

OFFICE BUILDING
FOR SALE

123 AND 125 N. ENOLA DRIVE
ENOLA, PA 17025




125
N. ENOLA DR.

123
N. ENOLA DR.

Daniel J. Alderman
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123 AND 125 N. ENOLA DRIVE

PROPERTY DETAILS

FOR SALE
\$2,595,000

OFFERING SUMMARY

Sale Price	\$2,595,000
Lot Size	1.94 Acres
Building Size	42,360 SF

PROPERTY SUMMARY

Address	123 and 125 N. Enola Drive Enola, PA 17025
Municipality	East Pennsboro
County	Cumberland
Tax Parcel #	09-14-0832-189

PROPERTY HIGHLIGHTS

- Properties recently had \$170,000 in capital improvements
- Strong Cap Rate. Currently only three unoccupied spaces
- Two office buildings on the same parcel totaling approximately 42,360 SF
- 125 N. Enola Drive - converted school building with multiple office suites ranging in size of 250 SF to 1,000 SF - two suites available
- 123 N. Enola Drive - newer office building available for end-user - FULLY LEASED

PROPERTY DESCRIPTION

24 office rental units, a significant number of which are leased and have a size of less than 1,000 SF. These offices are situated in two buildings on the same property, both available for sale. One is a converted school spanning 30,000 SF, featuring numerous office suites, and the other is a newer 12,360 SF office building intended for an end user. The property had many upgrades in the very recent past and is minutes from Route 11/15 and I-81. Centrally located near East Pennsboro schools, Central Penn College, and Penn State Health Holy Spirit Medical Center.

SALES INFORMATION

Transfer Tax: Divided equally between buyer and seller
Additional Info: Buyer(s) will be obligated, and will sign contract, to continue to pay commissions for annual leasing commission and future lease renewal commissions for some of the existing tenants.

UTILITIES & ZONING

Gas/Water & Sewer	Available/Public
Zoning	RHD Residential High-Density District - 123 N. Enola Drive; CL Commercial Limited District - 125 N. Enola Drive; Village Overlay District - entire property;
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

BUILDING INFORMATION

# of Floors	Two - 123 N. Enola Drive Three - 125 N. Enola Drive
Restrooms	Two per floor in each building
HVAC	Central air in each building
Electrical Capacity	200 amps in each building
Lighting	Fluorescent in each building
Roof	Pitched shingles - 123 N. Enola Drive; Rubber - 125 N. Enola Drive
Ceilings	Varies
Ceiling Description	2'x4' acoustic panel - 123 N. Enola Drive; Acoustic tile - 125 N. Enola Drive
Walls	Drywall in each building
Floor Type	Carpet in each building
Elevators	Yes



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PROPERTY DESCRIPTION

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Carefully maintained and significantly leased commercial office complex comprising two buildings situated on the same parcel. This premier property offers a seamless blend of functionality, sophistication, and strategic location, making it an ideal addition to any astute investor's portfolio.

This commercial office complex represents a turnkey investment opportunity with a proven track record of success. Don't miss your chance to own a prime piece of real estate in a thriving business district. Contact us today to schedule a private viewing and explore the endless possibilities this property has to offer.

KEY FEATURES

1. **Location:** Nestled within a developing business hub, these two buildings enjoy excellent visibility and accessibility. Positioned at the epicenter of commerce, the property benefits from a high-traffic area, ensuring continuous exposure for tenants and attracting a diverse range of clientele.
2. **Architectural Excellence:** The architectural design of both buildings reflects both extensive modern upgrades and functionality. The brick exteriors boast limited maintenance needed, while the interiors are thoughtfully designed to accommodate a variety of businesses, from corporate offices to creative workspaces.
3. **Leased Space:** 125 N Enola (front) building offers 2 available suites, providing a stable and consistent income stream for investors. 123 N Enola (back) building is fully leased. The long-term lease agreements with reputable tenants underscore the attractiveness of this investment, ensuring financial stability and mitigating vacancy risks.
4. **Diverse Tenant Mix:** The property hosts a diverse mix of tenants, including established businesses and innovative startups. This diversity not only adds to the vibrancy of the community but also enhances the resilience of the investment by spreading risk across various industries.
5. **Ample Parking:** The complex features ample on-site parking, providing convenience for tenants and their clients. This thoughtful amenity enhances the overall appeal of the property, making it an attractive destination for businesses that prioritize accessibility.
6. **Modern Amenities:** The buildings are equipped with amenities including high-speed internet connectivity, advanced security systems, and energy-efficient infrastructure. These features contribute to a comfortable and productive work environment for tenants.
7. **Professional Property Management:** The property benefits from professional property management, ensuring that the physical condition, maintenance, and tenant relationships are managed with the utmost care and efficiency.
8. **Proximity to Amenities:** Located in close proximity to Route 11/15 and I-81, East Pennsboro schools, Central Penn College and Penn State Health Holy Spirit Medical Center. This complex offers an environment that promotes work-life balance for tenants and their employees.

