



REDEVELOPMENT OPPORTUNITY INSTITUTIONAL FACILITY

1051 AVILA RD | HARRISBURG, PA 17109

NEW PRICE



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(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING OVERVIEW

- Opportunity to redevelop an institutional facility previously utilized as a 184 bed skilled nursing home
- Potential for assisted care, long term acute medical facility, micro hospital, rehabilitation center, academic campus, or high density multi-family
- Property consists of 2 buildings, a 5-story primary facility (116,338 SF) and a 2-story out building formerly used as a convent (8,100 SF)
- Excellent location along Union Deposit Rd corridor and adjacent to UPMC Community Osteopathic Hospital Campus
- Located just off  with easy access to     

OFFERING DETAILS

ADDRESS	1051 Avila Rd Harrisburg, PA 17109
SALE PRICE	\$5,500,000
BUILDING SIZE	124,438 SF
PRICE PER SF	\$44.20
SALE TYPE	Redevelopment
PROPERTY TYPE	Institutional Facility
FLOORS	5 + lower level
LOT SIZE	6.78 Acres
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	Lower Paxton Township
ZONING	Institutional (IN)
APN	35-067-035
PROPERTY TAXES	\$84,288.31 (2025)



**1051 AVILA ROAD
HARRISBURG, PA 17109**

**REDEVELOPMENT OPPORTUNITY
FOR SALE**

OFFERING OVERVIEW

New Reduced Price! The subject property is an institutional facility previously utilized as a 184 bed skilled nursing home. Unbelievable redevelopment opportunity as assisted care, long term acute medical facility, micro hospital, rehabilitation center, academic campus, or high density multi-family. Property features an abundance of amenities including full industrial kitchen, main dining hall, industrial laundry facilities, specialty medical offices, all purpose room, chapel, salon, fitness gym, plentiful storage, and various room layout options. The property also has expansion capability based on density allowance.

The property consists of two buildings sitting on 6.78 acres. The main building is a five-story masonry structure with a two-story out building formerly used as a convent. Ideally located at the Union Deposit Road interchange of I-83 and is immediately surrounded by medical, office, and commercial businesses, and sits adjacent to the UPMC Community Osteopathic Hospital Campus. The zoning is Institutional and permits academic campus, retirement homes, group homes, hospital, college, nursing/personal care, church, and more.



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

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PROPERTY DETAILS

Property Type	Academic / Medical
Building Size	124,438 SF
Main Building	116,338 SF
Convent Building	8,100 SF
Lot Size	6.78 Acres
Year Built	1973
Construction	Masonry
Condition	Fair
Restrooms	Varies per Floor
Roof	PVC
Parking	128 Spaces 9 Expandable to 202)
Elevators	3
Sprinklers	Yes
ADA Accessible	Yes
Loading	Steel
Electrical Capacity	4000 amps with backup diesel generators
Additional Info	Property has Act 2 Release of Liability - August 1997 Subject to cell tower leasehold interest
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Paxton Twp
Zoning	Institutional (IN)
APN	35-067-035
Taxes	\$84,288.31 (2025)







