

6200 DERRY STREET, HARRISBURG

SALE



CAMPBELL
Commercial Partners LLC

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EXECUTIVE SUMMARY

We are pleased to offer a restaurant for sale in Dauphin County. Sale includes business, property, liquor license and F&E.

Available SF 4,100+/- SF
Bar & Restaurant

Sale Price ASK AGENT FOR PRICING

PROPERTY HIGHLIGHTS

- 4,100+/- SF restaurant and bar includes an outdoor dining area, surfaced parking lot
- Additional information available with signed confidentiality agreement

LICENSES

- Swatara Township Fire Prevention Use and Occupancy Certificate
- PA 12 Month Retail Food Facility License
- Swatara Township Business Privilege License
- Dauphin County R Liquor License



PROPERTY DETAILS

Building SF	4,100+/- + BASEMENT STORAGE
Built	1972; RECENT RENOVATIONS
Zoning	GENERAL COMMERCIAL
Land	0.62+/- ACRES
Construction Type	FRAME / BLOCK / STONE
Walls	DRYWALL & PANELING
Flooring	VINYL PLANK & VCT
Lighting	FLOURESCENT; FIXTURES
HVAC	6 MINI-SPLITS & THRU-WALL UNITS
Ceiling Type	DROP CEILING
Restrooms	1 MENS; 1 WOMENS
Parking Count	42 SPACES
Electric	PPL
Water	PUBLIC
Sewer	PUBLIC
Gas	UGI

Street Address: 6200 Derry Street
City, State, Zip: Harrisburg, PA 17111
Municipality: Swatara Township
County: Dauphin
Tax Parcel ID: 63-017-097

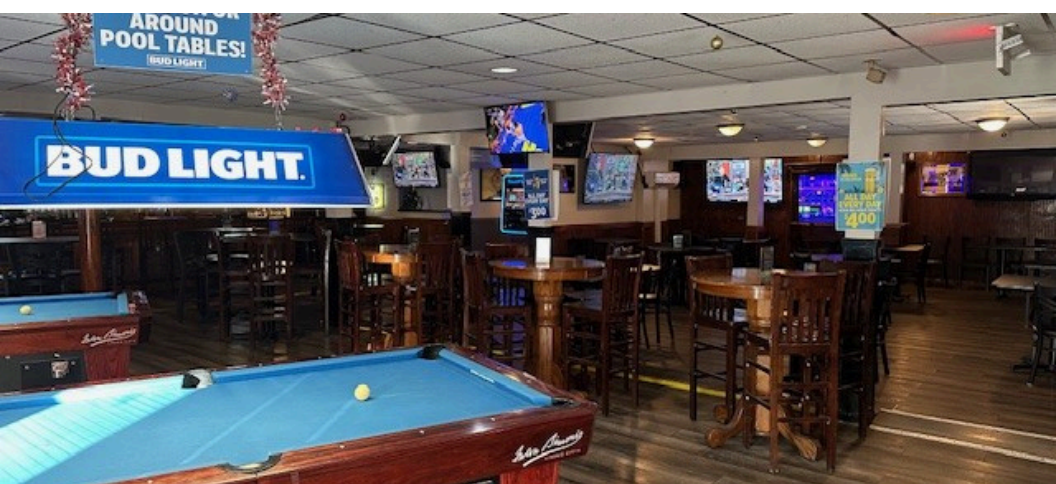
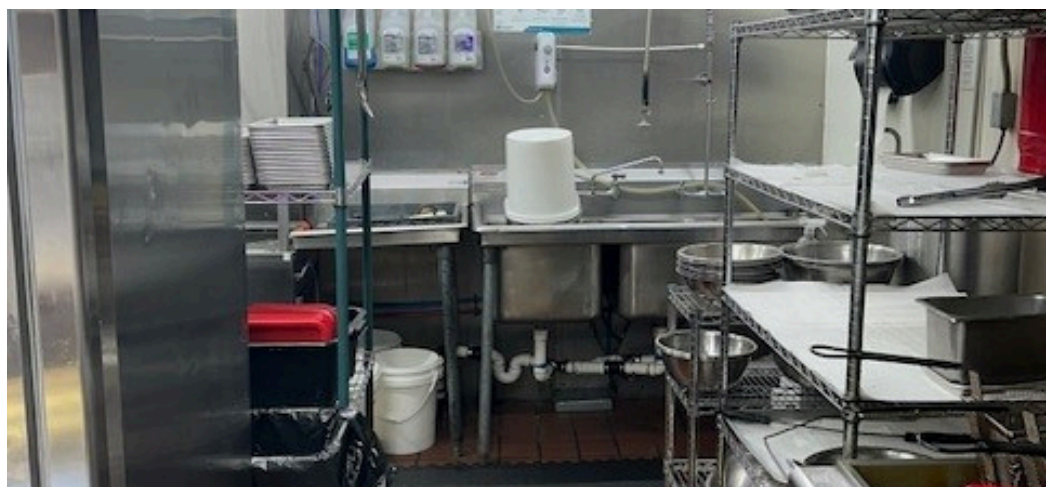