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ADDITIONAL PHOTOS

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123 N. Enola Drive

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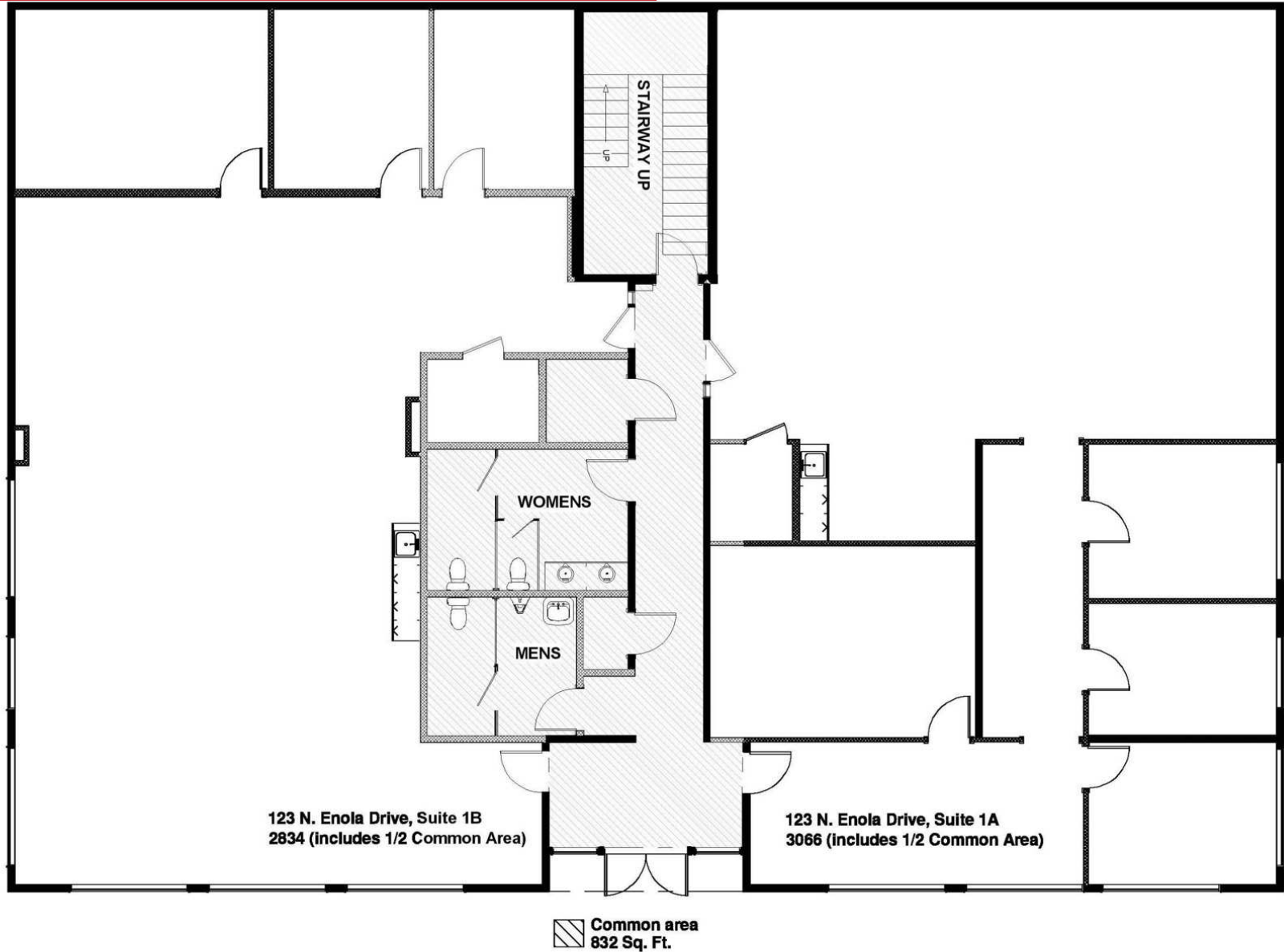
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123 AND 125 N. ENOLA DRIVE

