

49 PRINCE STREET, HARRISBURG

SALE



**CAMPBELL**

Commercial Partners LLC

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OFFERING SUMMARY

PROPERTY OVERVIEW

This 4,100+/- SF building is a well-maintained, medical office space located right off Jonestown Road in Harrisburg, offering excellent visibility and access to a high-traffic area. The property is currently leased by AFC Urgent Care, who has been occupying the space for 4 years. The building is zoned Commercial General, providing flexibility for a variety of commercial uses.

Available SF	1 <sup>ST</sup> FLOOR: 4,100+/-SF
	LOWER LEVEL: 1,940+/- SF (MOSTLY FINISHED)
Sale Price	CONTACT AGENT FOR PRICING

INVESTMENT HIGHLIGHTS

- 100% Leased
- Prime location off Jonestown Road
- Zoning offers flexibility for potential uses
- Recent capital improvements to roof and HVAC





## PROPERTY DETAILS

Built	1954; RENOVATIONS
Zoning	CG – COMMERCIAL GENERAL
Land	0.51+/- ACRES
Construction Type	MASONRY & WOOD FRAME
Number of Floors	1 + PARTIAL LOWER LEVEL
Walls	DRYWALL
Roof	MANSARD – FLAT RUBBER & SLOPED ASPHALT – SHINGLED EAVES (2020)
Flooring	CARPET SQUARES, VINYL PLANK & VCT
Lighting	LED + EMERGENCY LIGHTING THROUGHOUT
HVAC	TWO ROOF MOUNTED HVAC UNITS, ELECTRIC HEAT PUMPS (1 REPLACED IN 2020)
Ceiling Type	2X4 SECOND LOOK ACOUSTIC TILE
Ceiling Height	VARIABLE
Restrooms	THREE SINGLE USE (2 ON 1 <sup>ST</sup> FLOOR, 1 IN LOWER LEVEL)
Parking Count	31
Water	PUBLIC
Sewer	PUBLIC

**Total Estimated Taxes: \$12,211.85**

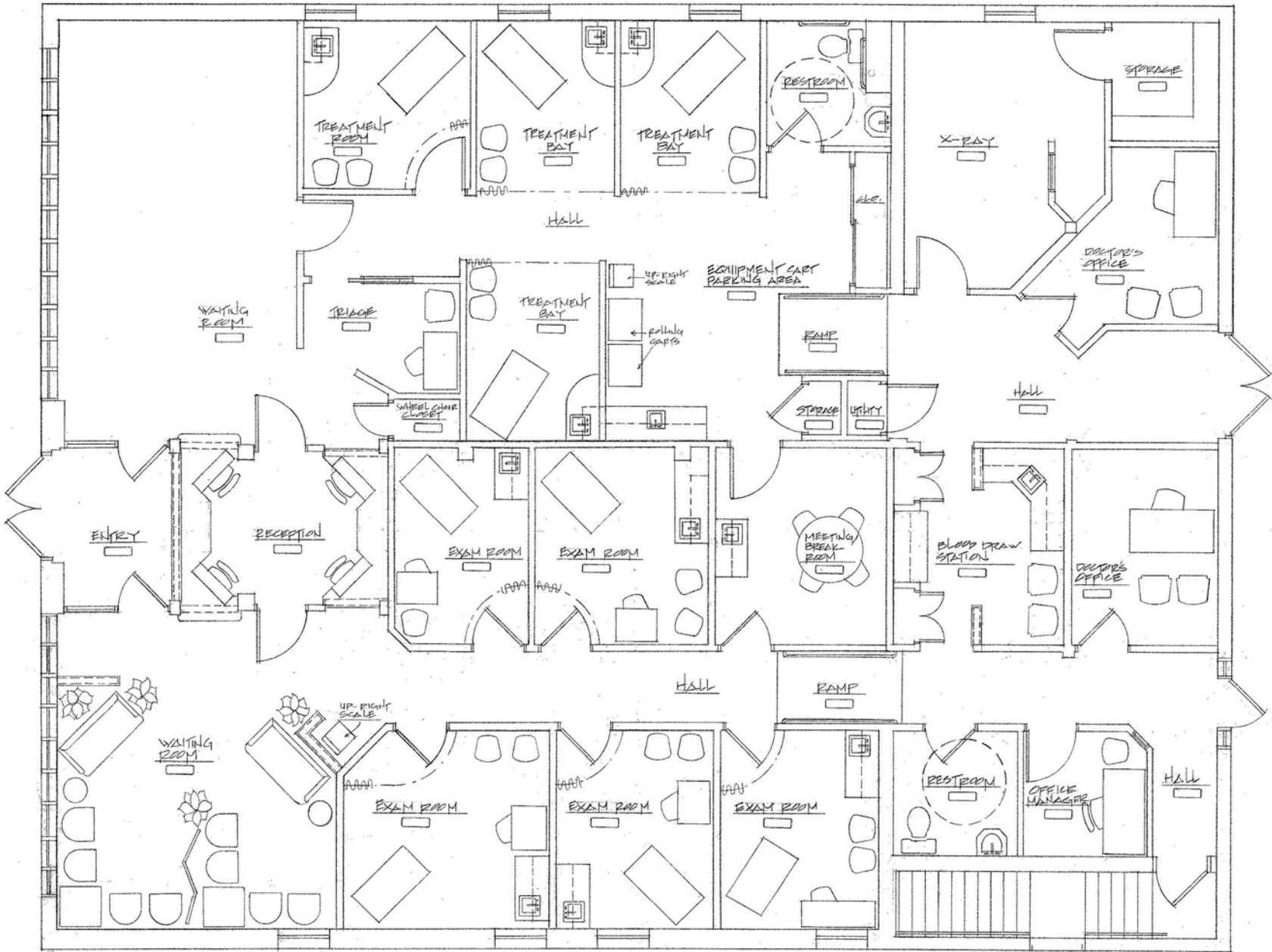
TAXES						
COUNTY:	\$	413,900	x	0.00837600	= \$	3,466.82
MUNICIPAL:	\$	413,900	x	0.00283500	= \$	1,173.40
SCHOOL:	\$	413,900	x	0.01829340	= \$	7,571.63
TOTAL:					\$	12,211.85
INDICATED MARKET VALUE:		\$413,900	x	2.47	= \$	1,022,333.00