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LOCATION MAP



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TRADE AREA MAP



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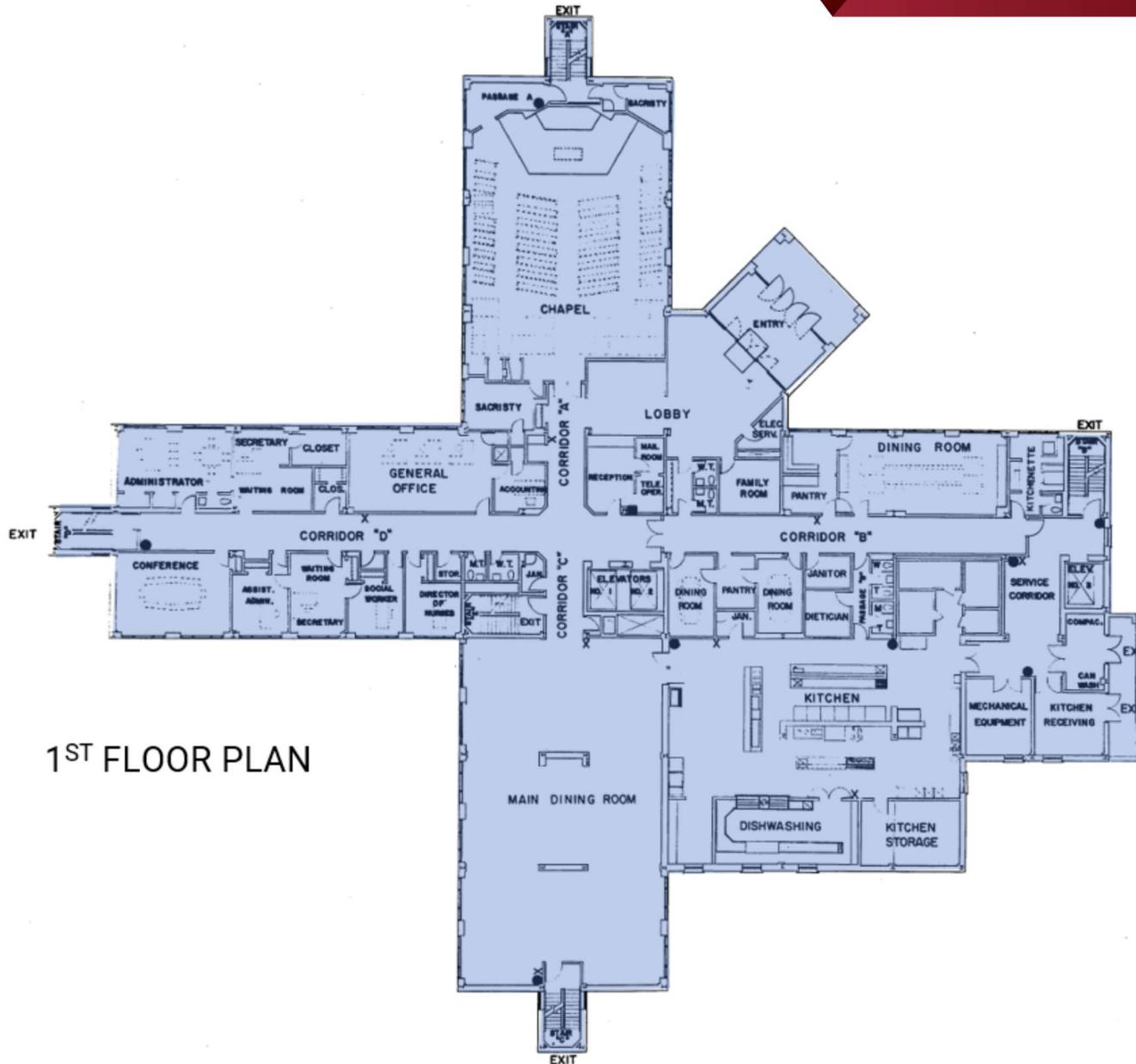
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