

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.

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

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**Sale Price** ASK AGENT FOR PRICING

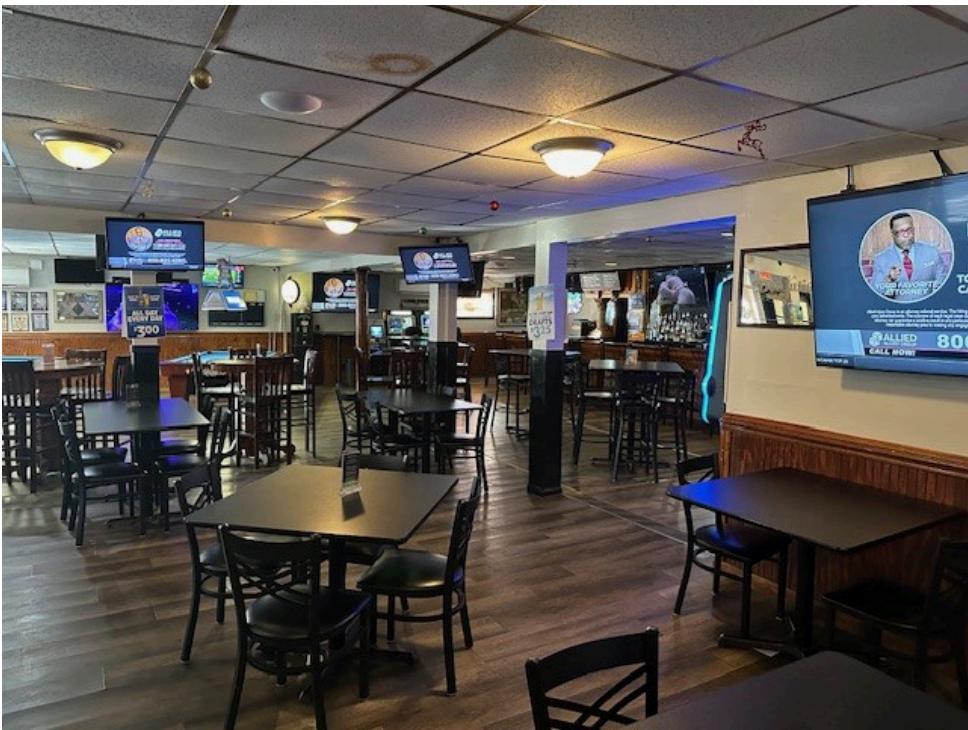
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### PROPERTY HIGHLIGHTS

- 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

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

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

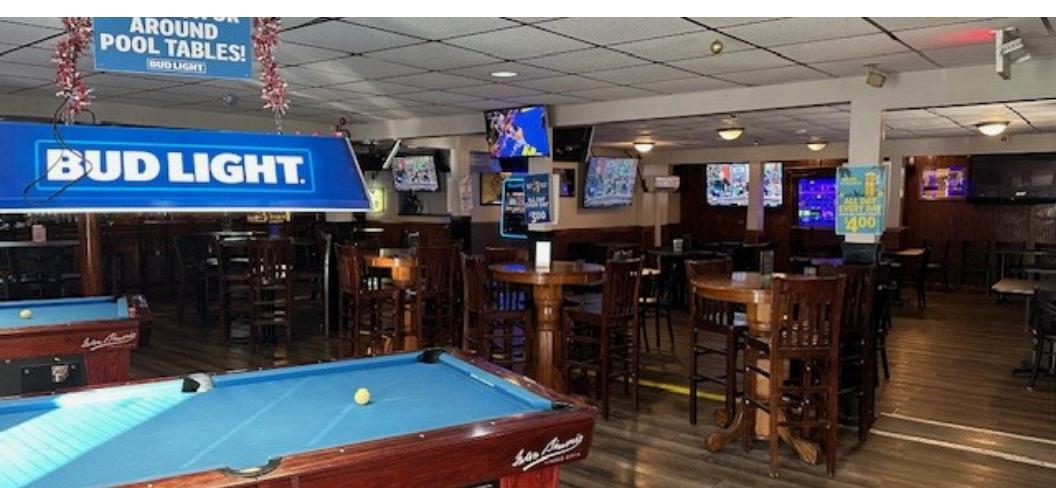
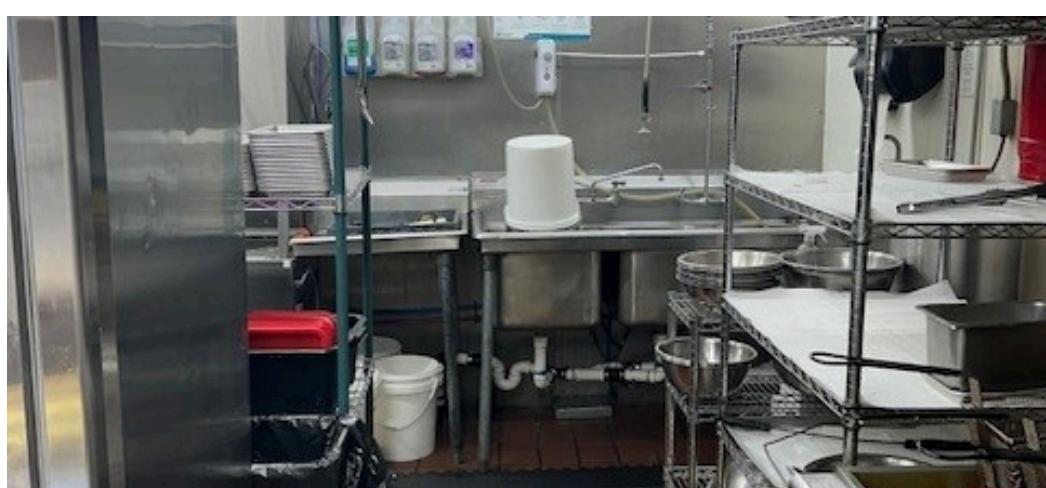


