



*High end Brewery / Taproom*

AVAILABLE IN MIDTOWN HARRISBURG

**925 N 3rd Street, Harrisburg, PA**



# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW

## Offering Summary

FF&E SALE PRICE	\$500,000
OCCUPANCY STRUCTURE	Details available upon request
<b>SPACE DETAILS</b>	
BUILDING SIZE	21,438 SF
SPACE SIZE	± 5,260 SF
SPACE USE	BREWERY / TAPROOM / RESTAURANT
APN	05-031-012
<b>LOCATION</b>	
Municipality	City of Harrisburg
County	Dauphin County
Market	Midtown
<b>ZONING</b>	
Zoning	Special Planned Development

## HIGHLIGHTS

- Fully built-out brewery and taproom
- High-end build-out completed in 2021
- Professionally installed brewing equipment and existing FF&E purchase paired with continued occupancy of the space
- Located in a highly visible, walkable Midtown Harrisburg corridor



## PROPERTY OVERVIEW

This fully built-out ±5,260 SF taproom and brewery on North 3rd Street presents a rare opportunity for an established or emerging brewery operator seeking a flagship-caliber presence in Midtown Harrisburg. Formerly home to ZeroDay Brewing, the space features a high-end build-out completed in 2021, including premium finishes, quality furnishings, and professionally installed brewery equipment.

The opportunity includes the purchase of the existing FF&E and brewery equipment, paired with continued occupancy of the space, allowing a new operator to step into a purpose-built environment designed for production, taproom service, and food-forward concepts. With strong visibility and a walkable Midtown location, the space is well suited for a brewery-led taproom or restaurant concept seeking immediate market entry.

*Please note: the "ZeroDay" name and branding are not included.*

# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA



# AVAILABLE NOW

*Location - Northeast*



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302

CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.9329.2313

LANDMARKCR.COM

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

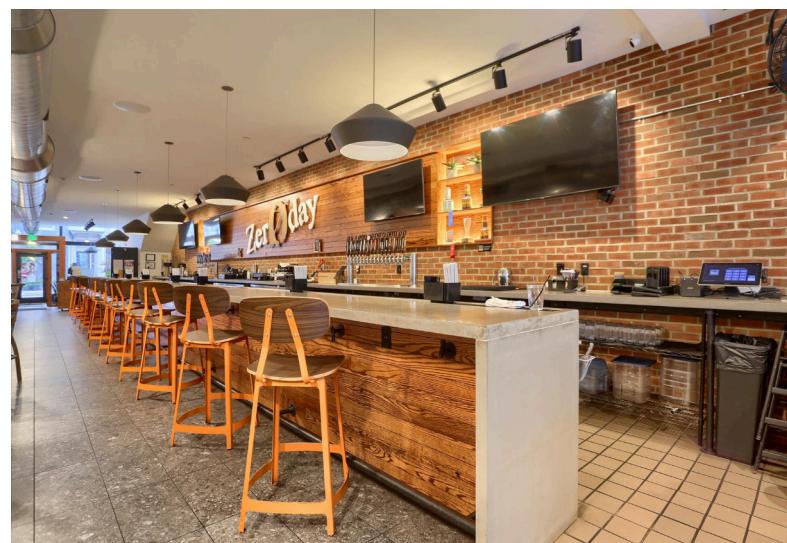


# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW

*Interior Images*



LANDMARK COMMERCIAL REALTY

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

CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM  
DIRECTOR, SALES & LEASING  
[BMANGAM@LandmarkCR.com](mailto:BMANGAM@LandmarkCR.com)  
C: 717.805.4166

MICHELLE GUECI  
SENIOR ASSOCIATE  
[MGUECI@LandmarkCR.com](mailto:MGUECI@LandmarkCR.com)  
C: 717.9329.2313

[LANDMARKCR.COM](http://LANDMARKCR.COM)

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW

*4-Season Outdoor Patio*



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

BO MANGAM  
DIRECTOR, SALES & LEASING  
[BMANGAM@LandmarkCR.com](mailto:BMANGAM@LandmarkCR.com)  
C: 717.805.4166

