

MULTIFAMILY INVESTMENT
FOR SALE

1427-1429 N FRONT ST
HARRISBURG, PA 17102



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NAICIR

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1427-1429 N FRONT ST

PROPERTY DETAILS

FOR SALE
\$950,000

OFFERING SUMMARY

Sale Price	\$950,000
Number of Units	Nine (9)
Lot Size	0.123 Acres
Building Size	7,202 SF
Property Taxes	\$14,823.10

PROPERTY SUMMARY

Address	1427-1429 N Front St Harrisburg, PA 17102
County	Dauphin County
Tax Parcel #	06-010-008
Year Built	1900
Zoning	Riverfront

PROPERTY DESCRIPTION

Situated in Harrisburg, 1427-1429 N Front St is a 9-unit multifamily property featuring a mix of one-bedroom, two-bedroom, and efficiency studio apartments. The property totals 7,202 square feet on 0.1233 acres and includes on-site laundry for enhancing tenant appeal. Its diverse unit mix and efficient layout offer strong appeal to a wide range of renters and support consistent income potential.

PROPERTY HIGHLIGHTS

- Nine-unit multifamily property with 3 two-bedroom units, 3 one-bedroom units, 3 efficiency studios, and on-site laundry
- The building totals 7,202 SF on 0.1233 acres
- Steady tenant demand supported by nearby job centers and amenities
- Quick access to Downtown Harrisburg, including major employers, restaurants, and retail
- Direct access to major highways including I-81 and I-83



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MULTIFAMILY PROPERTIES FOR SALE

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MARKET OVERVIEW

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MARKET OVERVIEW

Dauphin County, PA

Harrisburg is a key population and employment center in Central Pennsylvania, strategically located within the Harrisburg–Philadelphia–Baltimore corridor. With approximately 287,000 residents in Dauphin County and over 590,000 across the broader metro, the region benefits from a stable population base supported by government employment and strong regional accessibility.

The local economy is anchored by state government, healthcare, logistics, and professional services, providing a diverse employment base and consistent renter demand. Direct access to Interstate 83, Interstate 81, and the Pennsylvania Turnpike connects Harrisburg to major East Coast markets while supporting a robust distribution and commuter network.

Downtown Harrisburg and surrounding neighborhoods have seen continued investment, including adaptive reuse projects, riverfront improvements, and expanding dining and entertainment amenities. These enhancements have contributed to growing demand for walkable, urban housing options.

Affordability remains a key driver, with a cost of living below larger Northeast metropolitan areas. As homeownership becomes less attainable, rental demand continues to grow—particularly for smaller unit types and flexible housing options, including short-term and extended-stay accommodations.

Overall, Harrisburg / Dauphin County's role as a government hub, combined with its economic diversity and regional connectivity, supports stable occupancy and long-term multifamily demand.

KEY DRIVERS & DEMOGRAPHICS



Population Base

~285,000 residents
Supported by government & healthcare employment



Strategic Location

Central Pennsylvania hub anchored by Harrisburg
Direct access to I-81, I-83, and the Pennsylvania Turnpike



Economic Diversity

Anchored by government, healthcare, education & logistics
Strong public-sector and institutional presence



Affordability Advantage

Lower cost profile than larger regional metros
Attractive option for residents and workforce housing



Rental Demand Drivers

Large government and healthcare workforce
Demand supported by stable employment & regional connectivity



Housing Trends

Consistent renter demand driven by affordability & job stability
Supportive environment for multifamily investment



Downtown Revitalization

Ongoing public and private investment in the City of Harrisburg
Continued momentum for reinvestment in the urban core

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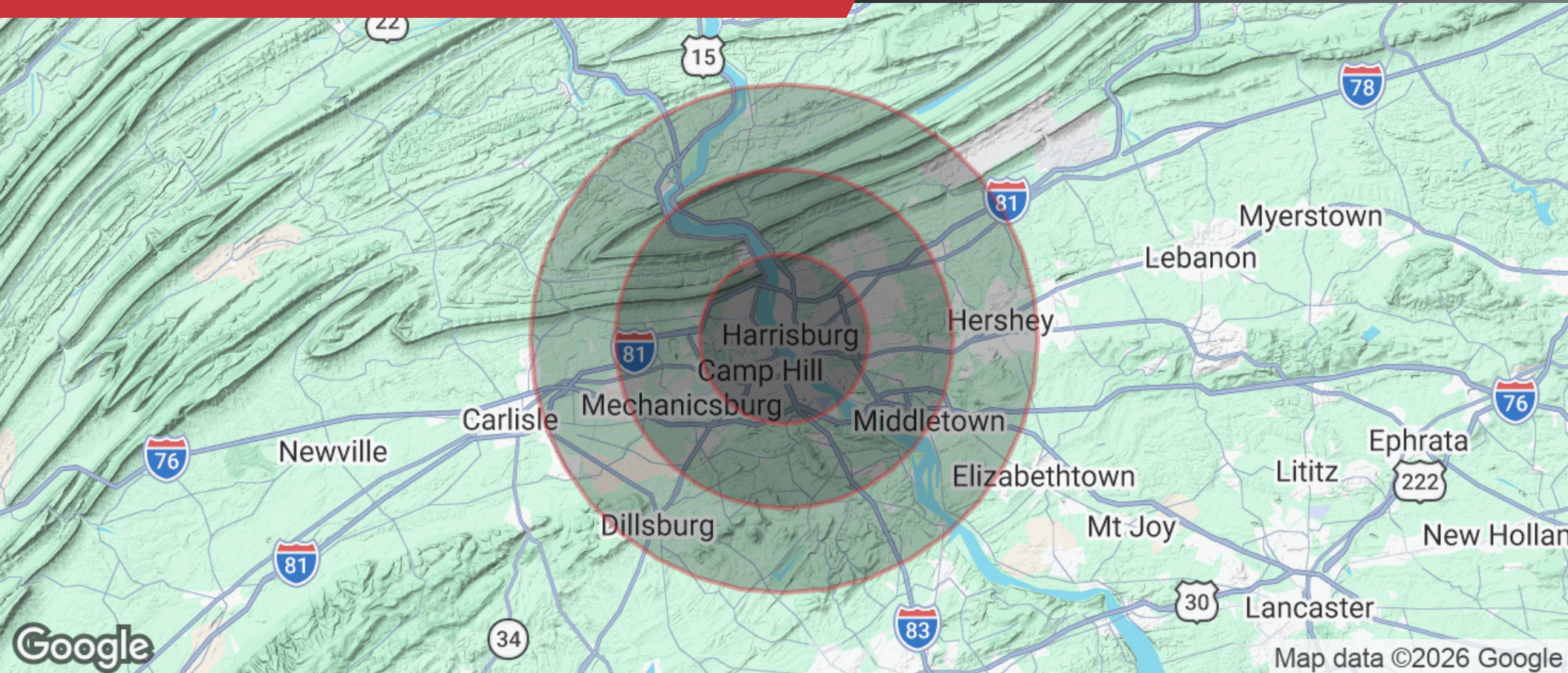
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DEMOGRAPHICS

FOR SALE
\$950,000



POPULATION

5 MILES	10 MILES	15 MILES
198,653	385,029	501,755



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
83,042	159,003	205,915



INCOME

5 MILES	10 MILES	15 MILES
\$92,955	\$105,832	\$107,608

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LISTING TEAM

FOR SALE

\$950,000



NIK SGAGIAS
President, Managing Partner



CASEY P. KHURI
Chief Operating Officer



CHRIS WILSBACH
Vice President

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