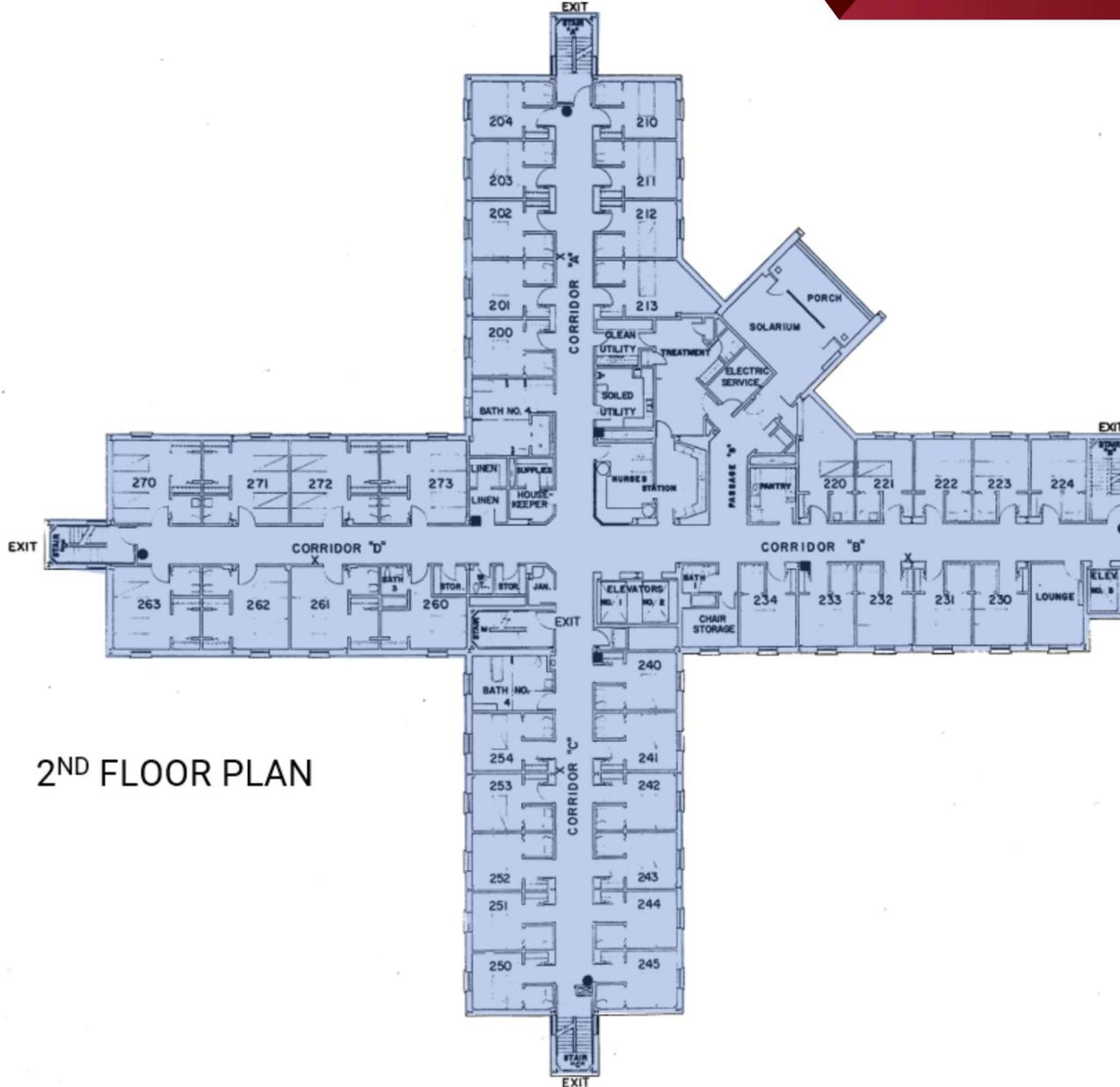
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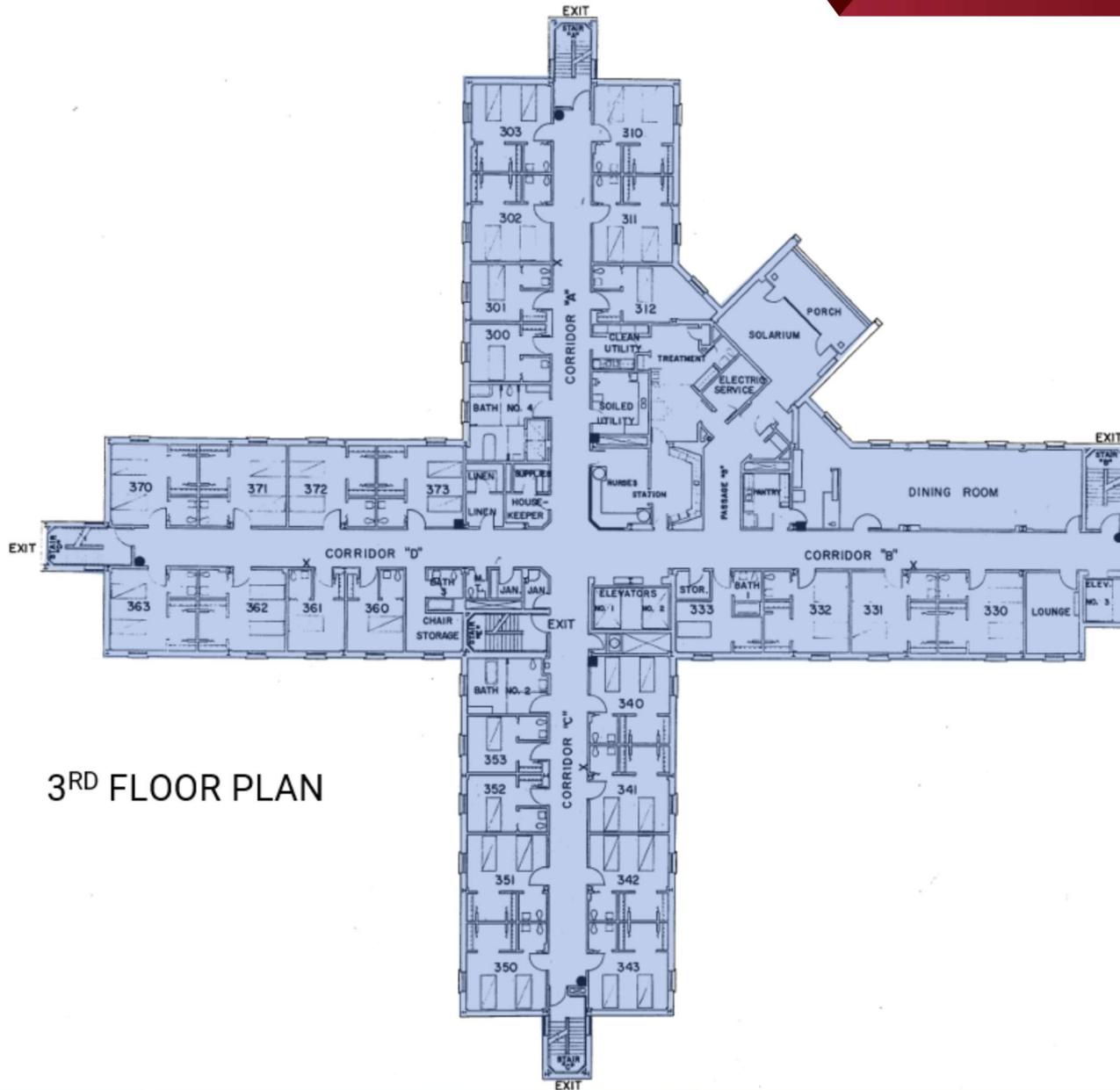
GROUND FLOOR PLAN



