

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.

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**Available SF**

1<sup>ST</sup> FLOOR: 4,100+/-SF  
LOWER LEVEL: 1,940+/- SF (MOSTLY FINISHED)

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**Sale Price**

CONTACT AGENT FOR PRICING

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### INVESTMENT HIGHLIGHTS

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



## PROPERTY DETAILS

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

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

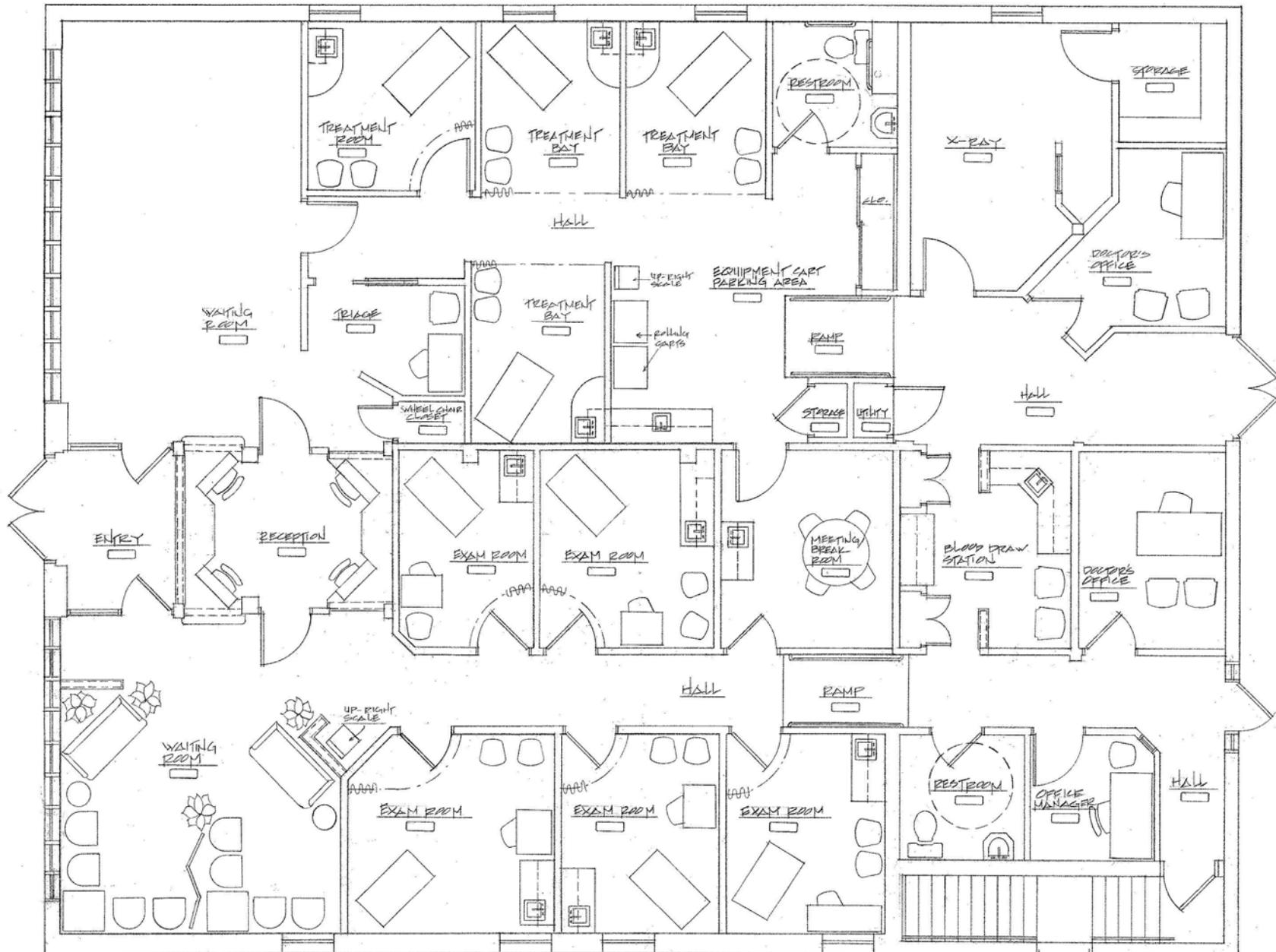
TAXES			
COUNTY:	\$	413,900 x 0.00837600 = \$	3,466.82
MUNICIPAL:	\$	413,900 x 0.00283500 = \$	1,173.40
SCHOOL:	\$	413,900 x 0.01829340 = \$	7,571.63
<b>TOTAL:</b>			<b>\$ 12,211.85</b>
INDICATED MARKET VALUE:	\$413,900 x 2.47 = \$		1,022,333.00