MICHELLE GUECI  
SENIOR ASSOCIATE  
[MGUECI@LandmarkCR.com](mailto:MGUECI@LandmarkCR.com)  
C: 717.9329.2313

[LANDMARKCR.COM](http://LANDMARKCR.COM)



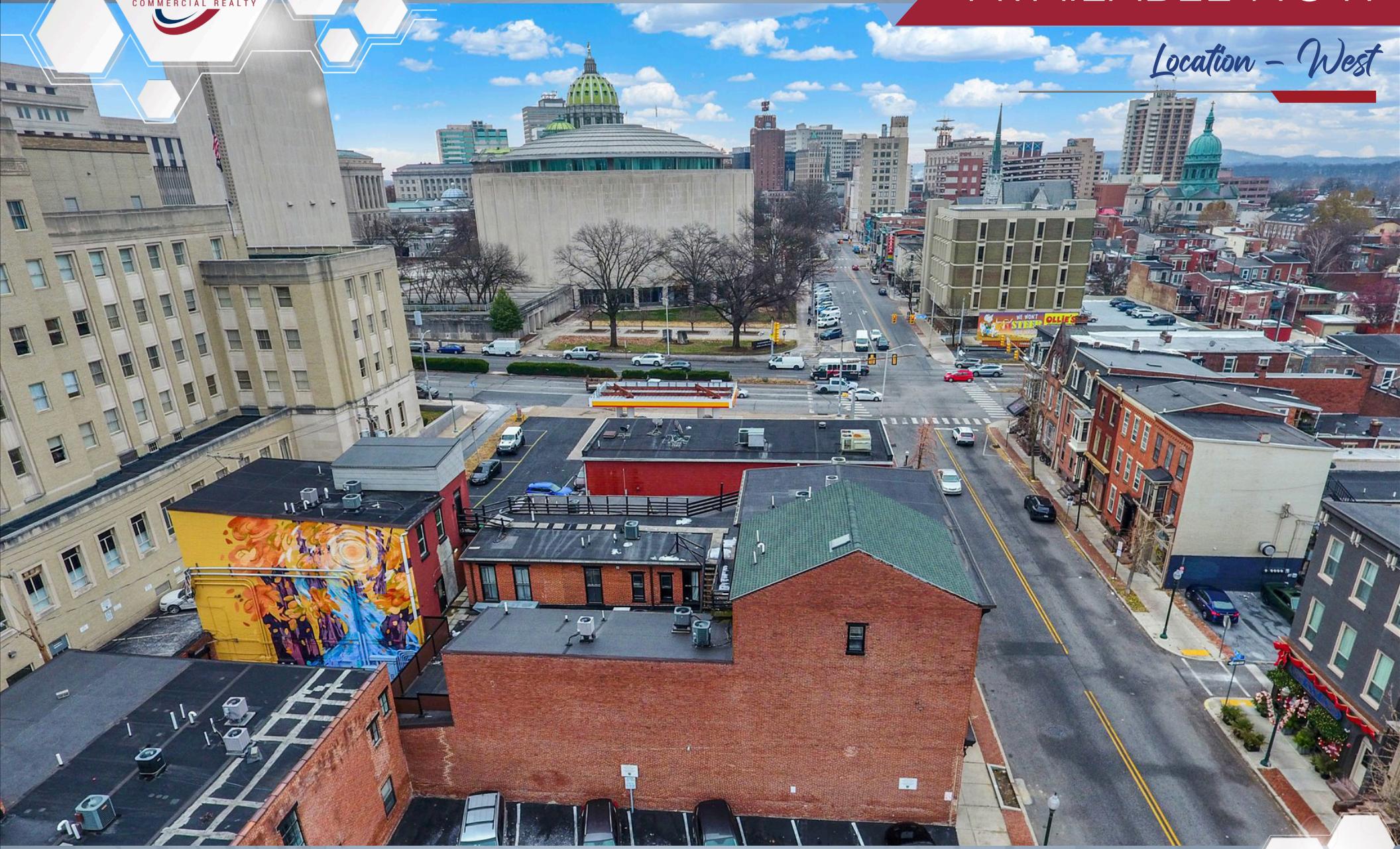


## TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW

*Location - West*



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302

CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM  
DIRECTOR, SALES & LEASING  
[BMANGAM@LandmarkCR.com](mailto:BMANGAM@LandmarkCR.com)  
C: 717.805.4166

