

OFFICE CONDO
FOR SALE

2151 LINGLESTOWN ROAD - SUITE 100
HARRISBURG, PA 17110



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2151 LINGLESTOWN ROAD - SUITE 100

PROPERTY DETAILS

FOR SALE
\$327,250

OFFERING SUMMARY

Sale Price	\$327,250
Taxes	\$8,150.87
Condo Fees	\$756.59 per month
Number of Units	One (1) Suite for Sale
Building Size	43,200 SF
Available SF	2,975 SF

PROPERTY SUMMARY

Address	2151 Linglestown Road Suite 100 Harrisburg, PA 17110
Municipality	Susquehanna Township
County	Dauphin County
Tax Parcel #	62-013-117, 62-013-122
Year Built	1989
Year Last Renovated	2000

PROPERTY HIGHLIGHTS

- 2,975 SF suite available in Saratoga Office Center on Linglestown Road
- In a prime location in the building, located immediately off the main entrance on the first floor
- Condominium fee and documents available
- Traffic count: 18,448 VPD
- Available for lease

PROPERTY DESCRIPTION

2,975 SF condominium suite available for sale and/or lease in the Saratoga Office Center. This suite is an improved office with exam rooms and medical plumbing. Business Office Residential Zoning (BOR) permits various medical uses, support and professional services.

LOCATION DESCRIPTION

Located on Linglestown Road (Route 39) with convenient access to I-81 and Route 22. The property is situated amongst the heavily traveled medical and commercial strip on Route 39.



BUILDING INFORMATION

# of Floors	Three (3)
Restrooms	Two (2)
Roof	Gable roof design, wood frame with composition shingles
Walls	Drywall
Floor Type	Carpet, tile, and vinyl
Number of Elevators	One (1)
Business ID Sign	Yes

UTILITIES & ZONING

Zoning	BOR - Business Office Residential
Water & Sewer	Public
Gas	Natural Gas
Electric	225 Amp
HVAC	One (1) heat pump

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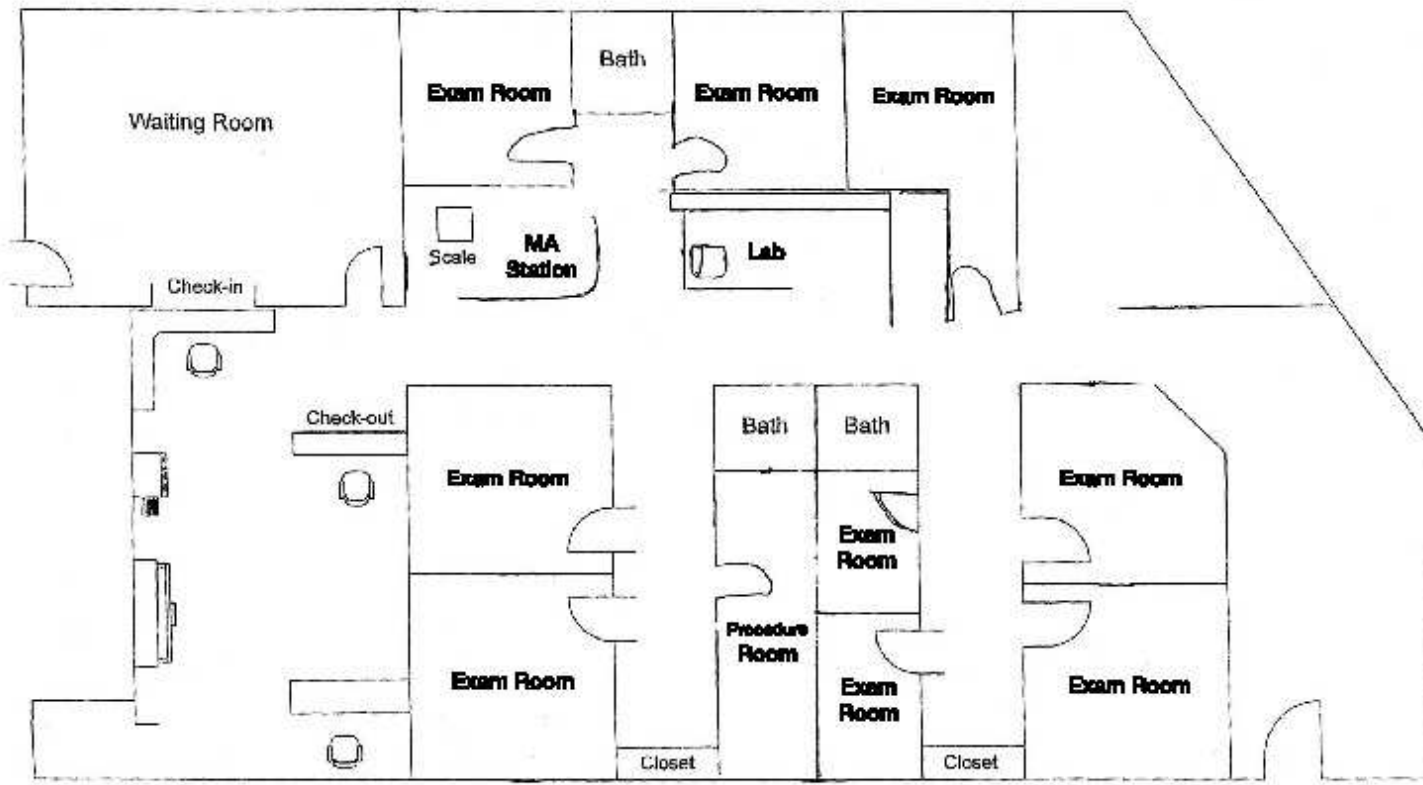
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2151 LINGLESTOWN ROAD - SUITE 100

