



PROFESSIONAL OFFICE BUILDING FOR SALE

212 FRONT ST | MARYSVILLE, PA





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PROPERTY HIGHLIGHTS

- Opportunity to purchase 14,500 SF professional office building in the heart of Marysville Borough
- Just off **11** **15** and Valley St which offers quick access to **81**
- Attractive brick & masonry two-story office building with opportunity for single or multi-tenant layout
- Highly visible corner location with 2 private on-site parking lots
- Downtown Commercial (C-1) zoning allows for myriad of office, retail, medical, & multifamily uses by right
- Close to popular amenities such as Marysville Lions Club, Blue Mountain Outfitters, Central Penn College, Tractor Supply, Wawa, Dunkin', McDonald's, Wendy's, and just a short drive for Harrisburg's CBD

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OFFERING SUMMARY

Address	212 Front St Marysville, PA 17053
Sale Price	\$650,000
Building Size	14,500 SF
Price Per SF	\$44.83
Lot Size	0.56 Acres
Building Type	Professional Office
Tenancy	Single or Multi
Year Built/Renovated	1964 / 2007
Stories	2
Parking	30 Spaces
Submarket	Harrisburg West
County	Perry
Municipality	Marysville Borough
Zoning	Downtown Commercial (C-1)
APN	150,152.02-048.000 150,152.02-046.000
Taxes	\$14,641 (2024)



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PROPERTY HIGHLIGHTS

Exceptional opportunity to own a 14,500 SF professional office building in the thriving Marysville Borough. Perfectly positioned at a highly visible corner location, this attractive two-story brick and masonry building offers a flexible single or multi-tenant layout to accommodate a variety of business needs.

Ideally situated just off **11** and **15** and Valley Street, the property provides quick access to **81**, **83**, **76**, and **Turnpike**, making it a convenient location for businesses and clients alike. Its proximity to Harrisburg's Central Business District adds to its appeal for those seeking a professional and well-connected office space. The property features two private on-site parking lots, ensuring ample parking for employees and visitors. Zoned as Downtown Commercial (C-1), it allows for a wide range of permitted uses, including office, retail, medical, and multifamily development, making it a versatile investment opportunity.

Close to area's popular amenities such as:





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PROPERTY PHOTOS



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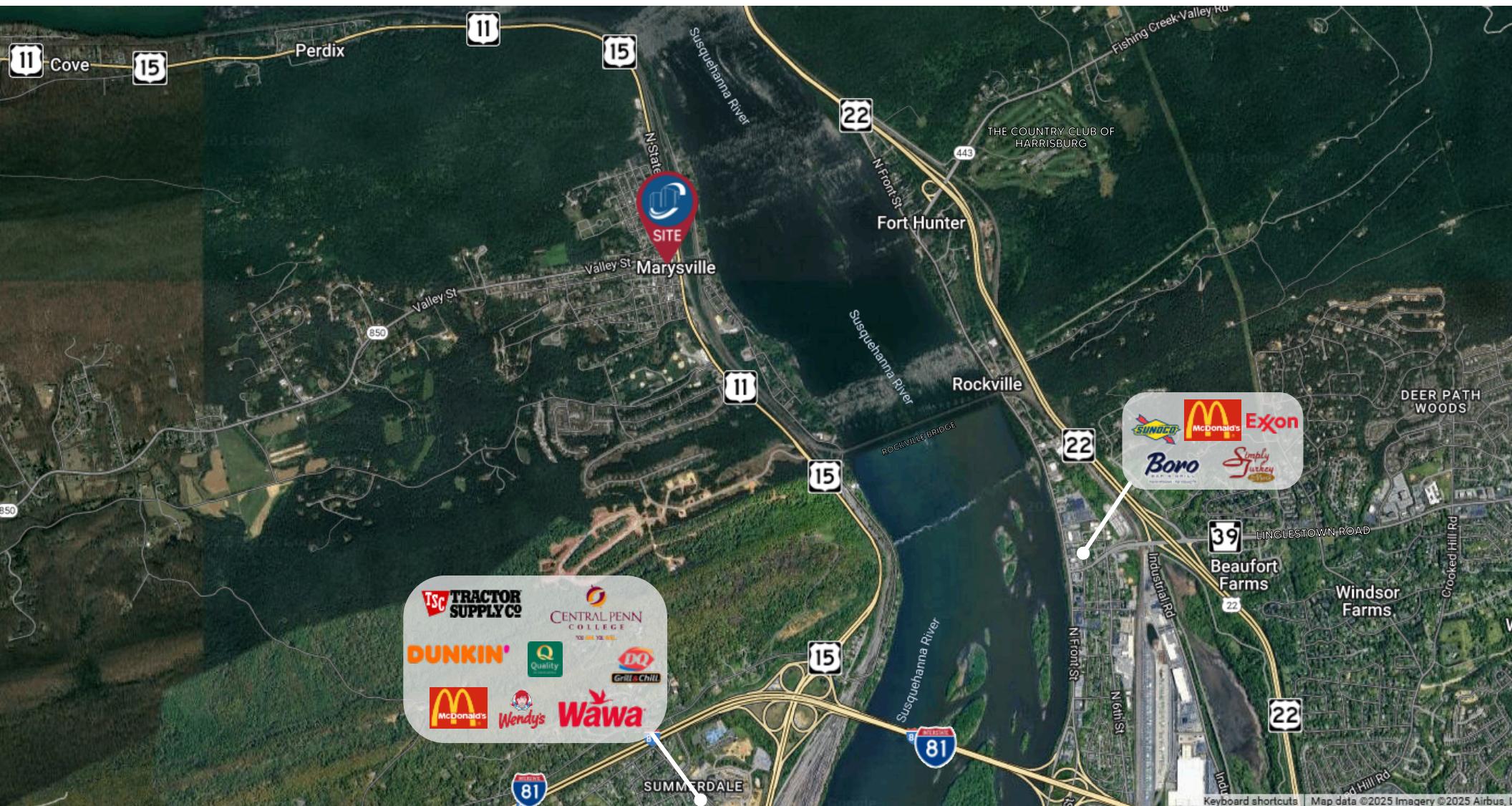
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PARCEL MAP