123 N. ENOLA DRIVE 1ST FLOOR PLAN

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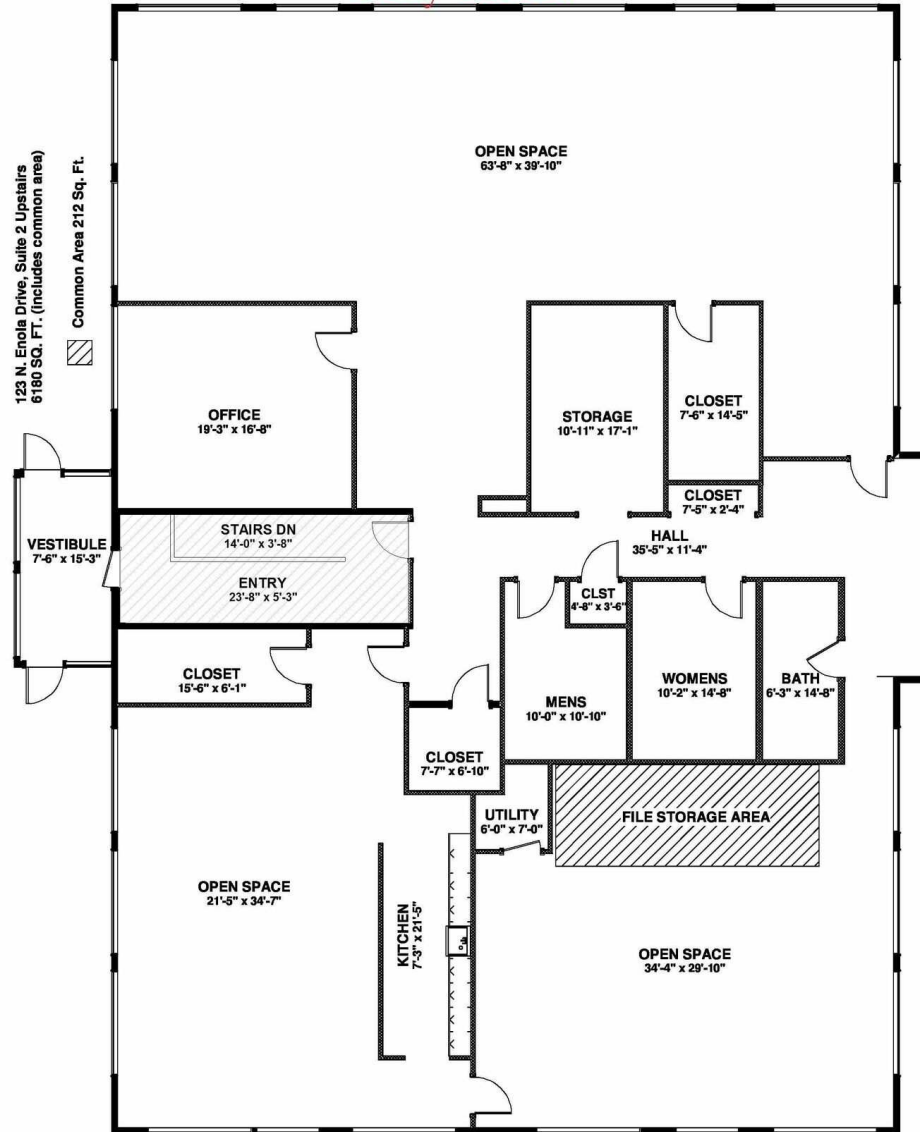
123 AND 125 N. ENOLA DRIVE

