

**SALE**

# 2111 N 4th St

**2111 N 4TH ST**  
Harrisburg, PA 17110

**PRESENTED BY:**

**LAURA MARTIN, CCIM, CPM**  
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PA #RM419784

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>BUILDING SIZE:</b>	10,278 SF
<b>ZONING:</b>	Residential Medium Density (RM)

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### PROPERTY DESCRIPTION

Centrally located in Harrisburg, PA, sits this large +/- 10,278 historic church. Nestled at the corner of 4th St. and heavily trafficked McClay St., this church makes for an ideal location for its next congregation to worship in. This property boasts ample fenced-in off-street parking, a large sanctuary, and many other spaces that can be used as offices, classrooms, etc.

### PROPERTY HIGHLIGHTS

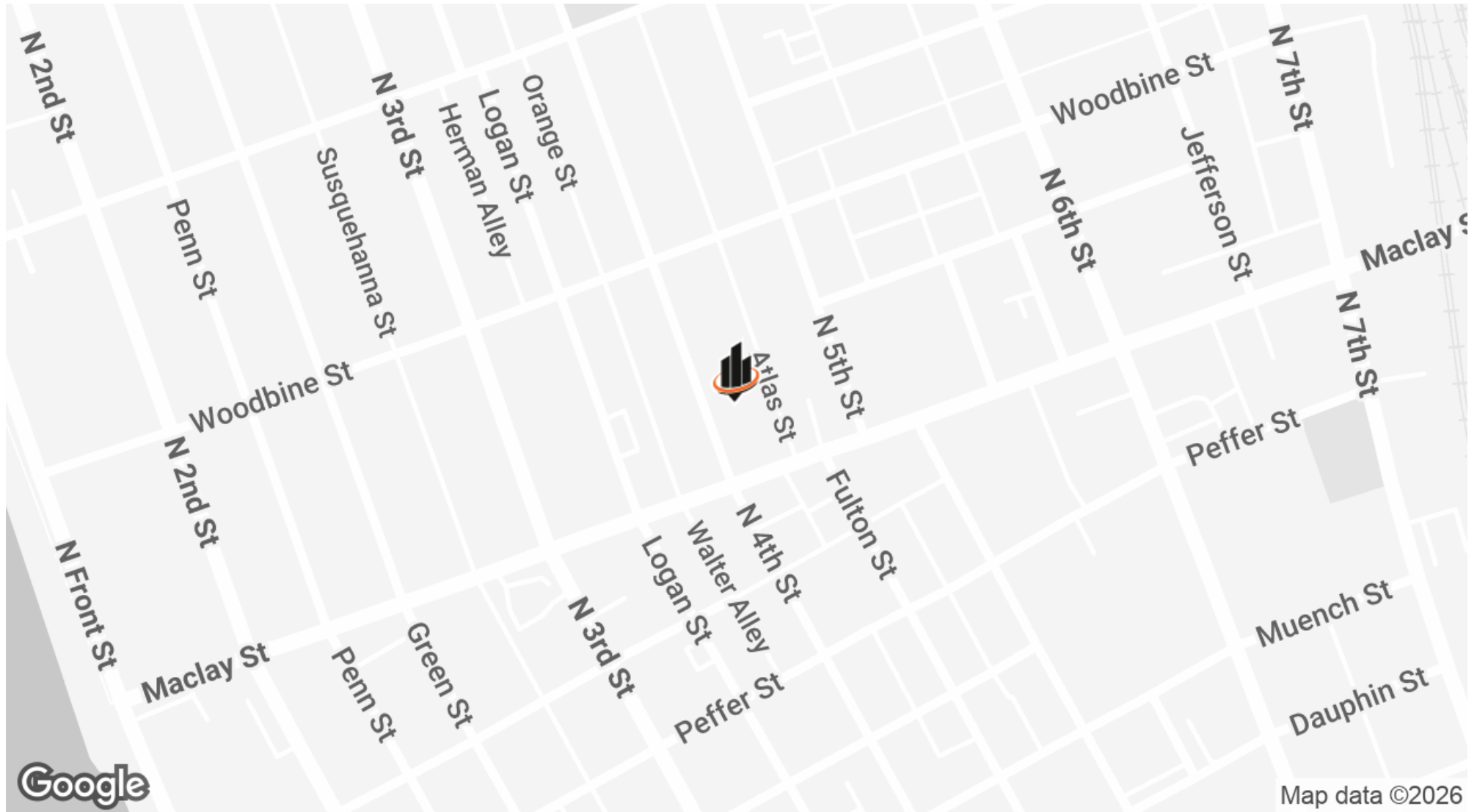
- Historic church building with stained glass and beautiful millwork
- Newly installed state of the art HVAC system
- Ample classrooms and administrative space
- Large fellowship hall and kitchen
- Sanctuary capacity of 300+