**FIRST FLOOR**

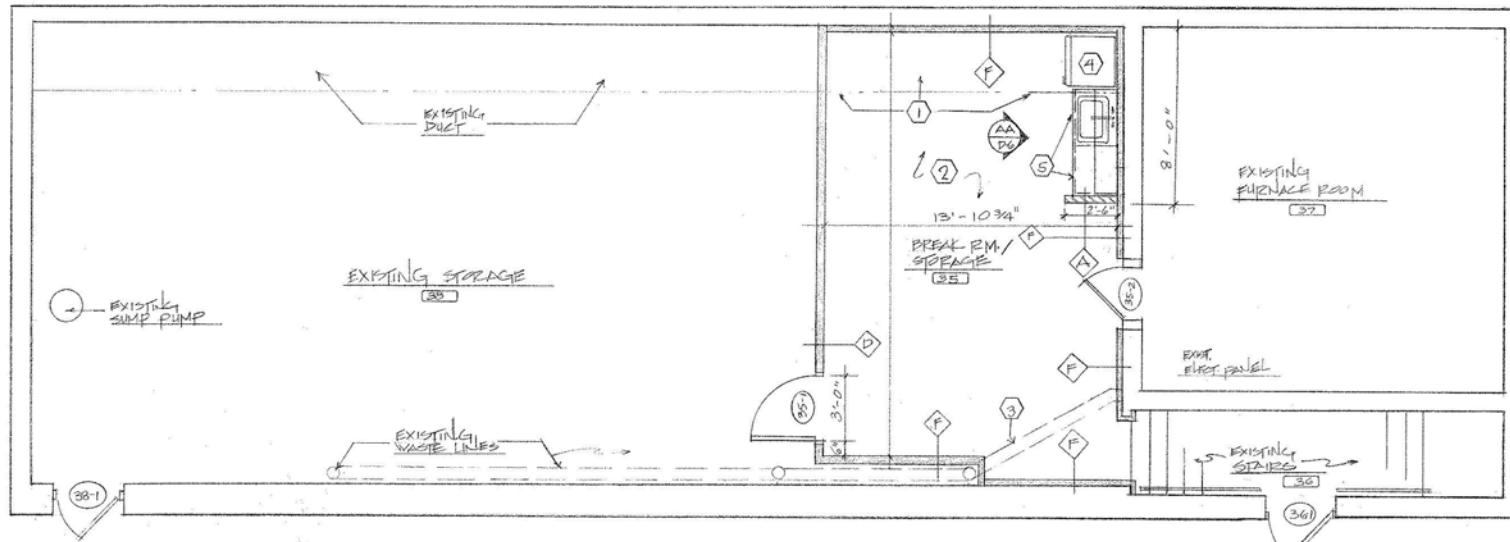
PRINCE STREET

PARKING LOT

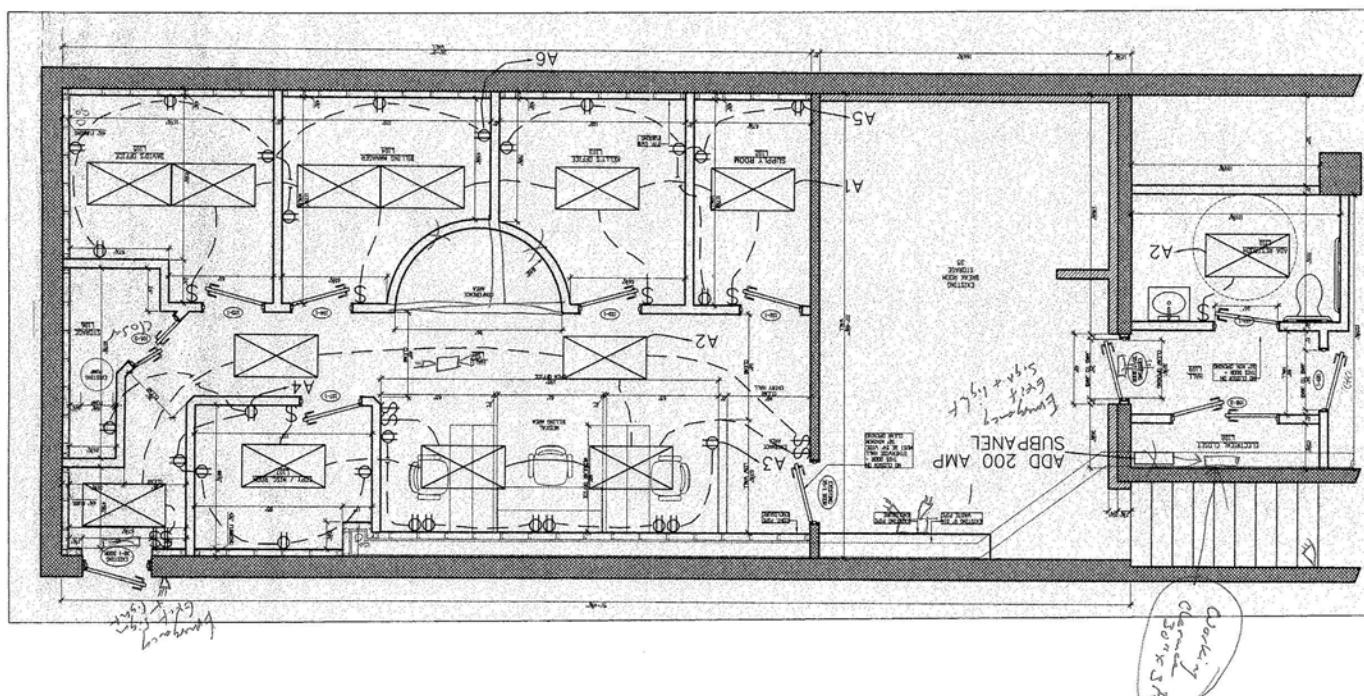


# LOWER LEVEL

## 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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