


INVESTMENT PROPERTY  
**FOR SALE**

**50 E. EMAUS STREET**  
MIDDLETOWN, PA 17057



**Amber Corbo**  
acorbo@naicir.com | 717 761 5070 x185

 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 50 E. EMAUS STREET

## PROPERTY DETAILS

**FOR SALE**  
\$600,000

### OFFERING SUMMARY

Sale Price	\$600,000
Lot Size	0.15 Acres
Building Size	5,000 SF

### PROPERTY SUMMARY

Address	50 E. Emaus Street Middletown, PA 17057
County	Dauphin County
Tax Parcel #	41-009-043
Year Built	1930
Year Last Renovated	2018

### PROPERTY HIGHLIGHTS

- NNN investment property available for sale
- 5,000 SF single tenant office building
- Ideal for an owner, user as lease expires in February 2025
- Offered at 8.00% cap rate
- George Frey Trust leasehold in Middletown, PA

### PROPERTY DESCRIPTION

NAI CIR is pleased to present a single tenant NNN investment office building located in Middletown, PA. The single-story, 5,000 SF office building is occupied by United Cerebral Palsy of Central Pennsylvania, INC. (UCP Of Central PA). The recently executed extension of their original lease expires in February 2025, presenting the opportunity for an owner, user to occupy the property.

### LOCATION DESCRIPTION

Close to all major highways (Route 283, Route 441 and PA Turnpike I-79), minutes from Penn State University Harrisburg Campus and Harrisburg International Airport.



### BUILDING INFORMATION

# of Floors	1
Restrooms	3
Roof	Rubber
Walls	Drywall
Floor Type	Tile, carpet
Lighting	Fluorescent
Parking	Street, rear lot
Basement	No
Business ID Sign	Yes

### UTILITIES & ZONING

Zoning	R-2 Residential MF
Water & Sewer	Public
Electric	PPL
HVAC	Central air, forced hot air

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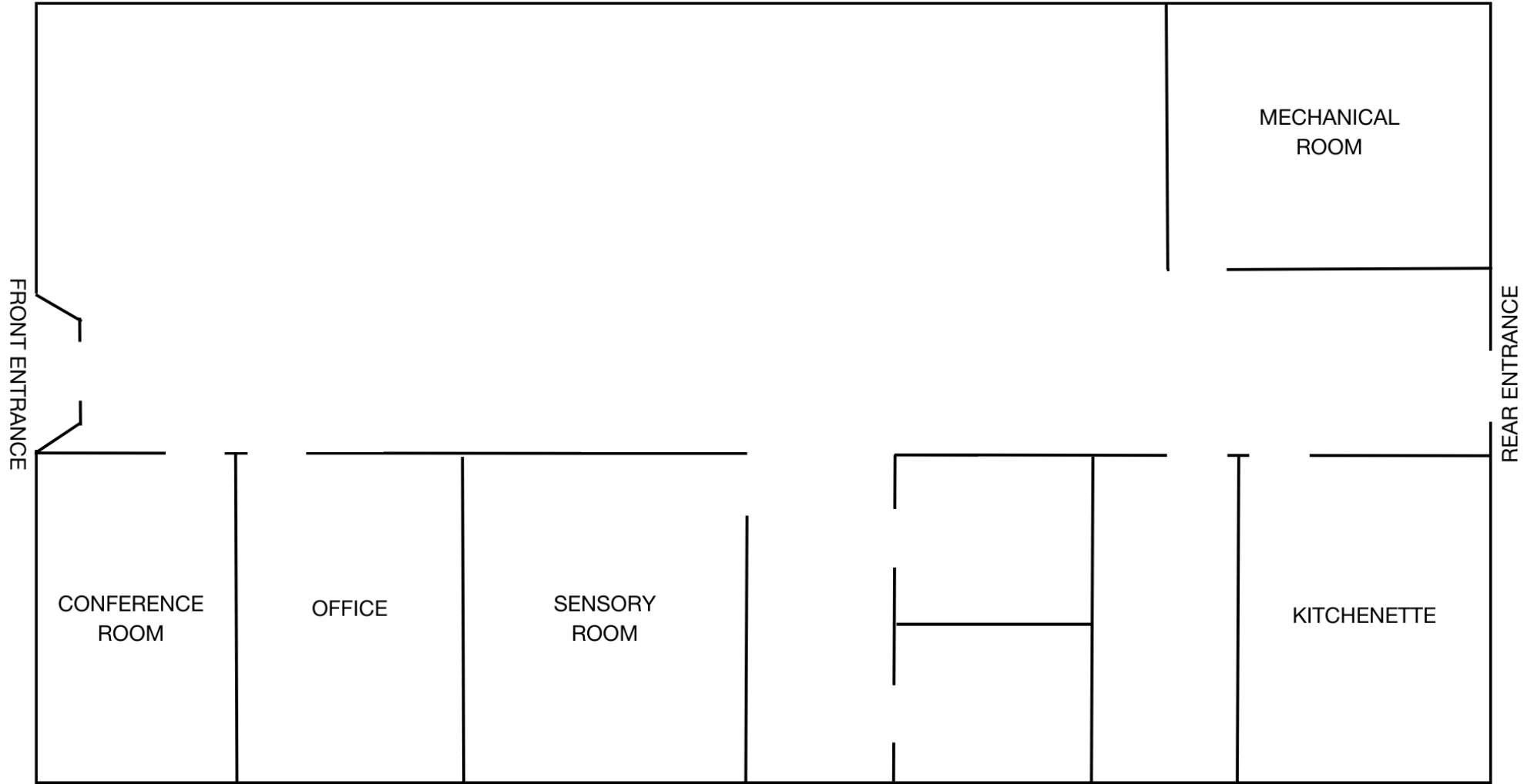
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## FLOOR PLAN