MICHELLE GUECI  
SENIOR ASSOCIATE  
[MGUECI@LandmarkCR.com](mailto:MGUECI@LandmarkCR.com)  
C: 717.9329.2313

LANDMARKCR.COM

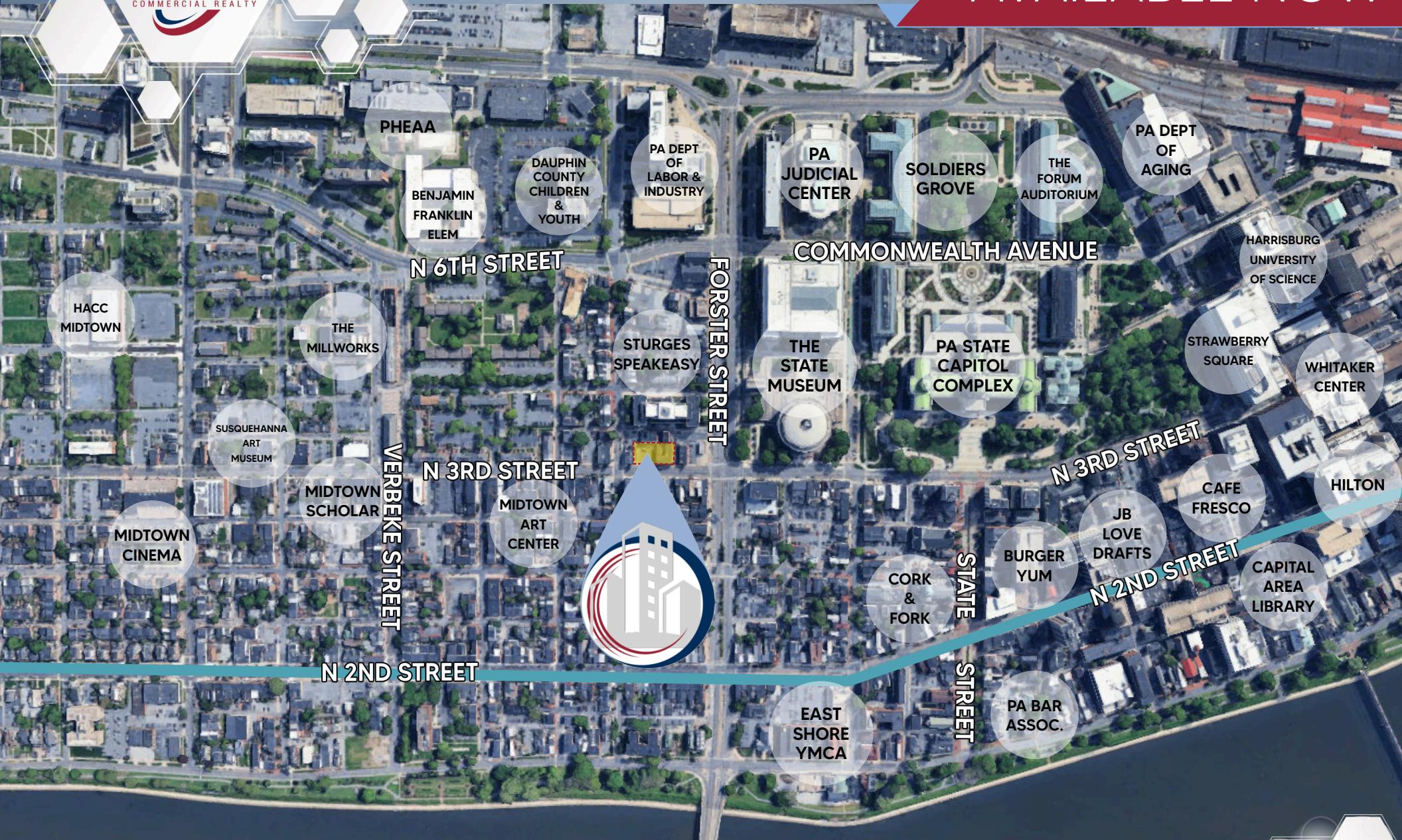
TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# TURNKEY BREWERY & TAPROOM OPPORTUNITY

