

**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.

<b>Available SF</b>	4,100+/- SF Bar & Restaurant
<b>Sale Price</b>	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



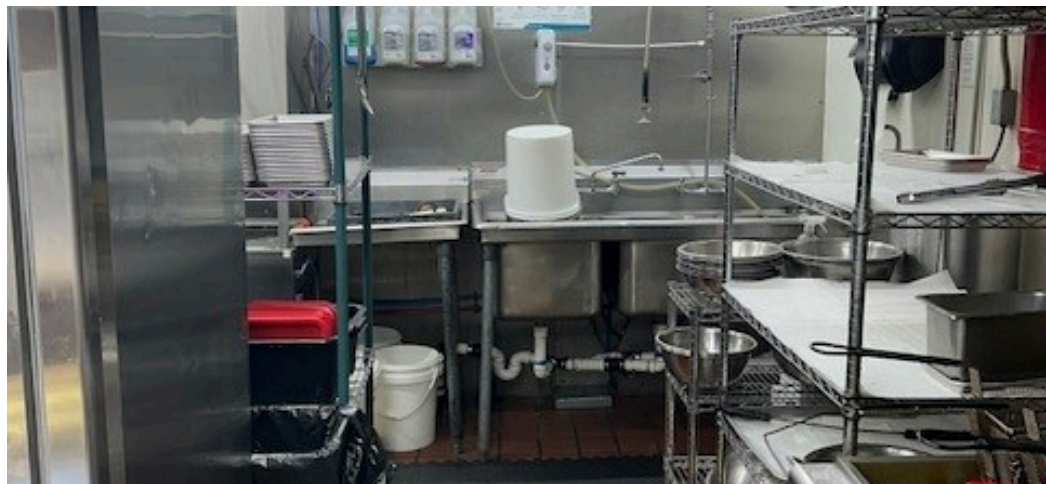
Total Estimated Taxes: \$8,709.98

TAXES					
COUNTY:	\$	287,300	x	0.00837600	= \$ 2,406.42
MUNICIPAL:	\$	287,300	x	0.00364733	= \$ 1,047.87
SCHOOL:	\$	287,300	x	0.01829340	= \$ 5,255.69
TOTAL:					\$ 8,709.98
INDICATED MARKET VALUE:		\$287,300	x	2.47	= \$ 709,631.00



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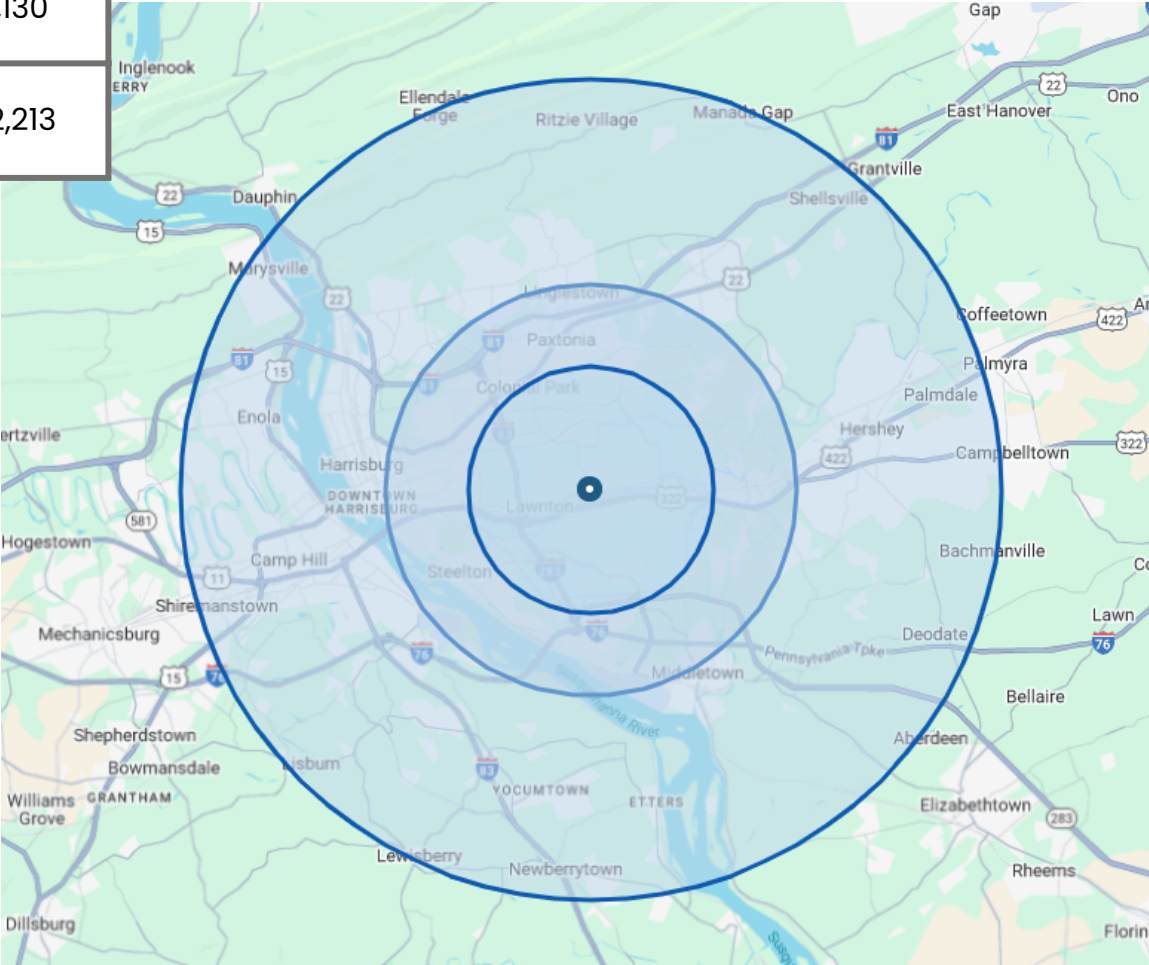
SALE





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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