FOR SALE

\$600,000



NOT TO EXACT SCALE

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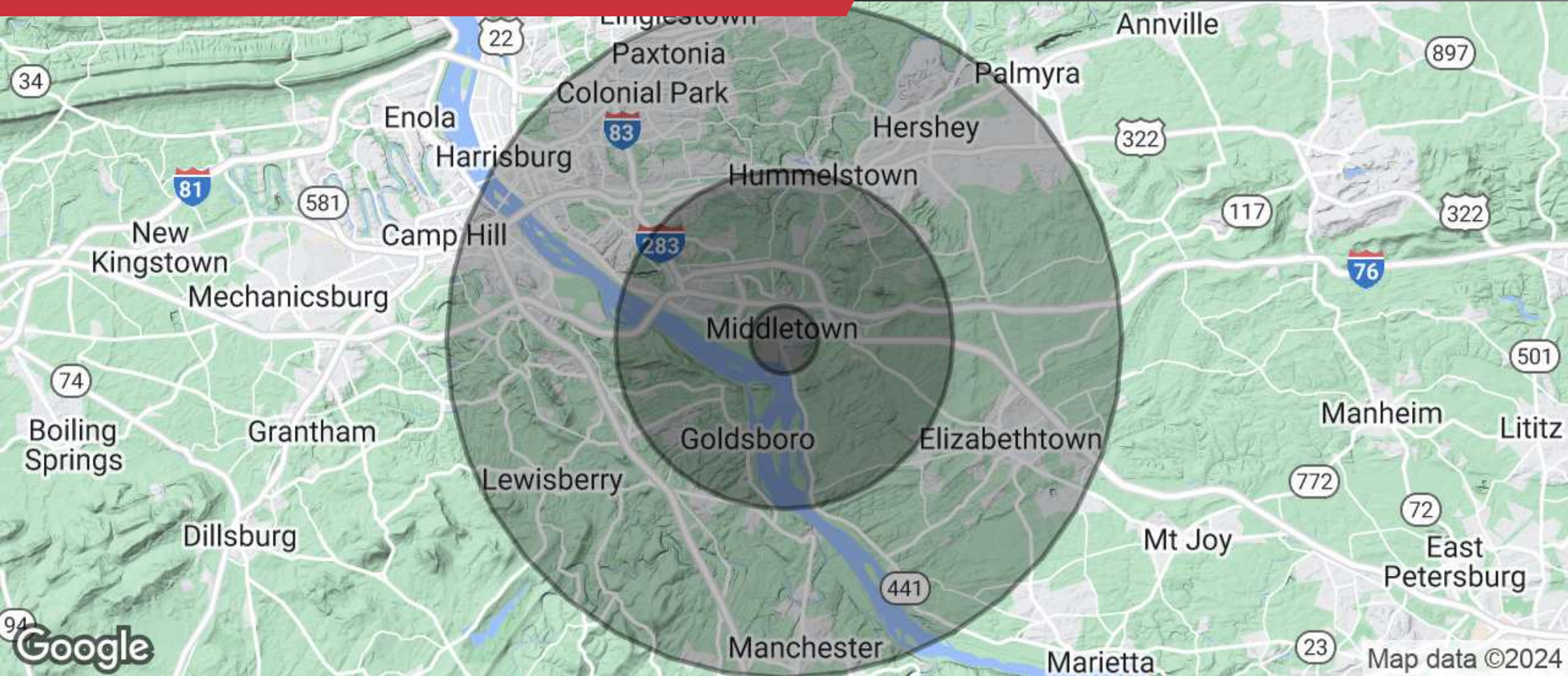
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## DEMOGRAPHICS

**FOR SALE**  
\$600,000



### POPULATION

1 MILE	5 MILES	10 MILES
9,351	54,827	293,554



### HOUSEHOLDS

1 MILE	5 MILES	10 MILES
4,727	24,429	128,441



### INCOME

1 MILE	5 MILES	10 MILES
\$53,719	\$88,077	\$78,308

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