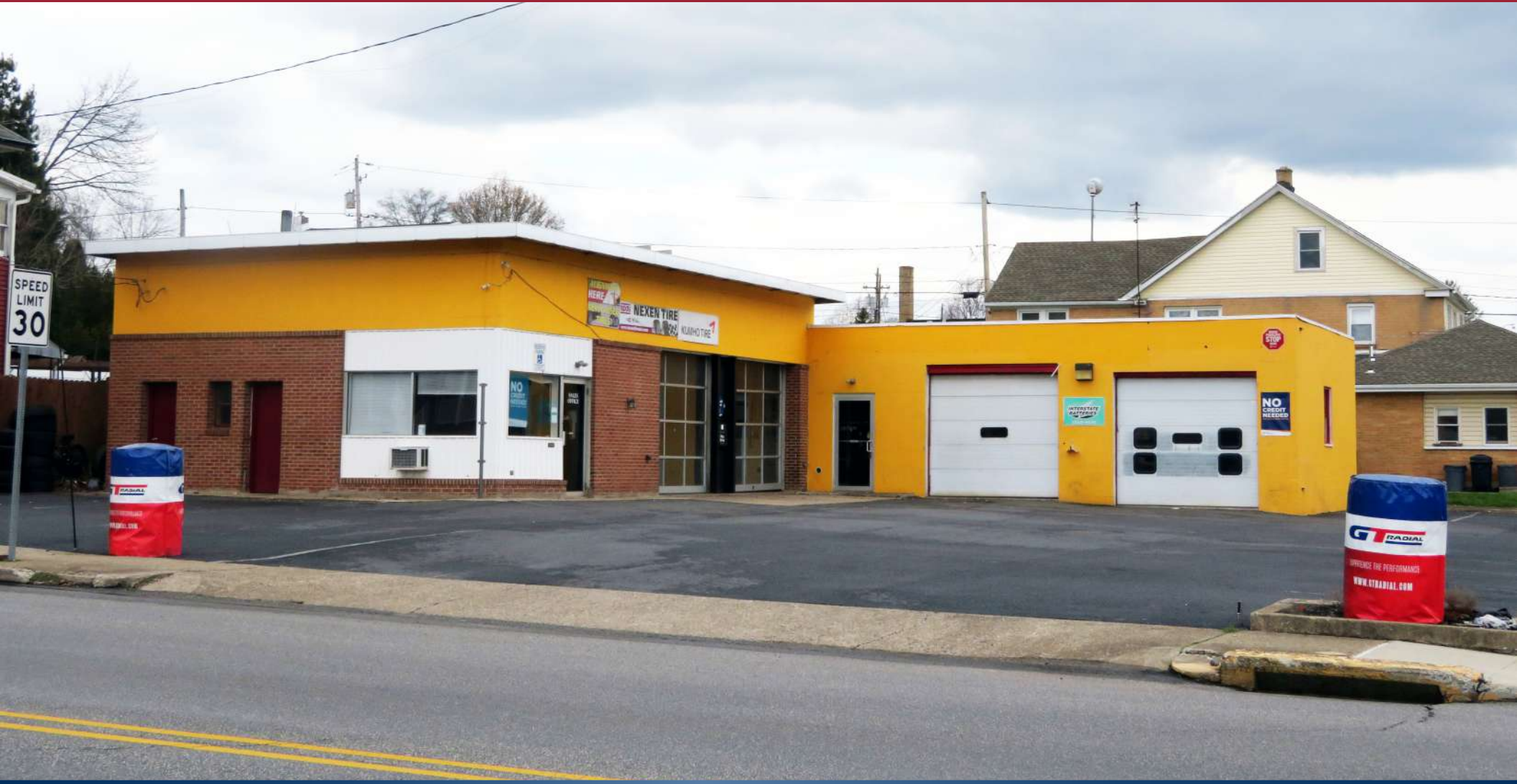




GARAGE FOR SALE OR LEASE

405 SPRUCE STREET, MIDDLETOWN, PA 17057



WWW.LANDMARKCR.COM

(717) 731.1990





EXECUTIVE SUMMARY

Excellent opportunity to purchase or lease an Auto Center in the best central location in Middletown. The property is located in the vicinity of Penn State Harrisburg that is experiencing continued growth and attracting undergraduate and graduate students, faculty, administrators, and corporate partners to the area. Penn State Harrisburg has become the fastest growing campus in the Penn State system. It is one of the hubs of the Harrisburg Market Keystone Innovation Zone, making certain business ventures eligible for tax incentives. The property is positioned in the vicinity of Harrisburg International Airport (HIA) that is continually growing and developing additional facilities on its lands to serve air travelers. HIA has expanded and modernized its commercial aviation and air freight support services. Middletown has been experiencing a steady economic rise since 1980 and is projected to continue its growth.

OFFERING SUMMARY

Building Size	2,480 SF
Sale Price	\$350,000
Price per SF	\$141.13
Property Taxes (Current Year)	\$5,525
APN	42-025-038
Available SF for Lease	2,480 SF
Lease Rate	\$3,000 per Month
Lease Type	NNN Lease
CAM	N/A



OFFERING SUMMARY

Lot Size	0.23 AC
Property Subtype	Retail
Zoning	Commercial Highway
Building Class	B
Office SF	200 SF
Year Built	1952
Year Renovated	2022
Construction	Brick
Roof	Flat
Floor	Cement
Car Parking	25 Spaces
HVAC	AC in office/Oil Heat
Municipality	Middletown Borough
County	Dauphin County

