


INDUSTRIAL PROPERTY
FOR SALE

**425 SOUTH CAMERON STREET
HARRISBURG, PA 17101**



Andrés Godoy
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Bret Palmer
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 1015 Mumma Road
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NAICIR

425 SOUTH CAMERON STREET

PROPERTY DETAILS

FOR SALE

\$899,000

OFFERING SUMMARY

Sale Price	\$899,000
Lot Size	0.72 Acres
Building Size	19,318 SF

PROPERTY SUMMARY

Address	425 South Cameron St Harrisburg, PA 17101
County	Dauphin County
Tax Parcel #	02-025-001
Year Built	1910

LOCATION DESCRIPTION

425 S Cameron Street is strategically located within Harrisburg's South Cameron Street commercial corridor, offering immediate access to I-83, I-81, and Route 322. This central location provides convenient connectivity to the greater Harrisburg area and large cities including Philadelphia, Baltimore, Washington D.C., and Pittsburgh.

PROPERTY HIGHLIGHTS

- +/-19,000 SF commercial/industrial building
- Former Asian grocery market and restaurant space with flexible reuse potential, alongside current market and restaurant tenants
- Multiple loading areas and warehouse functionality
- High-visibility on South Cameron Street
- Convenient access to I-83, I-81, Route 322 and the PA Turnpike

PROPERTY DESCRIPTION

Unique owner-user or redevelopment opportunity in the heart of the Capital Region. The property consists of approximately 19,000 SF situated on 0.72 acres with excellent visibility and accessibility from Cameron Street. This two (2) story commercial building consists of loading areas and a flexible layout suitable for retail, distribution, food service, or light industrial uses. Offering on-site parking and sign exposure along a heavily traveled corridor. Current tenants include two (2) restaurants and a market.

BUILDING INFORMATION

# of Floors	Two (2)
# Of Parking Spaces	21
Roof	Low slope/flat

UTILITIES & ZONING

Zoning	Industrial
Water & Sewer	Public
Flood Zone	Yes




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ADDITIONAL PHOTOS


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\$899,000



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RETAIL MAP

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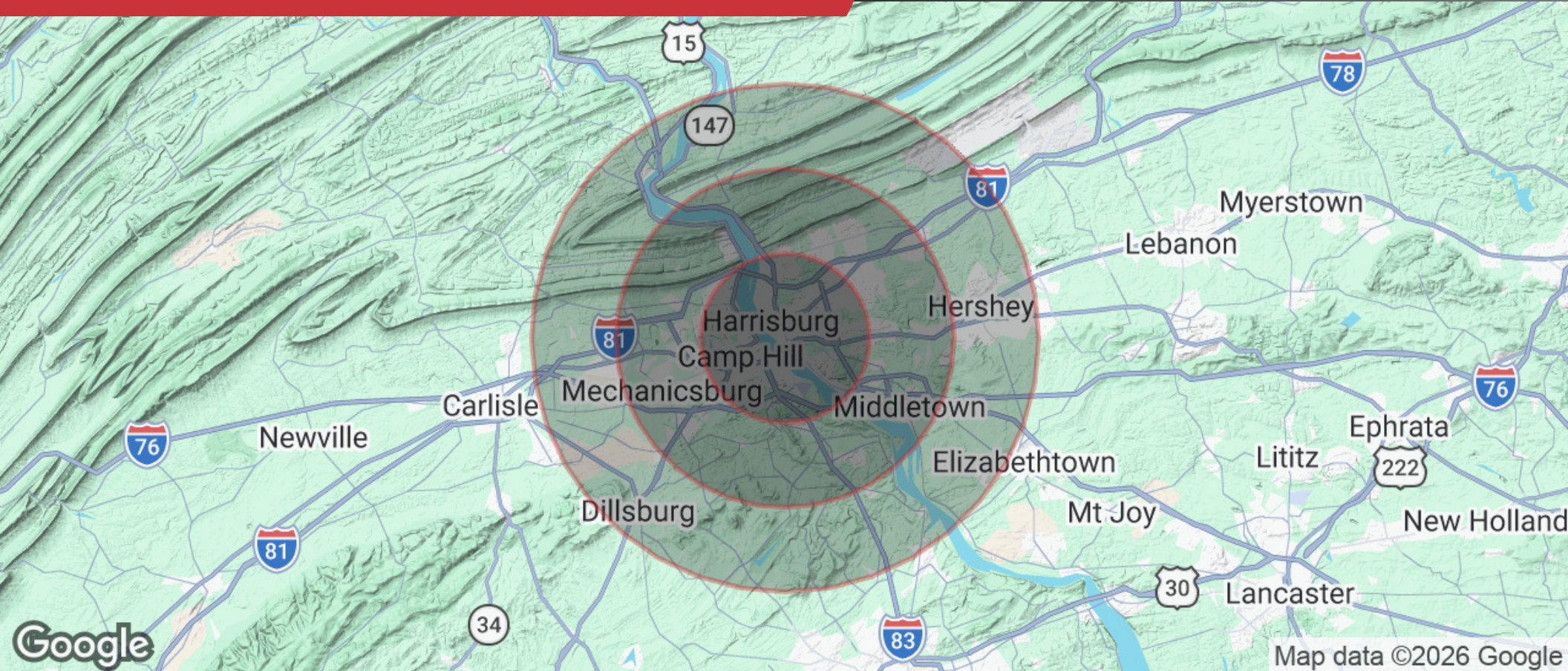
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425 SOUTH CAMERON STREET

DEMOGRAPHICS

FOR SALE

\$899,000



POPULATION

5 MILES	10 MILES	15 MILES
195,638	402,205	512,189



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
81,257	166,290	210,009



INCOME

5 MILES	10 MILES	15 MILES
\$89,151	\$106,049	\$107,456

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