FLOOR PLAN

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ADDITIONAL PHOTOS

FOR SALE
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2151 LINGLESTOWN ROAD - SUITE 100
RETAIL MAP

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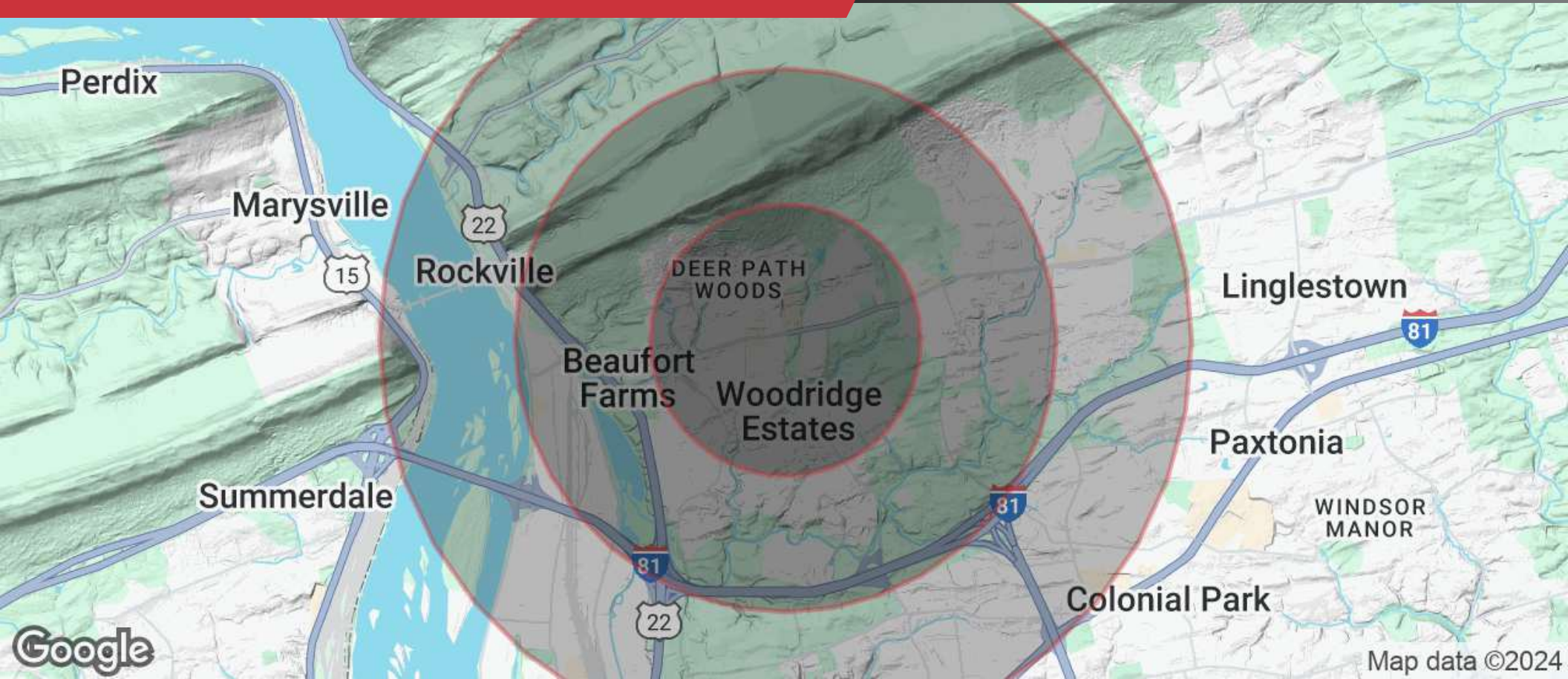


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2151 LINGLESTOWN ROAD - SUITE 100
DEMOGRAPHICS

FOR SALE
\$327,250



POPULATION

1 MILE	2 MILES	3 MILES
7,342	20,354	37,943



HOUSEHOLDS

1 MILE	2 MILES	3 MILES
3,254	8,557	15,819



INCOME

1 MILE	2 MILES	3 MILES
\$129,309	\$124,561	\$111,936

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