Total Estimated Taxes: \$8,944.70

TAXES	
COUNTY:	\$ 287,300 x 0.00919300 = \$ 2,641.14
MUNICIPAL:	\$ 287,300 x 0.00364733 = \$ 1,047.87
SCHOOL:	\$ 287,300 x 0.01829340 = \$ 5,255.69
TOTAL:	\$ 8,944.70
INDICATED MARKET VALUE:	\$287,300 x 2.47 = \$ 709,631.00

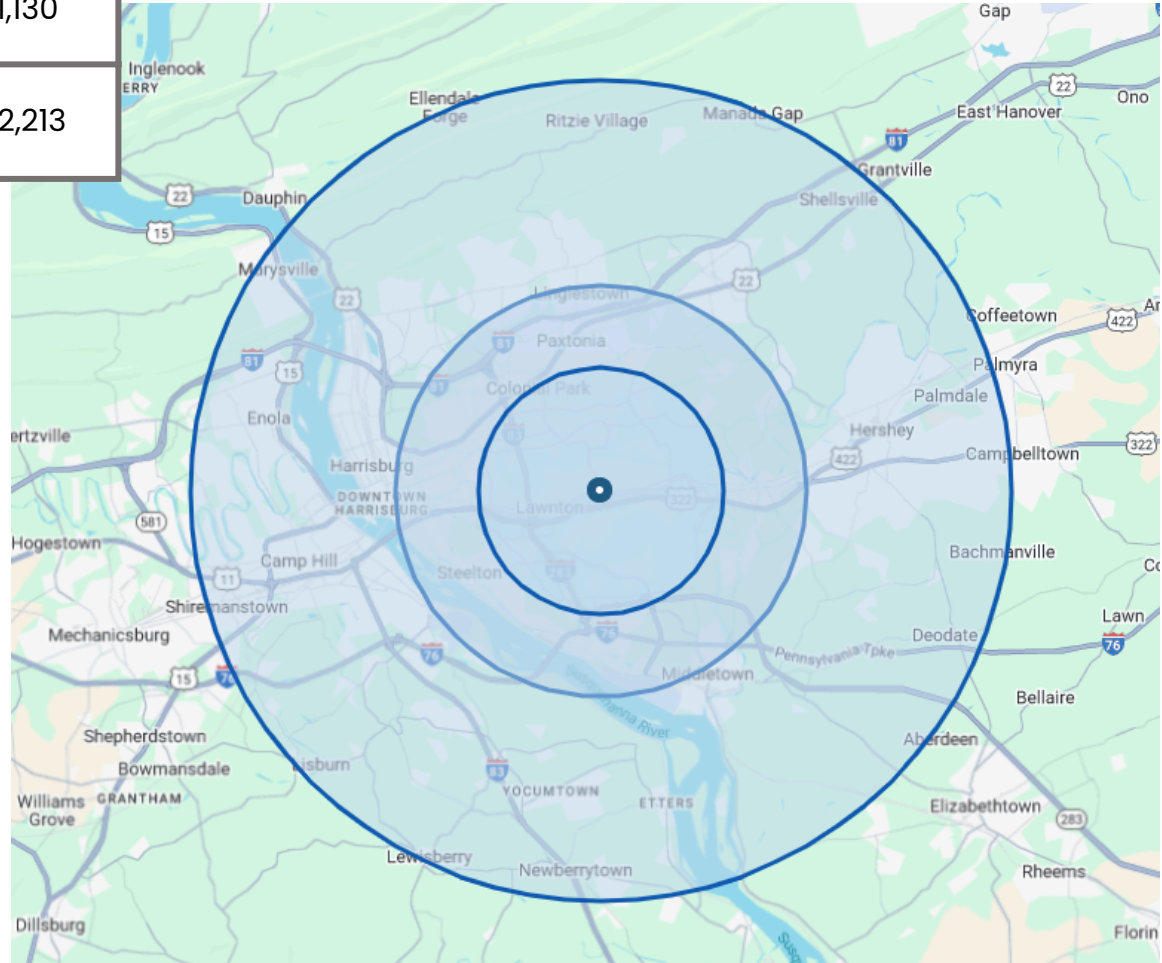
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MARKET OVERVIEW

	3-MILE	5-MILE	10-MILE
POPULATION	53,615	153,644	370,824
HOUSEHOLDS	21,504	60,769	151,130
AVG. HOUSEHOLD INCOME	\$88,354	\$81,513	\$92,213



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

INVESTMENT CONTACTS

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