




# PROFESSIONAL OFFICE BUILDING FOR SALE

4407 N FRONT ST | HARRISBURG, PA





### PROPERTY HIGHLIGHTS

- Opportunity to purchase historic stand alone professional office building on N Front St in Harrisburg, PA
- Signature visibility as well as stunning views overlooking the Susquehanna River
- Just off Linglestown Rd (39) and N Front St which offers immediate access to 322 22
- Excellent location with easy access to 
- Two-story building offers a variety of functional private and collaborative work spaces
- Close proximity to Central Penn College, Harrisburg Area Community College, Wildwood Park, and Harrisburg Central Business District which includes State Capitol Complex and new Federal Courthouse

### OFFERING SUMMARY

Address	4407 N Front St Harrisburg, PA 17110
Sale Price	\$345,000
Building Size	2,854 SF
Price Per SF	\$121
Lot Size	0.46 Acres
Building Type	Professional Office
Tenancy	Single
Year Built/Renovated	1929 / 2006
Stories	2
Parking	15 Spaces
Submarket	Harrisburg East
County	Dauphin
Municipality	Susquehanna Township
County	Dauphin
Zoning	Commercial Office Limited (COL)
APN	62-006-059
Taxes	\$7,468.92 (2024)



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### PROPERTY HIGHLIGHTS

Don't miss this rare opportunity to own a historic standalone professional office building on N Front St in Harrisburg, PA! Boasting signature visibility and breathtaking views of the Susquehanna River, this prime location provides unmatched accessibility. Situated just off Linglestown Rd (39) and N Front St, it offers immediate access to 322 22, as well as 81 83 76, ensuring seamless connectivity—including to Harrisburg International Airport. This versatile two-story building features a blend of private offices and collaborative work-spaces, catering to a variety of professional needs. Plus, its close proximity to Central Penn College, Harrisburg Area Community College, Wildwood Park, and the Harrisburg Central Business District places you near the State Capitol Complex, Federal Courthouse, Broad Street Market, Riverfront Park, and City Island.

Close to amenities & attractions including:



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425 N 21<sup>ST</sup> STREET, SUITE 302  
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PARCEL MAP



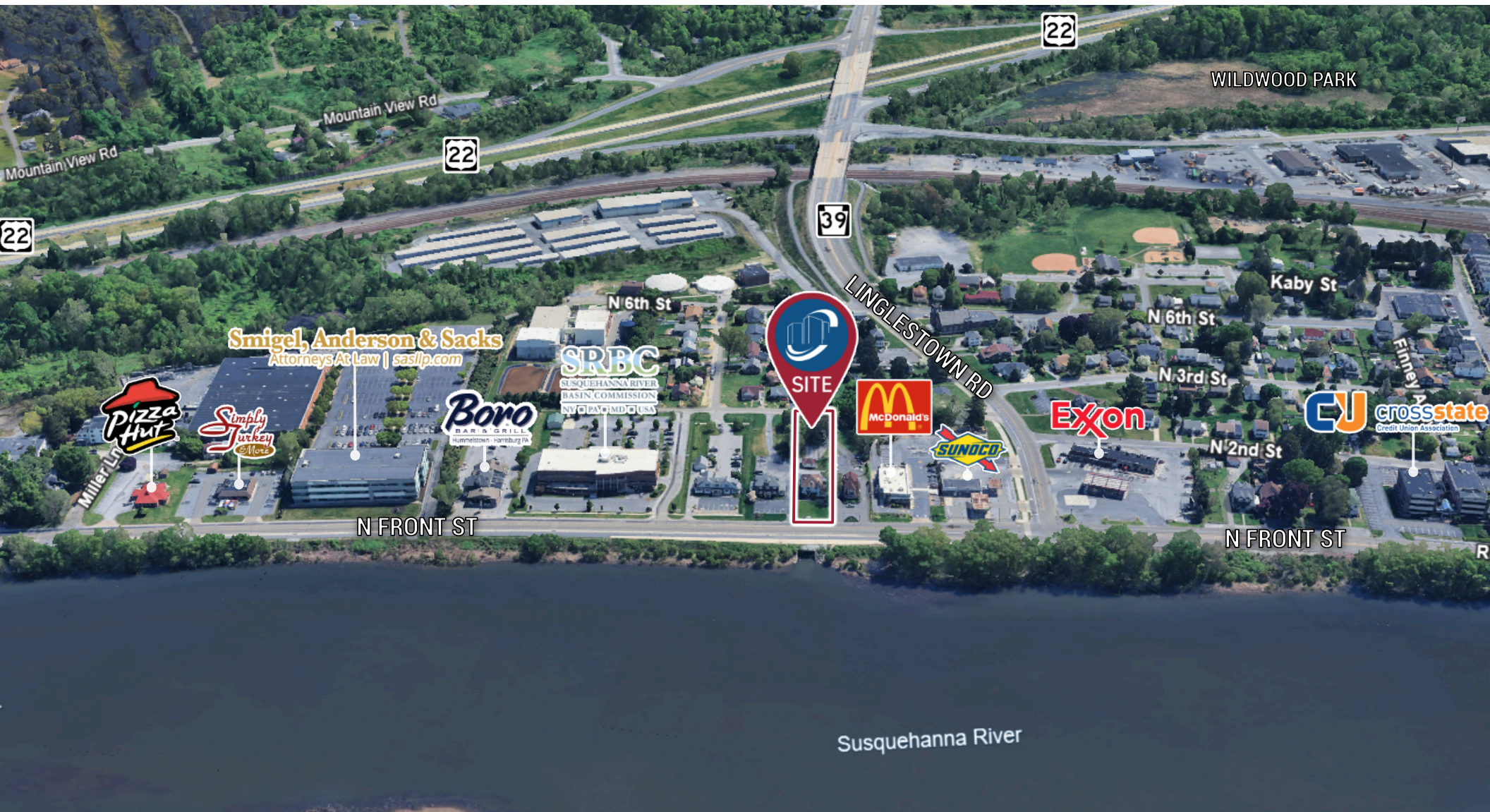
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### TRADE AERIAL