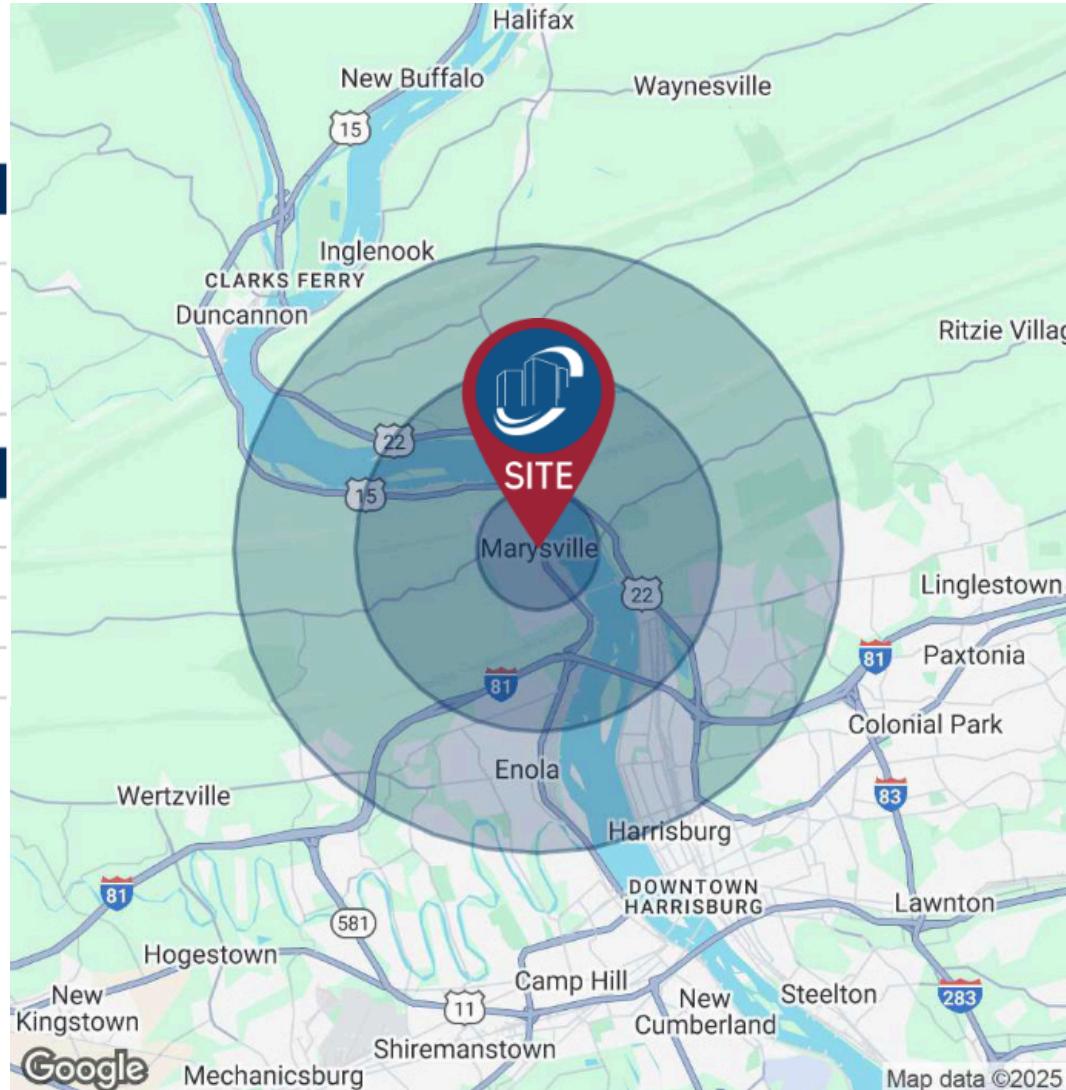
TRADE AERIAL



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,557	12,438	51,190
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,123	5,340	21,794
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$111,829	\$112,140	\$108,111
Average House Value	\$251,187	\$253,788	\$259,425





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