

EXECUTIVE SUMMARY



Offering Summary

Building SF:	6,860
Lot Size:	0.08 Acres
Parking:	Adjacent Lot
Price:	\$950,000
Year Built:	1871
Zoning:	CCL - Community Commercial Ltd
Township / Municipality:	City of Harrisburg
County:	Dauphin County

Property Description

Landmark Commercial Realty is pleased to present one of the most successful landmark restaurants in Harrisburg, PA for sale.

The sale includes the real estate, liquor license, furnishings, decor, equipment and business.

It is a confidential offering; therefore a Confidentiality Agreement (CA) is required to maintain confidentiality throughout the entire marketing and selling process. Tax Returns and Equipment List shall be available for review, also after signing CA.

BO MANGAM
Director of Sales/Leasing
(717) 805-4166
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PROPERTY DESCRIPTION



Property Description

This well recognized establishment has been providing unforgettable dining and entertaining experience in historical setting for many years in Harrisburg, PA. It is a part of Harrisburg's Capitol Restaurant Row, which is the center of downtown. During the day, it's a sea of employees walking on breaks, enjoying lunch; at night, the atmosphere transforms into a hip scene with bars, restaurants, nightlife and art galleries, offering a wide assortment of places to choose from for every taste and personality.

Originally, the Firehouse building was built in 1871, as the location for the Harrisburg Hope Fire Company Station #2, which continued to serve the community until 1980. Hope Station is the oldest standing firehouse in the city of Harrisburg and is the second oldest in Pennsylvania.

In the beginning of the 1980's the property was renovated into a Firehouse Restaurant. The Owners maintained most of its original architecture and restored its original splendor. Along with the exterior brickwork, the windows, window mullions, and doors were retained during the restoration representing features of Italianate Revival style.

Highlights

- 6,860 SF, 3 level restaurant
- Seating capacity is 260-300 +/- seats
- 2nd and 3rd floors are appropriate for private events



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COMPLETE HIGHLIGHTS_23



LOCATION INFORMATION

Street Address: 606 N 2nd & 607 Cedar Streets

City, State, Zip: Harrisburg, PA 17101

Municipality: Harrisburg City

County: Dauphin County

BUILDING INFORMATION

Building SF: 6,860

Year Built: 1871

Tenancy: Single

Number of Floors: Three

Zoning: CCL - Community Commercial Ltd



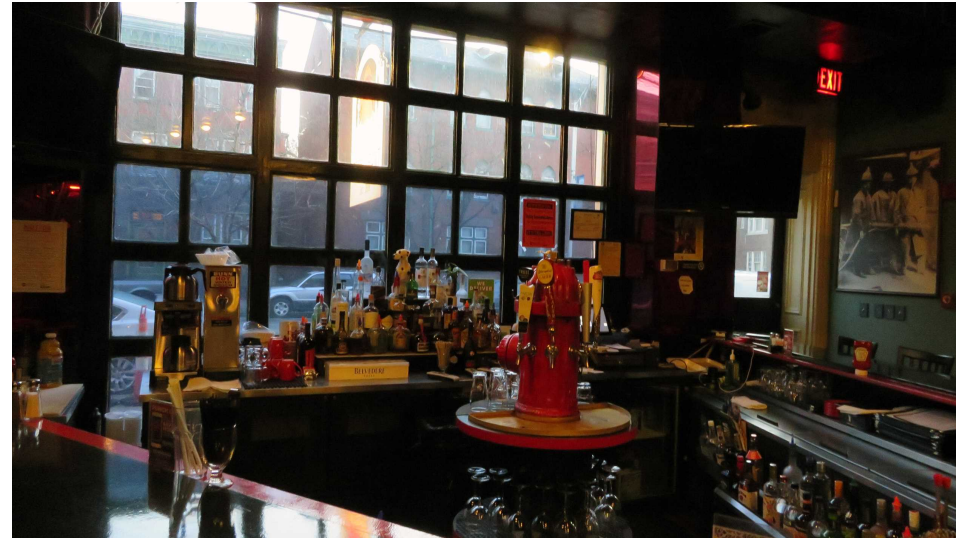
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Restaurant