### AREA OVERVIEW

**DAUPHIN COUNTY** : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

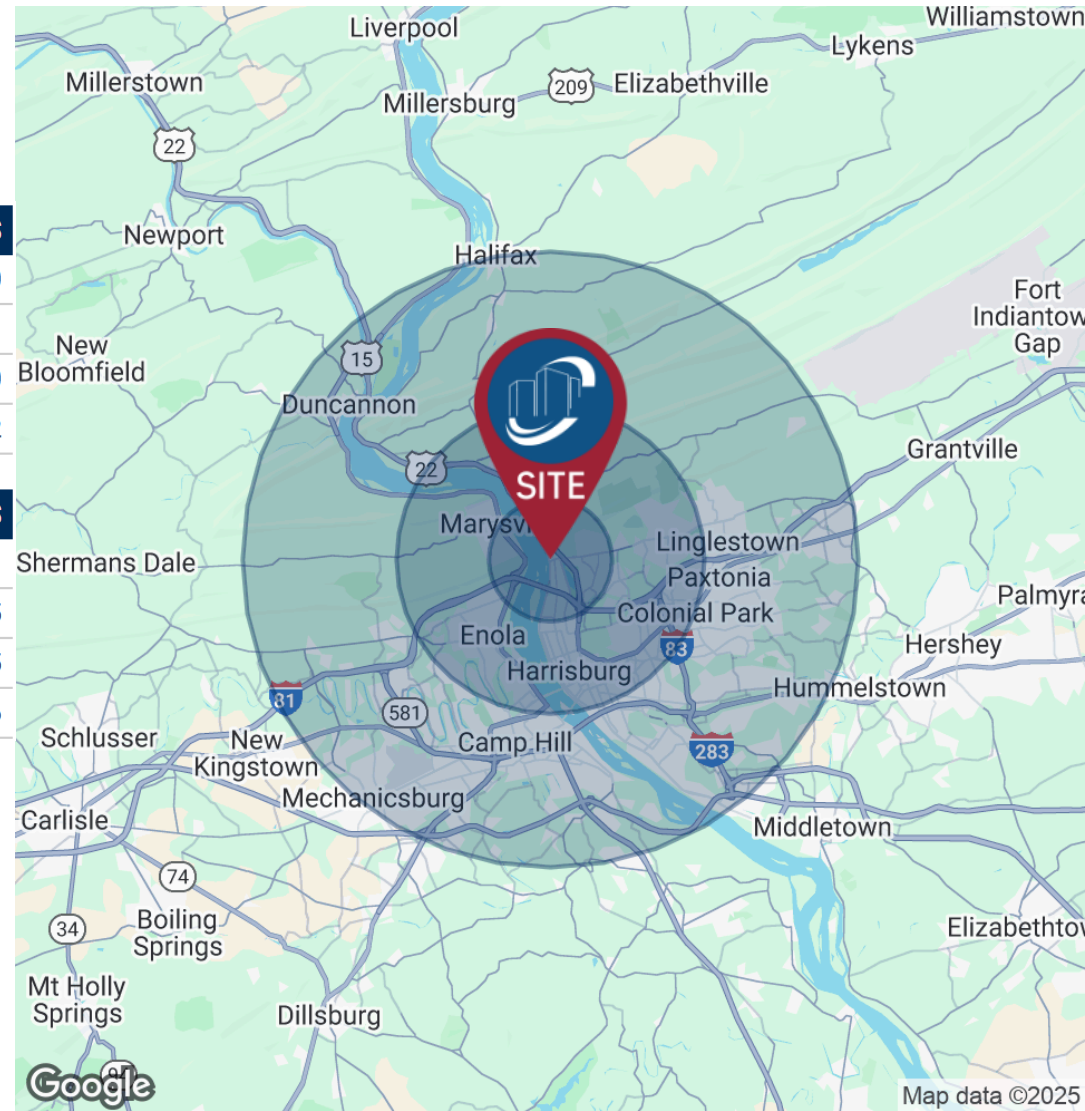
In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



### DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	13,164	124,581	330,450
Average age	43	41	41
Average age (Male)	42	40	40
Average age (Female)	44	42	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	5,447	53,193	134,531
# of persons per HH	2.4	2.3	2.5
Average HH income	\$124,610	\$94,141	\$104,555
Average house value	\$273,285	\$234,072	\$268,076





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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.





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**For More Information Contact:**

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