**Total Estimated Taxes: \$8,709.98**

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

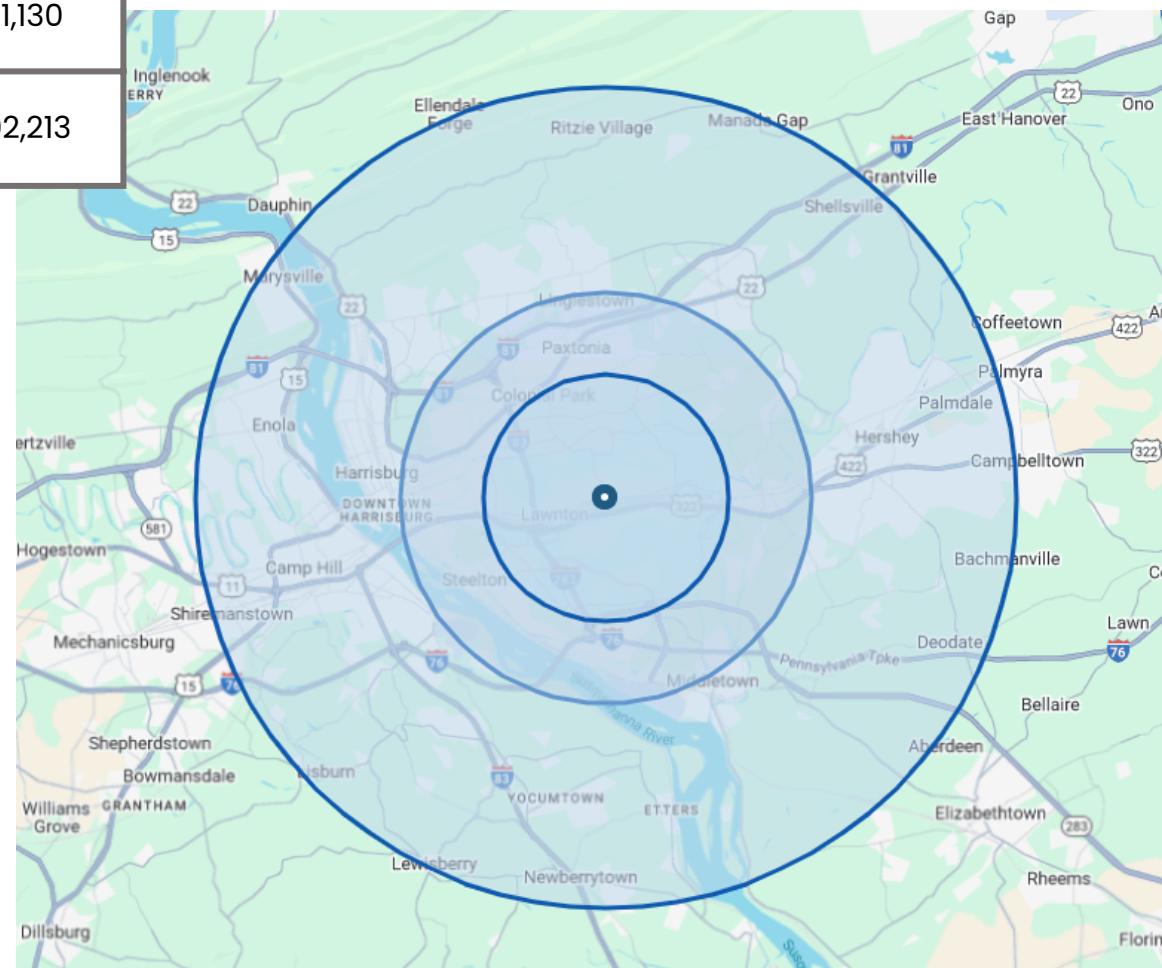
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## MARKET OVERVIEW

	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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