# 925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW



LANDMARK COMMERCIAL REALTY

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

CAMP HILL, PA 17011

P : 717.731.1990

**BO MANGAM**  
*DIRECTOR, SALES & LEASING*  
**BMANGAM@LandmarkCR.com**  
**C: 717.805.4166**

**MICHELLE GUECI**  
**SENIOR ASSOCIATE**  
**MGUECI@LandmarkCR.com**  
**C: 717.932.2313**

LANDMARKCR.COM





# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW

*Location*



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM  
DIRECTOR, SALES & LEASING  
BMANGAM@LandmarkCR.com  
C: 717.805.4166

MICHELLE GUECI  
SENIOR ASSOCIATE  
MGUECI@LandmarkCR.com  
C: 717.9329.2313

LANDMARKCR.COM

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA



# AVAILABLE NOW

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,814	102,113	207,106
Households	8,901	43,039	86,054
Median Age	33.5	35.5	37.2
Businesses	1,469	5,063	9,548
Employees	32,941	80,823	137,814



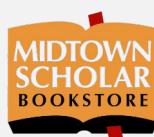
## Demographics and Trade Area

**MIDTOWN HARRISBURG** is one of the city's most vibrant and rapidly evolving districts, offering an ideal environment for businesses seeking strong visibility, steady foot traffic, and connection to a dynamic urban community. Anchored by local landmarks such as the Broad Street Market—one of the oldest continuously operating markets in the country—Midtown attracts a diverse mix of residents, professionals, students, and visitors who create consistent activity throughout the day and evening. The neighborhood continues to see significant reinvestment, with new restaurants, retail concepts, boutique service providers, and cultural venues establishing a meaningful presence.

From a business perspective, Midtown offers exceptional access and convenience. Its walkable grid, proximity to downtown Harrisburg, and surrounding residential density support a built-in customer base. The area benefits from ongoing revitalization efforts, strong community engagement, and a thriving arts and entertainment scene centered around Midtown Cinema, the PA College of Art & Design community, and various local galleries and creative hubs. Parking availability throughout the neighborhood—combined with excellent public transit connectivity—adds to its appeal for both customers and employees.

For investors or owner-users, a property in Midtown Harrisburg represents the opportunity to position a business within one of the region's most energetic commercial corridors. The district blends historic charm with modern growth, making it a sought-after destination for businesses looking to capitalize on a loyal local audience and continuous market momentum.

## WHAT'S NEARBY...



STURGES SPEAKEASY

Hilton

McGRATH'S  
IRISH PUB



LANDMARKCR.COM

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302

CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM  
DIRECTOR, SALES & LEASING  
BMANGAM@LandmarkCR.com  
C: 717.805.4166

MICHELLE GUECI  
SENIOR ASSOCIATE  
MGUECI@LandmarkCR.com  
C: 717.9329.2313



# TURNKEY BREWERY & TAPROOM OPPORTUNITY

925 N 3RD STREET, HARRISBURG, PA

# AVAILABLE NOW

## *Confidentiality & Disclaimer*

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at to increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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.



## FOR MORE INFORMATION:

BO MANGAM  
Director of Sales & Leasing  
717.805.4166  
BMangam@LandmarkCR.com

MICHELLE GUECI  
Senior Associate  
717.329.2313  
MGueci@LandmarkCR.com

Landmark Commercial Realty  
425 N 21st Street, Suite 302  
Camp Hill, PA 17011  
P : 717.731.1990

*FF&E and brewery equipment purchase paired with continued occupancy*