FIRST FLOOR

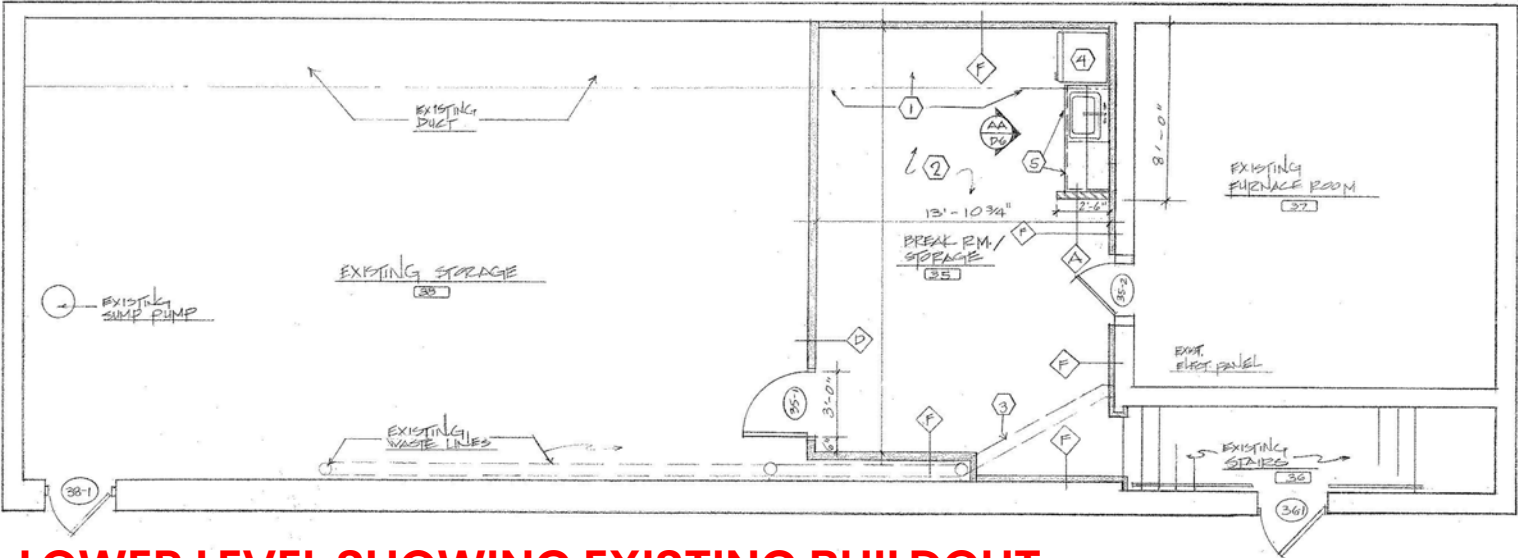
PRINCE STREET

PARKING LOT

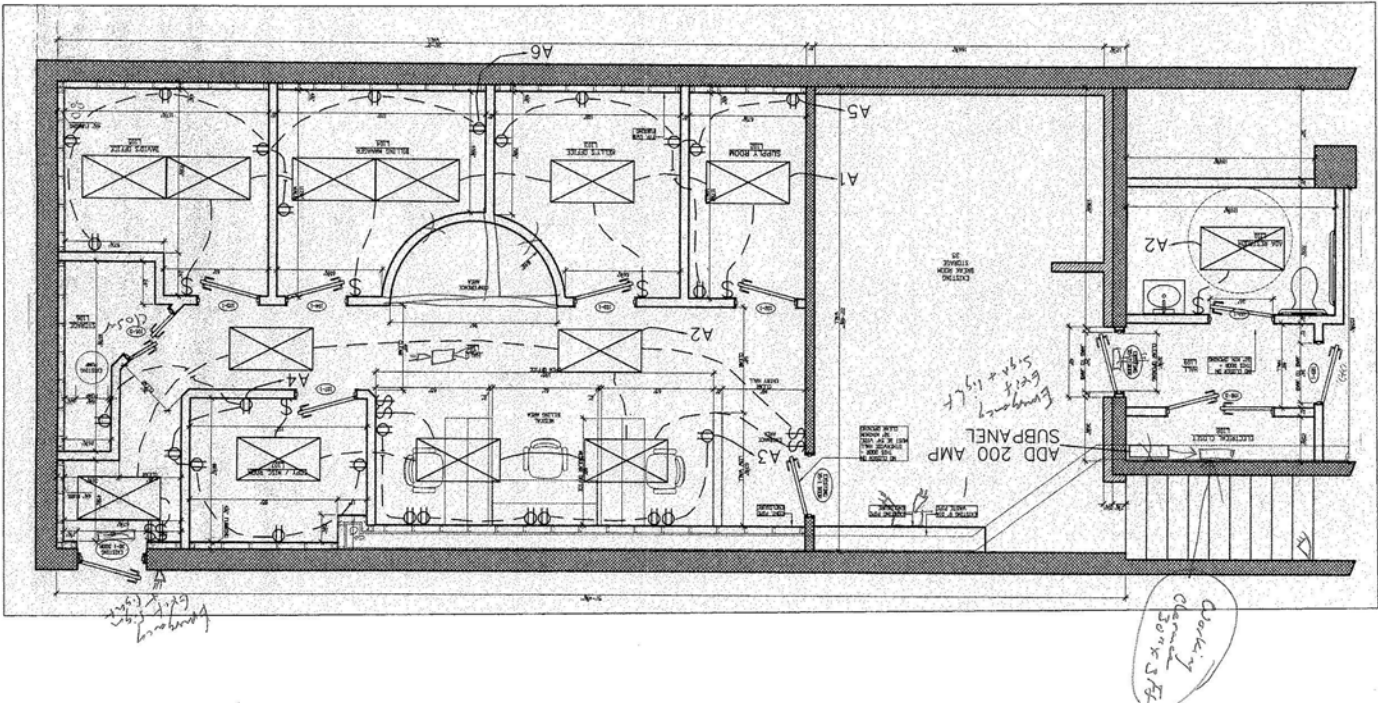


LOWER LEVEL

FULL LOWER LEVEL



PARTIAL LOWER LEVEL SHOWING EXISTING BUILDOUT





## CONFIDENTIALITY & DISCLAIMER

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

## INVESTMENT CONTACTS

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