606 N 2nd St. & 607 Cedar St., Harrisburg, PA 17101



ADDITIONAL PHOTOS



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Restaurant

606 N 2nd St. & 607 Cedar St., Harrisburg, PA 17101



TRADE AERIAL



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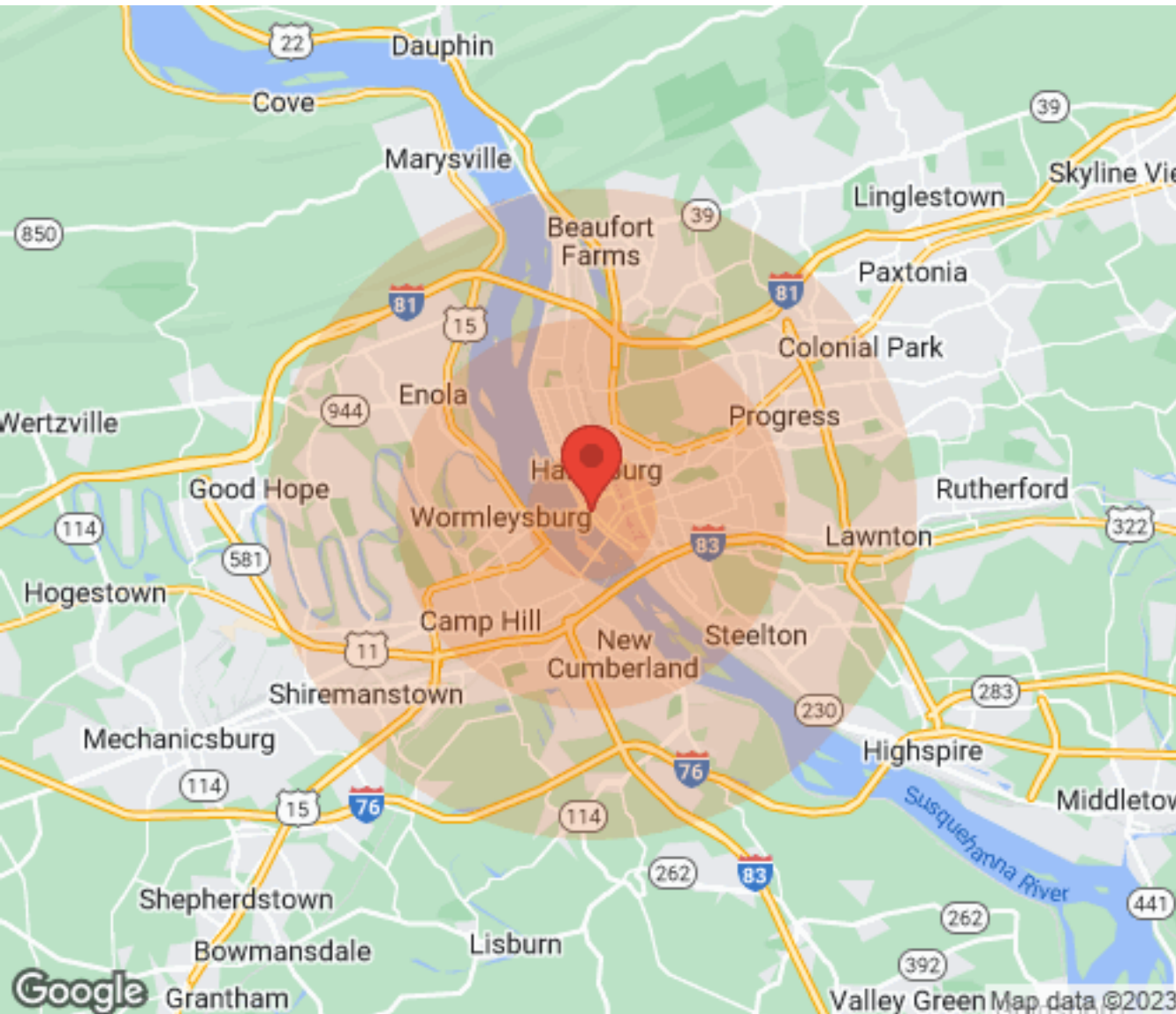
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,079	48,729	91,321
Female	6,906	51,984	94,728
Total Population	13,985	100,713	186,049

Income	1 Mile	3 Miles	5 Miles
Median	\$28,930	\$40,826	\$47,072
< \$15,000	2,057	7,406	10,187
\$15,000-\$24,999	1,060	5,037	8,364
\$25,000-\$34,999	799	4,828	8,965
\$35,000-\$49,999	1,137	6,252	12,141
\$50,000-\$74,999	1,169	7,692	14,586
\$75,000-\$99,999	625	5,253	10,589
\$100,000-\$149,999	417	3,913	9,097
\$150,000-\$199,999	86	936	2,200
> \$200,000	27	675	1,734

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,563	49,639	89,842
Occupied	7,946	44,306	81,994
Owner Occupied	2,229	23,822	47,843
Renter Occupied	5,717	20,484	34,151
Vacant	1,617	5,333	7,848

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