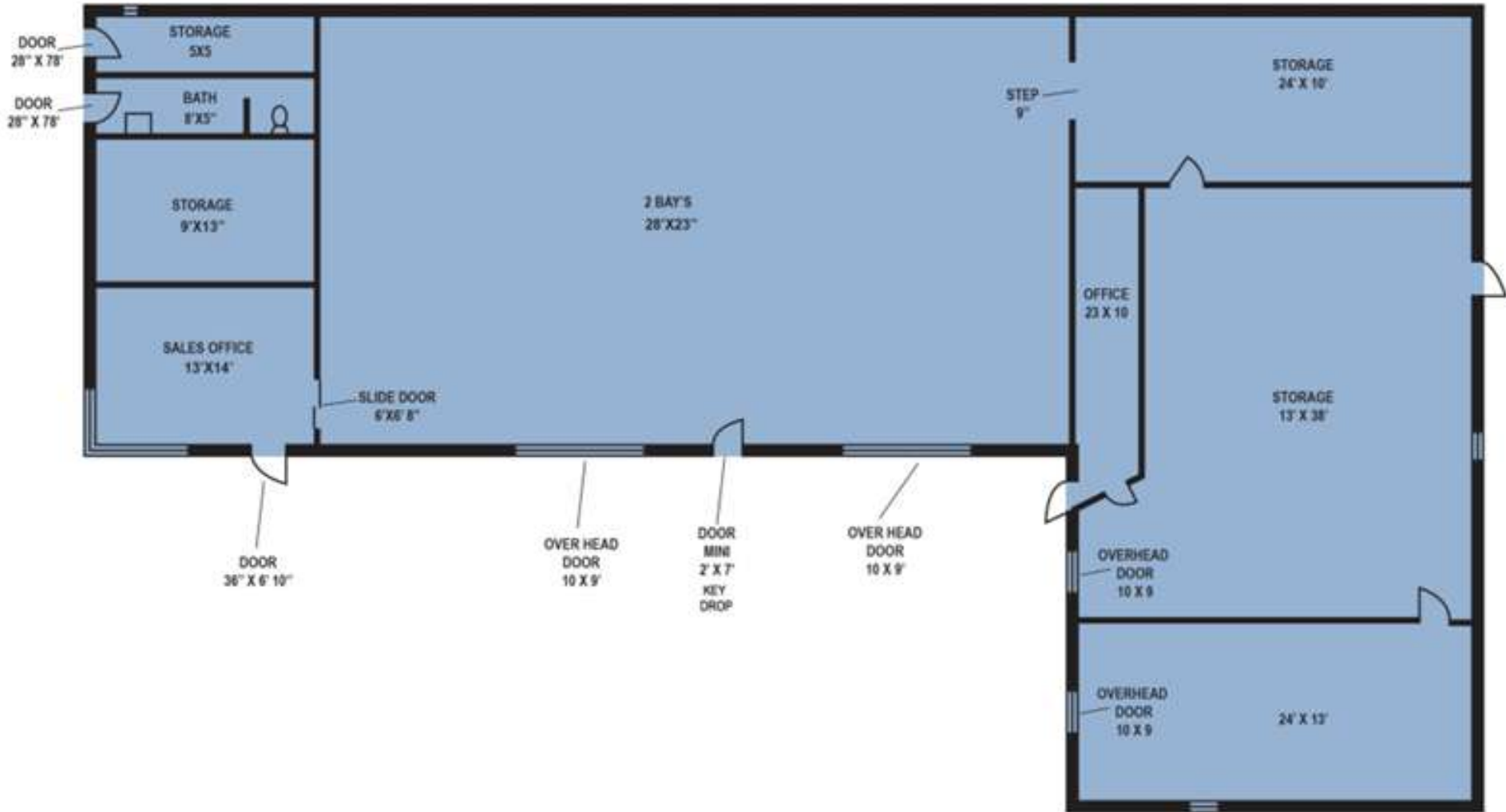
HIGHLIGHTS

- Commercial Highway Zoning permits many uses including: auto dealers, body shop, service stations, convenience stores and more.
- Situated on a corner lot of Spruce & E. Main Streets in the heart of Middletown Borough
- Economic waste oil heating system, 2 commercial air compressors & 3 hydraulic lifts convey with sale.
- Closely situated to:



FLOOR PLAN

FLOORPLAN



PROPERTY



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY LOCATION



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REGIONAL AERIAL



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MIDDLETOWN, PA

AREA OVERVIEW: Middletown, Pennsylvania is situated in Dauphin County, and is a vibrant and welcoming community with a rich history and a promising future. It is the oldest town in Dauphin County and located just south of Harrisburg, along the Susquehanna River. The Borough is full of diverse historic architectural styles.

The town's proximity to major transportation arteries, including Interstate 283 and Route 230, makes it an ideal location for commuters and businesses. The Harrisburg International Airport is just minutes away, offering convenient air travel options.