123 N. ENOLA DRIVE 2ND FLOOR PLAN

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Fully Leased



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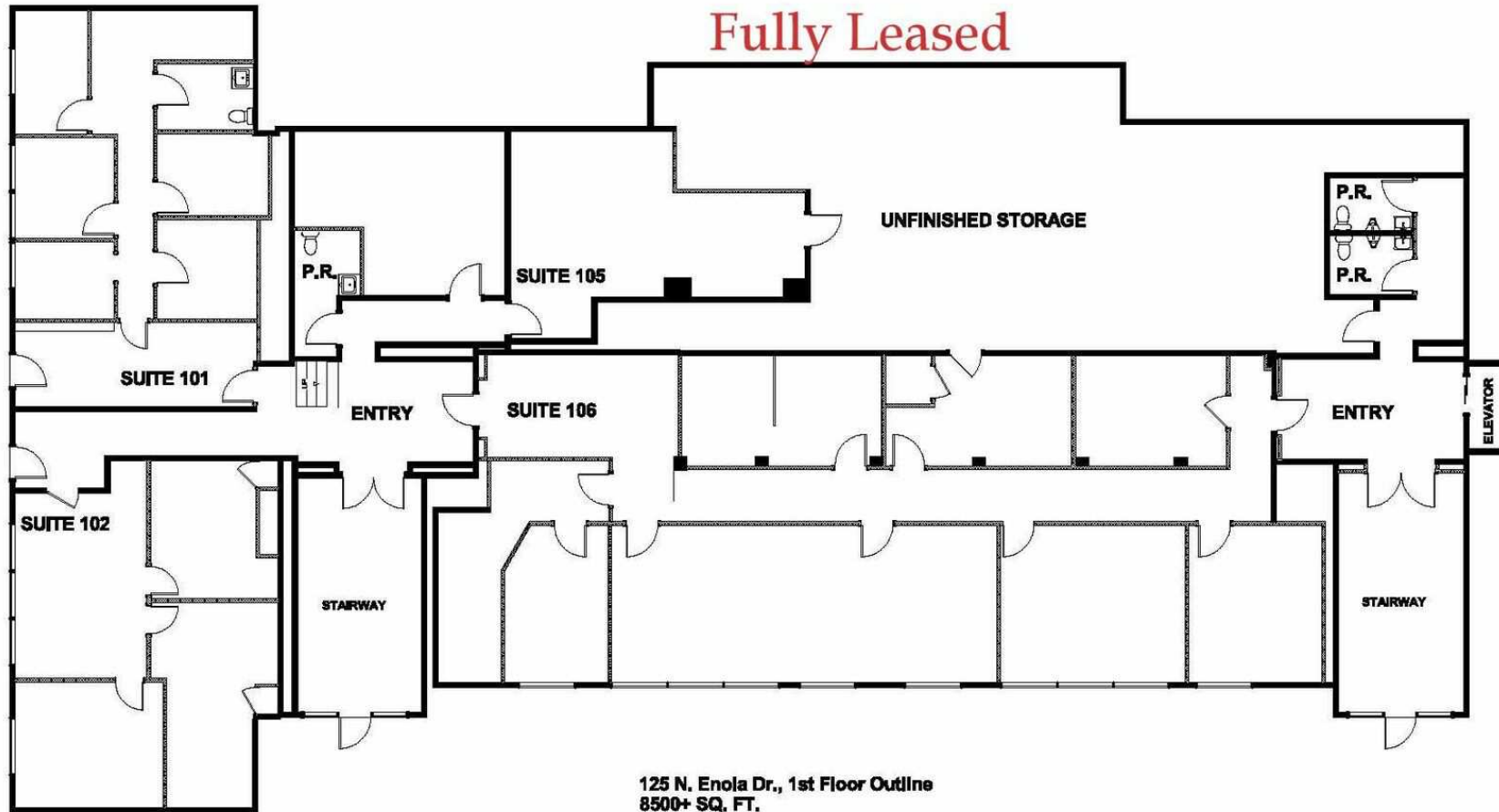
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125 N. ENOLA DRIVE 1ST FLOOR PLAN

