



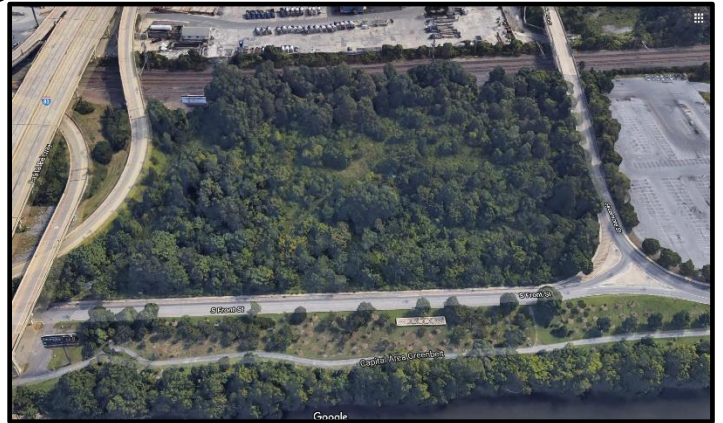
## RSR REALTORS®

3 Lemoyne Drive, Suite 100  
Lemoyne, PA 17043

Phone: (717) 763-1212  
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# AVAILABLE Development Opportunity – 12.2 acres

915 S Front Street  
Harrisburg, PA 17104



### Pricing Information

**Sale Price:** \$2,450,000

### Site Data

**Parcel #:** 01-049-021 & 01-049-021

**Acres:** 12.2 acres total  
2 parcels – 10.16 & 2.04 acres

**Zoning:** RF – Riverfront

**Usage:** Office, Medical, Apartments,

**Frontage:** 950 ft. along Front Street (2 sides)  
500 ft. along Sycamore Street

**Signage:** Available

### Utilities

**Water:** Public

**Sewer:** Public

### Comments

- Two billboards on site have averaged \$31,000 in revenue the last several years
- Site adjacent to STATE offices that houses PA Dept. of Transportation headquarters
- Strong visibility from RT I-83 with daily traffic count of +100,000 vehicles both directions
- Ideal development opportunity with terrific river views

### Directions To Site

I-83 S to Exit 44A (S 13<sup>th</sup> St.). Head south on 13<sup>th</sup> St. Make right onto Sycamore. Make right onto S Front St and property will be right there.

### Contact Information

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