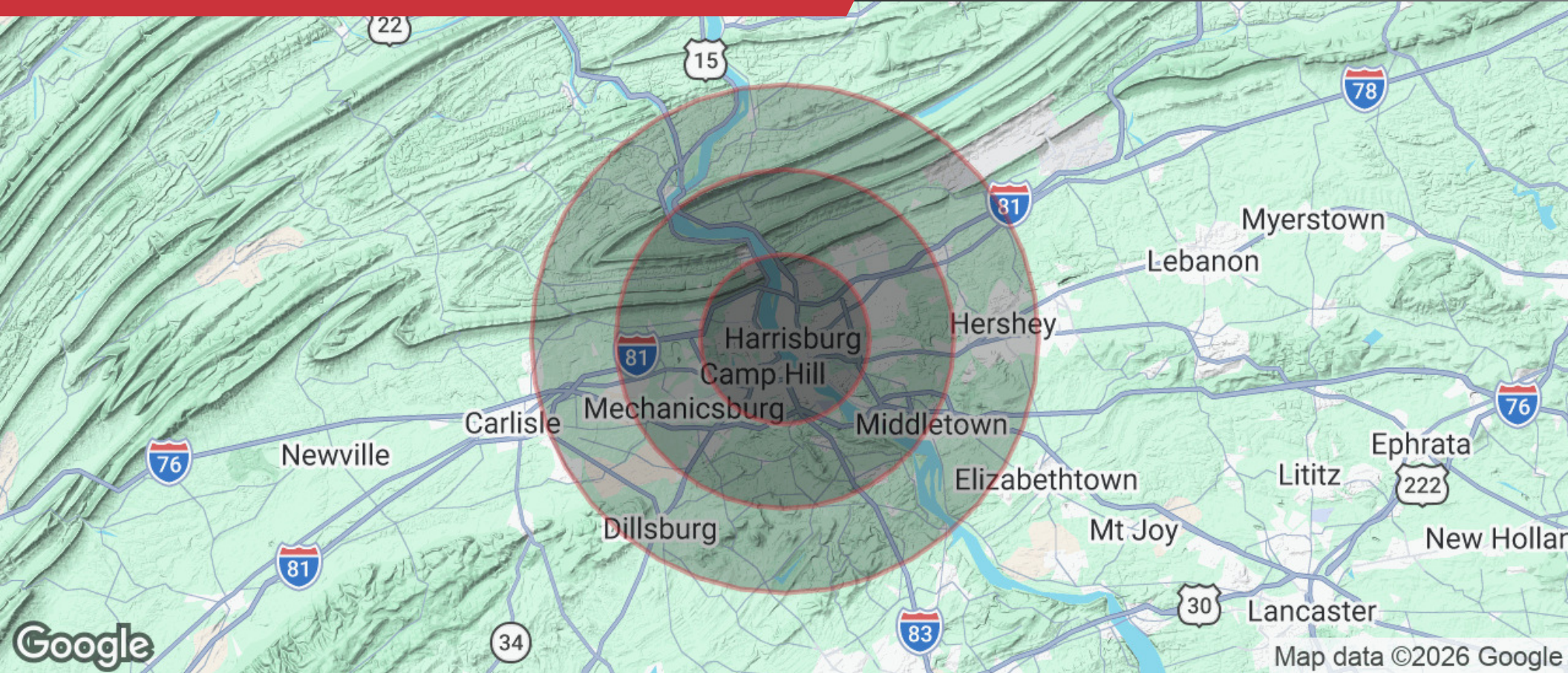


1701 N FRONT ST

DEMOGRAPHICS

FOR SALE

\$850,000



POPULATION

5 MILES	10 MILES	15 MILES
197,864	381,637	501,239



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
82,767	157,471	205,702




INCOME

5 MILES	10 MILES	15 MILES
\$93,200	\$105,892	\$107,595

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LISTING TEAM

FOR SALE

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NIK SGAGIAS
President, Managing Partner



CASEY P. KHURI
Chief Operating Officer



CHRIS WILSBACH
Vice President

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