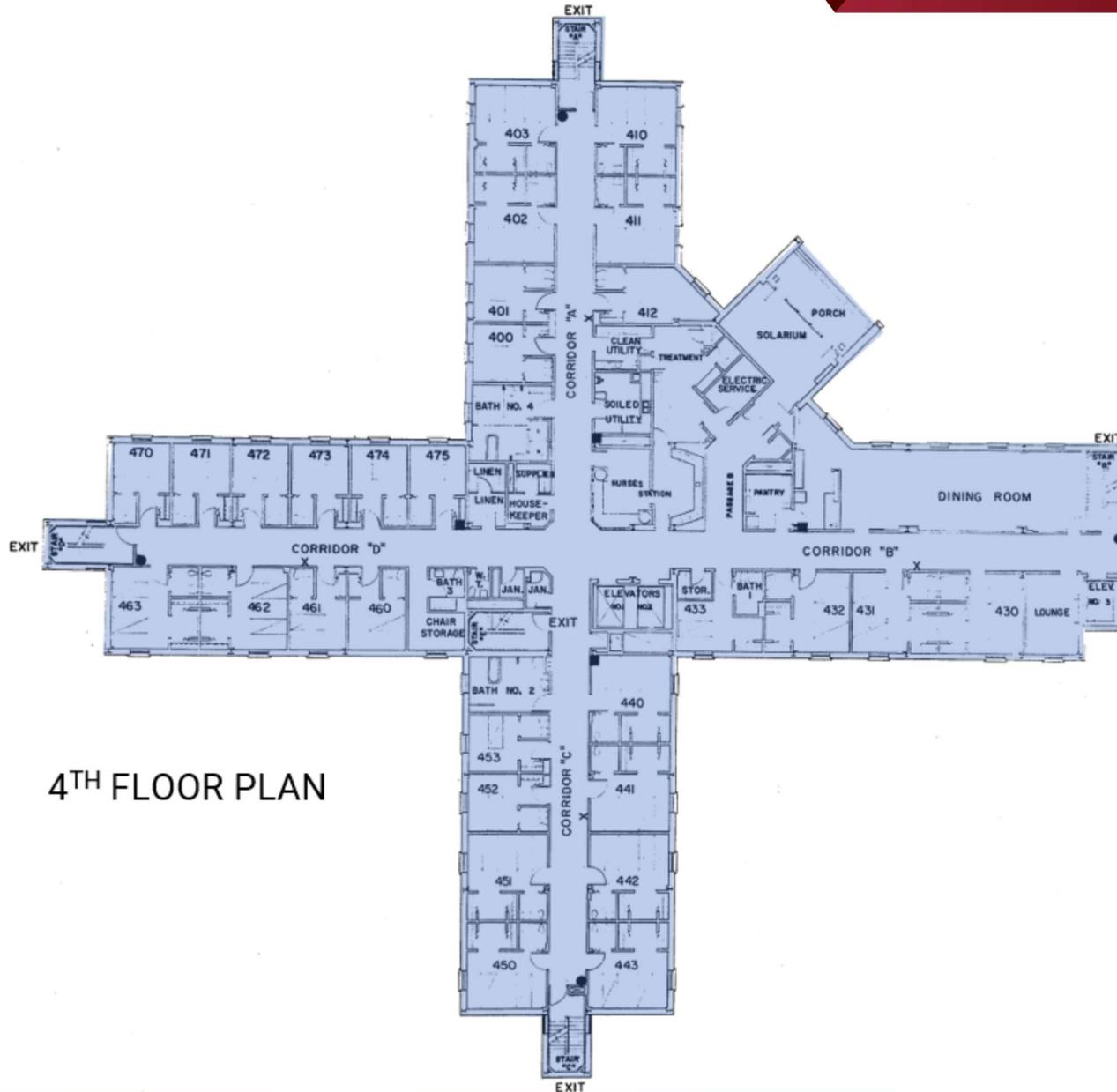
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