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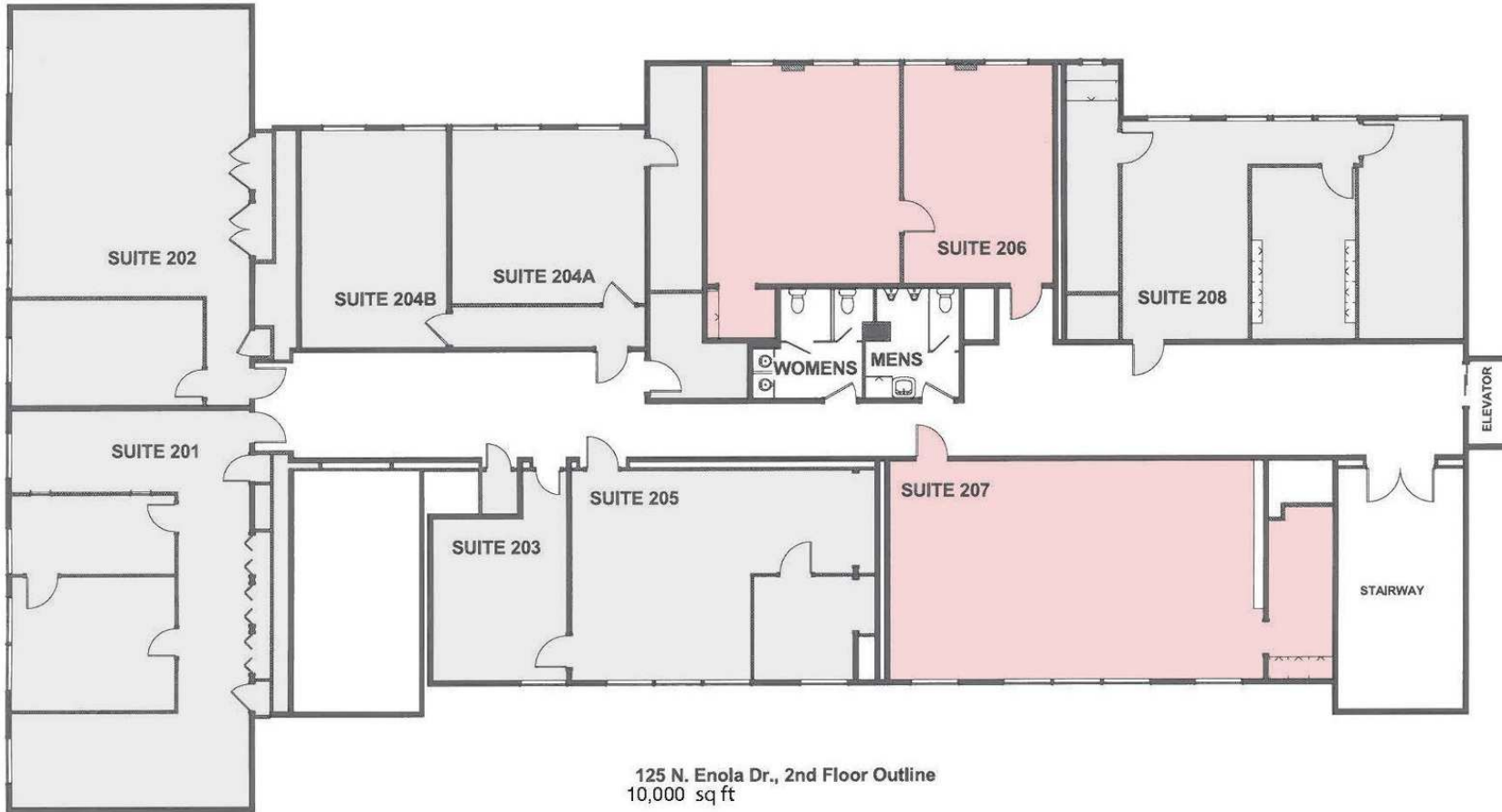
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125 N. ENOLA DRIVE 2ND FLOOR PLAN

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125 N. ENOLA DRIVE 3RD FLOOR PLAN