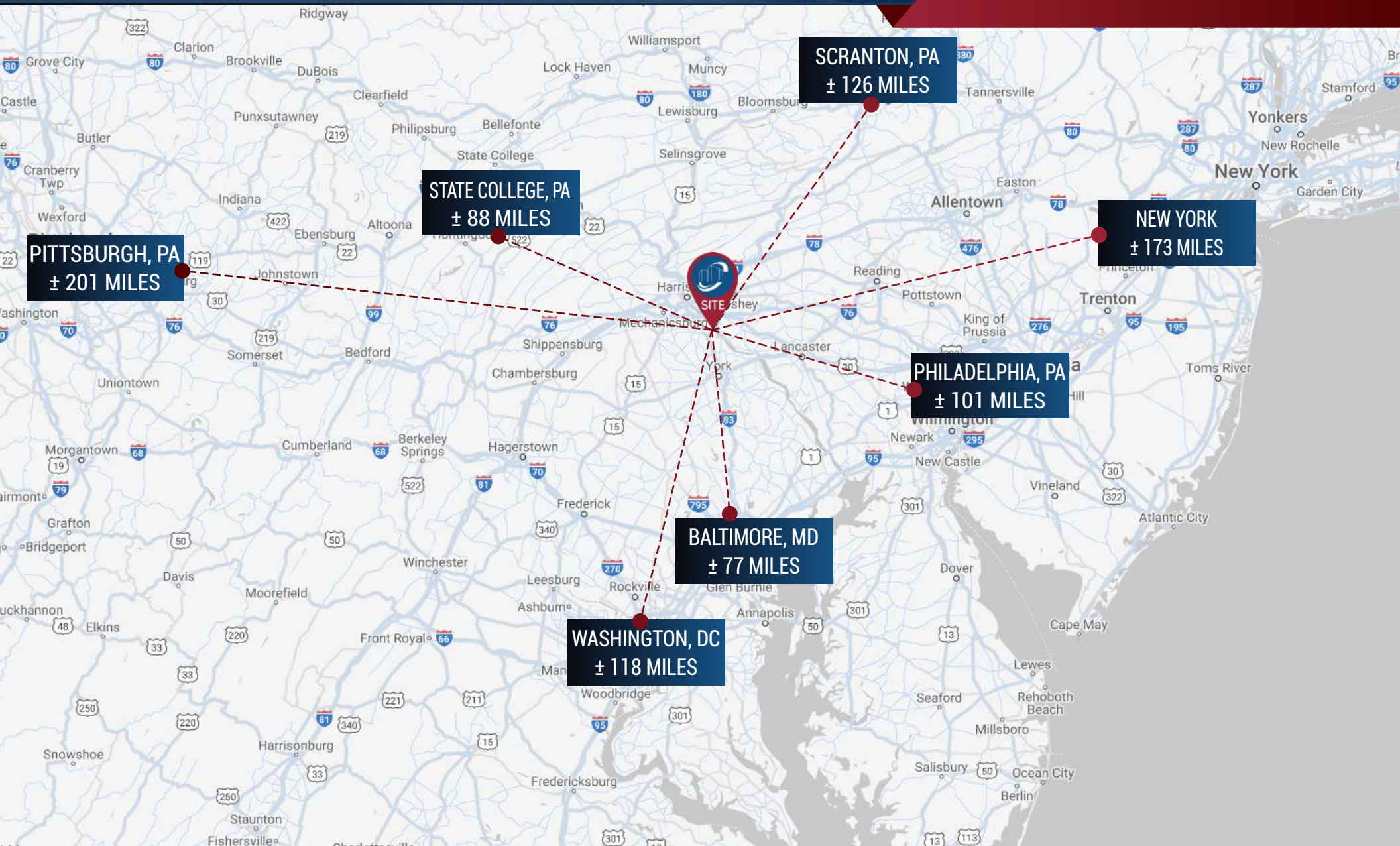
Middletown is experiencing steady growth and development, with a focus on enhancing infrastructure, amenities, and services to meet the needs of its expanding population.

HARRISBURG INTERNATIONAL AIRPORT: Harrisburg International Airport (FAA Code: MDT) is the third largest airport in Pennsylvania. The airport features daily non-stop flights to seventeen cities and one-stop flights to destinations around the world. Harrisburg International Airport has been serving Central Pennsylvania for over 100 years. In 1998, the Commonwealth transferred ownership to the Susquehanna Area Regional Airport Authority (SARAA), the board that oversees ownership of the airport. The Authority board consists of community volunteers appointed to staggered, five-year terms by the elected officials from Cumberland, Dauphin, and York counties, the cities of Harrisburg and York, and Fairview and Lower Swatara townships.



PENN STATE HARRISBURG CAMPUS

Penn State Harrisburg is the largest and most comprehensive of Penn State's Commonwealth Campuses and is located in close proximity to this Main St property. An undergraduate college and graduate school, Penn State Harrisburg offers more than 75 academic programs and is the only campus, along with University Park, to offer degrees from the associate to doctoral levels. Penn State Harrisburg currently offers several undergraduate and graduate programs via Penn State's World Campus. The college's academic units are divided into five schools: Behavioral Sciences and Education; Business Administration; Humanities; Public Affairs; and Science, Engineering,



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.