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ABOUT THE AREA

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



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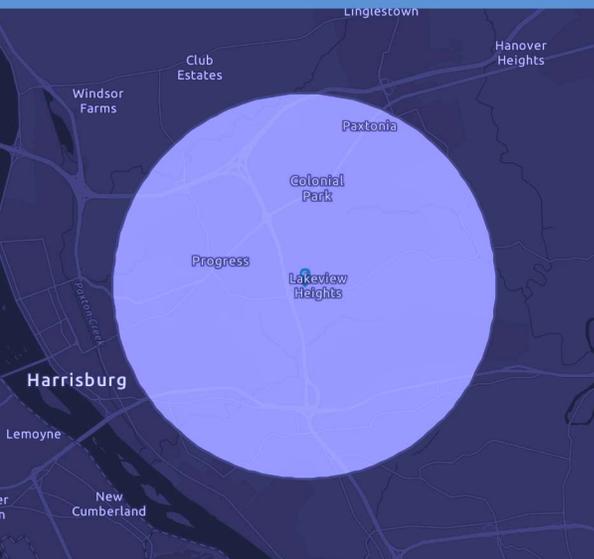
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AREA OVERVIEW

DEMOGRAPHIC PROFILE

1051 Avila Rd, Harrisburg, Pennsylvania, 17109

Ring band of 0 - 3 miles



EDUCATION



No High School Diploma



34.7%

High School Graduate



25.8%

Some College/
Associate's Degree



29.7%

Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

58.7%



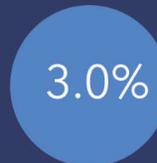
Blue Collar

22.1%



Services

19.2%



Unemployment Rate

KEY FACTS

88,689

Population

39.0

Median Age

35,335

Households

\$56,831

Median Disposable Income

INCOME



\$70,390

Median Household Income



\$35,586

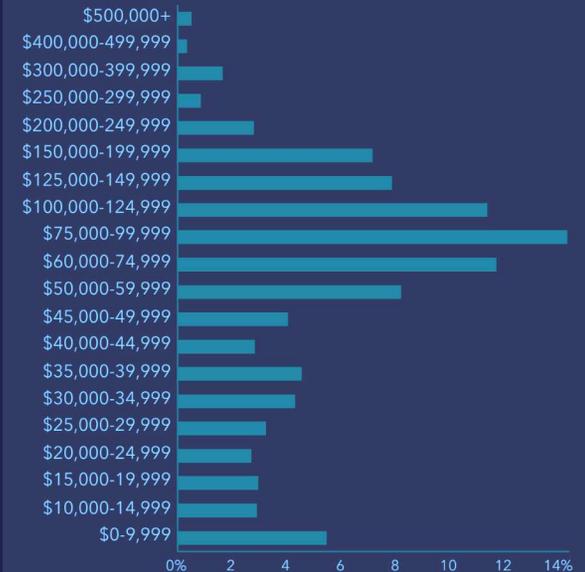
Per Capita Income

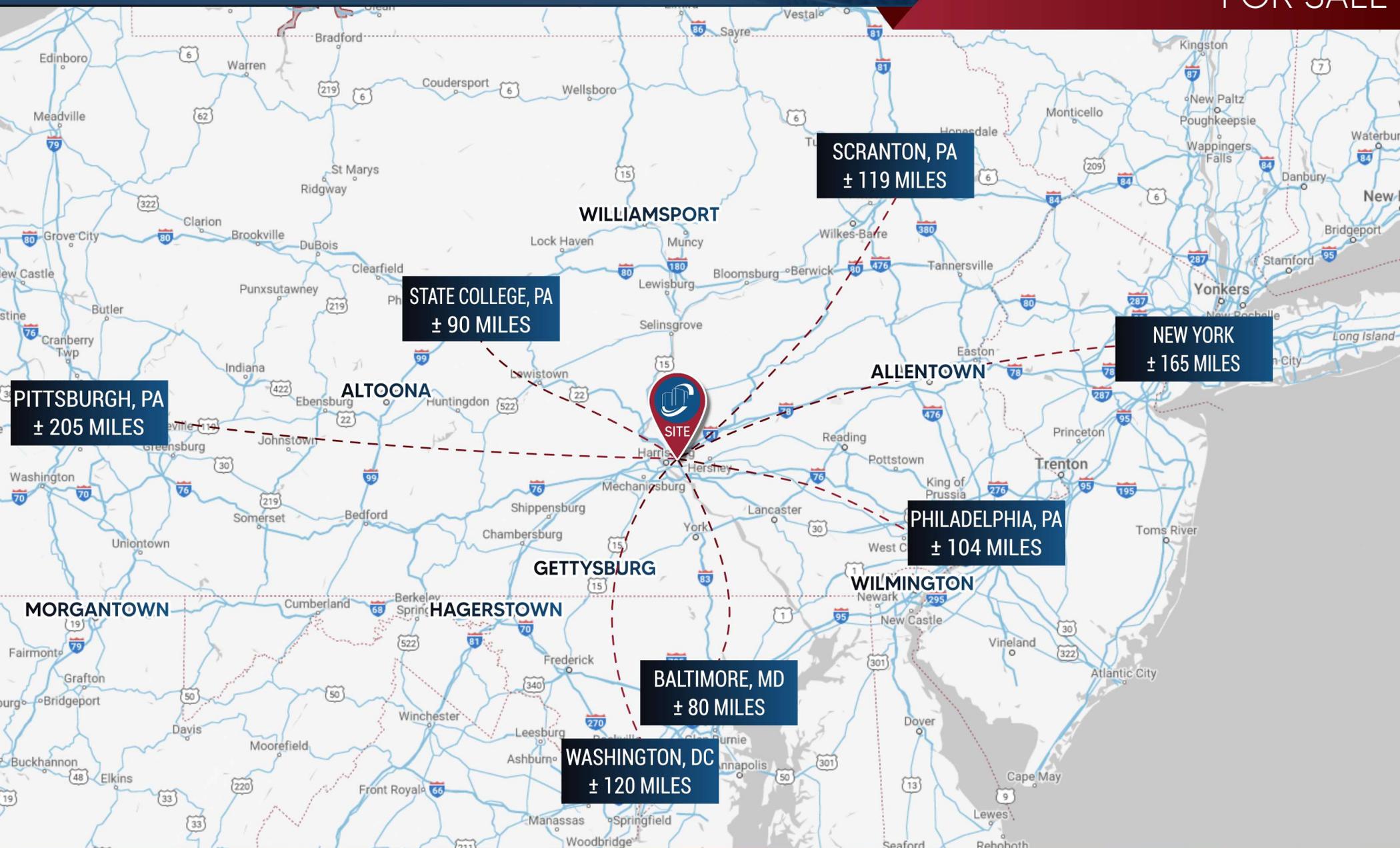


\$143,386

Median Net Worth

HOUSEHOLD INCOME







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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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20