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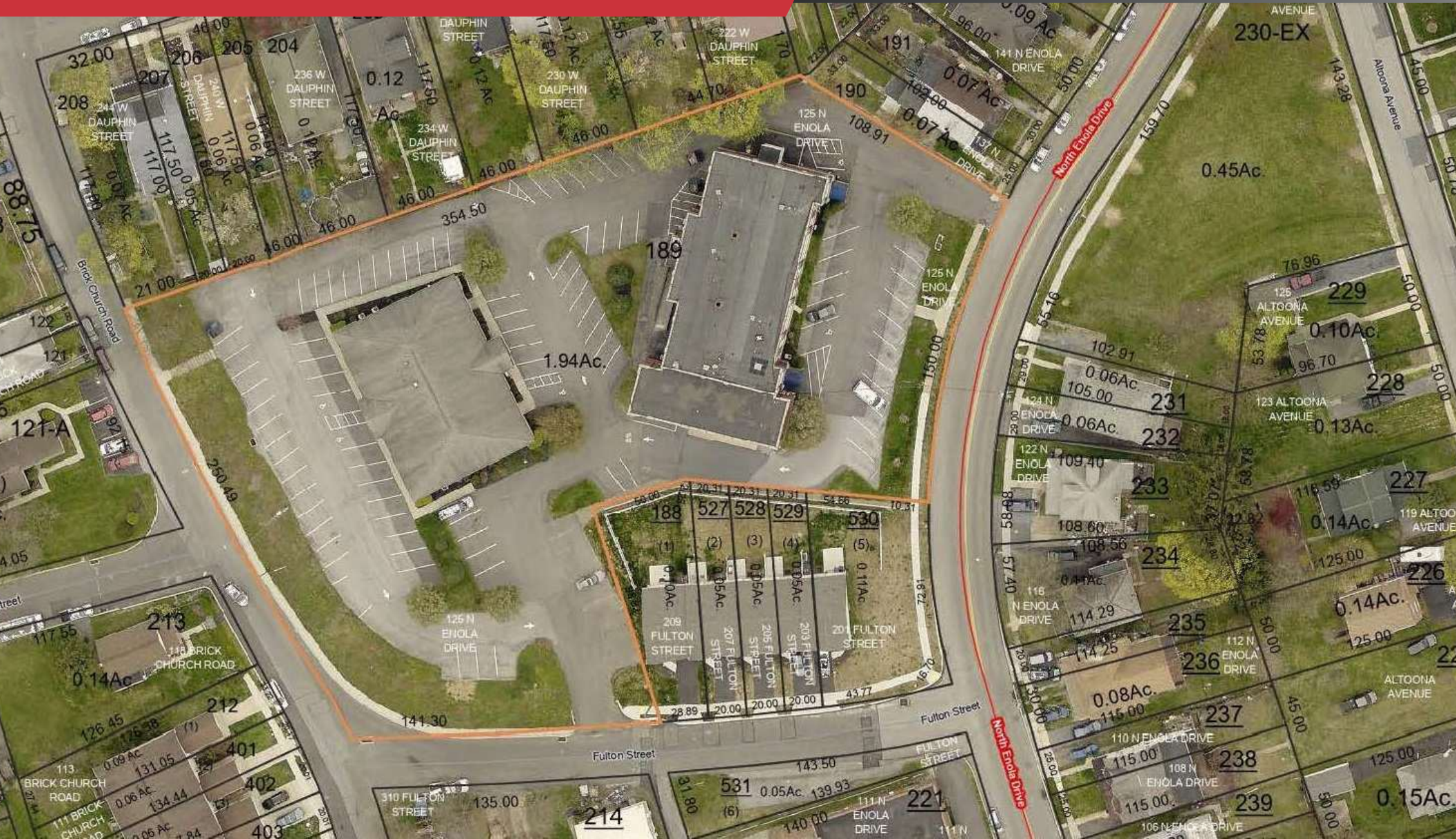


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TAX MAP

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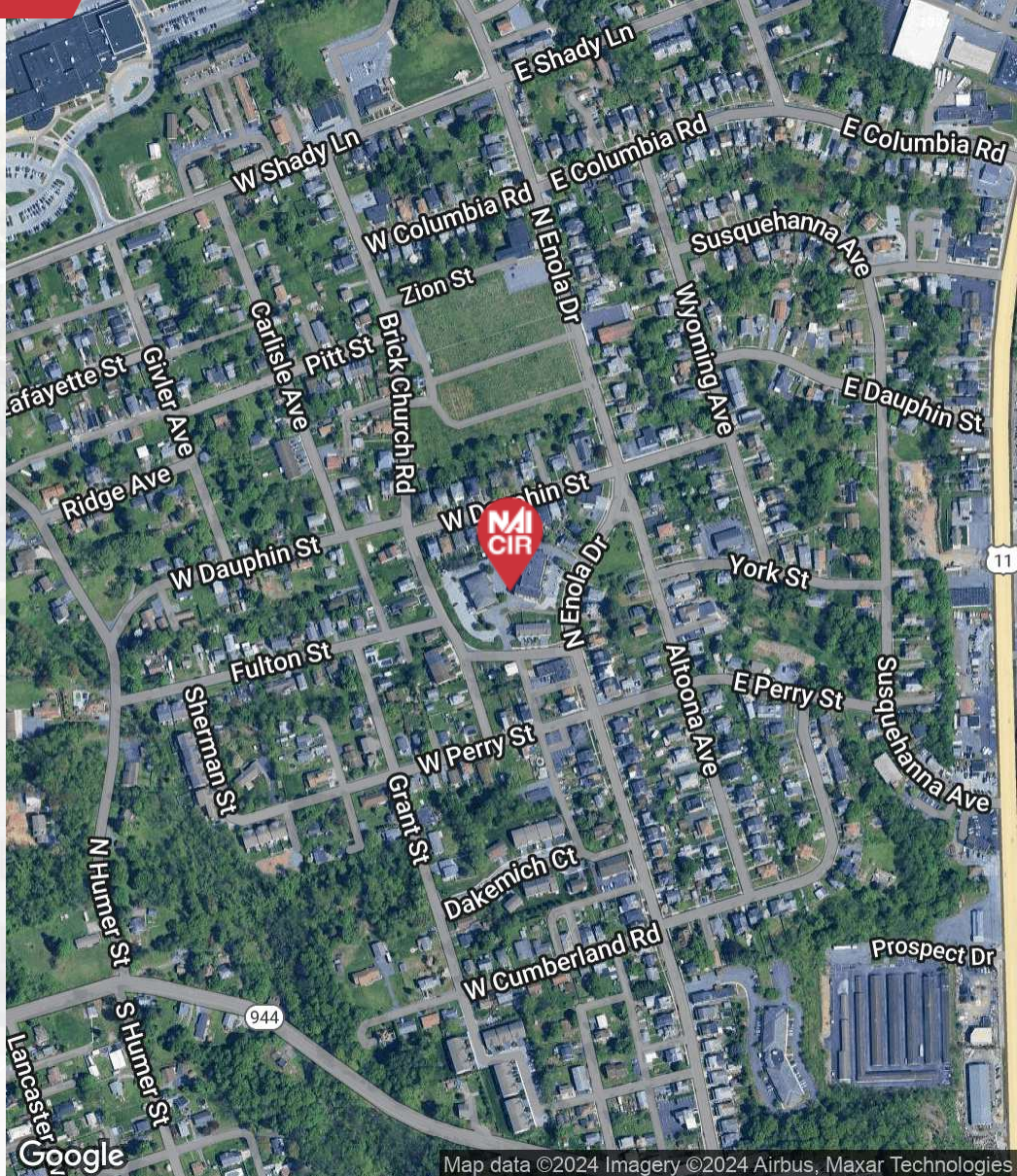
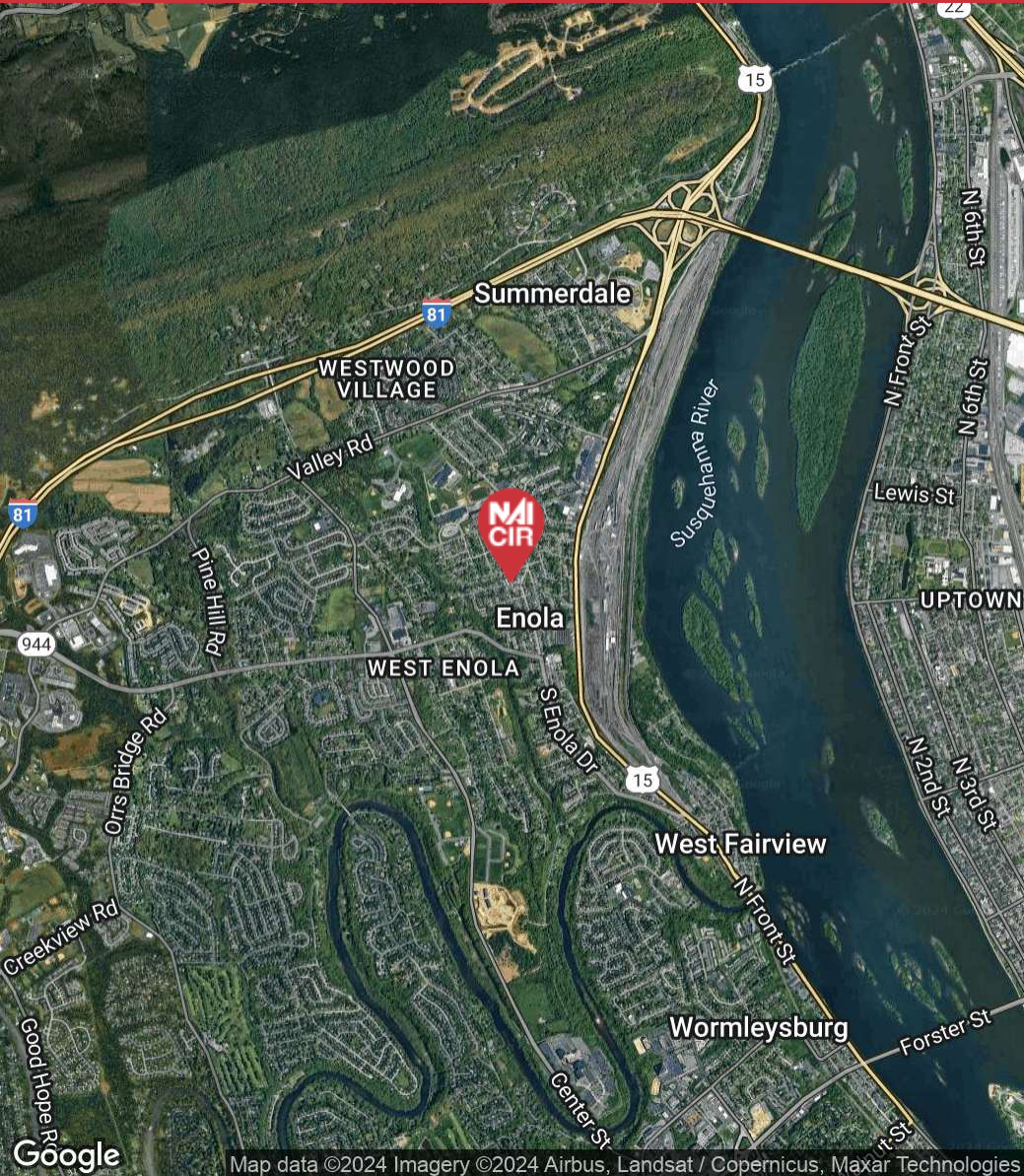
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LOCATION MAP

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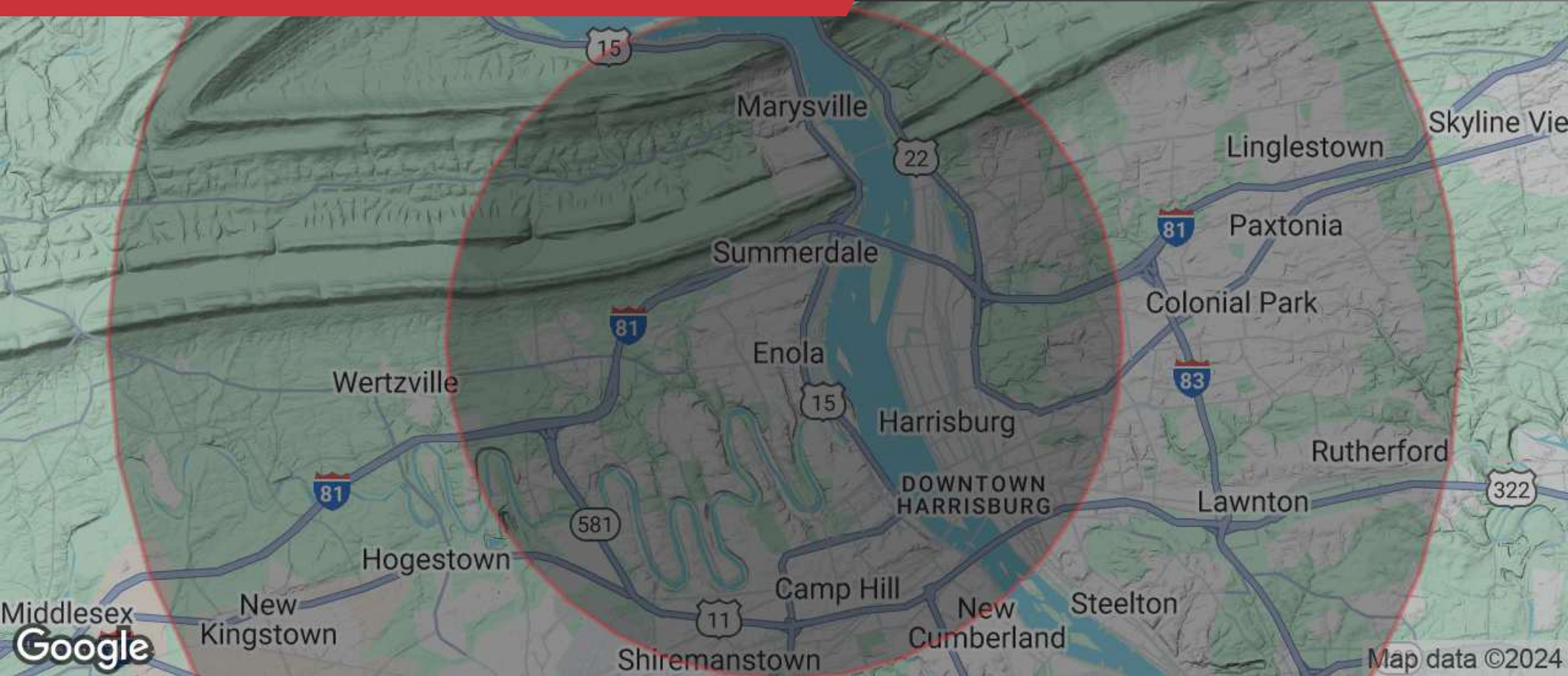


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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
137,294	363,223	515,790



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
58,347	148,642	207,733



INCOME

5 MILES	10 MILES	15 MILES
\$107,491	\$105,857	\$108,121

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