**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

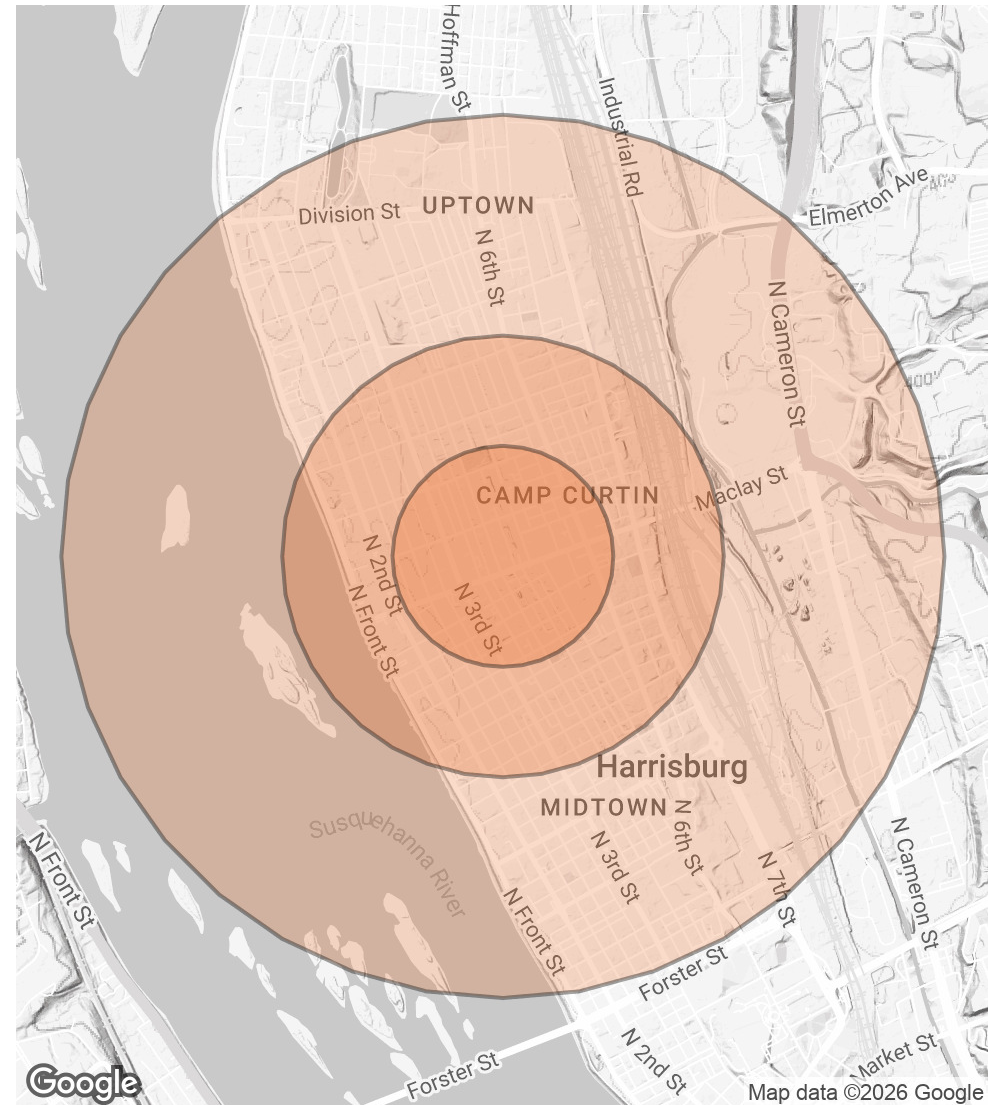
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,507	7,035	14,924
AVERAGE AGE	31.4	30.7	32.5
AVERAGE AGE (MALE)	28.5	27.4	29.0
AVERAGE AGE (FEMALE)	32.4	32.3	35.7

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	924	2,678	6,850
# OF PERSONS PER HH	2.7	2.6	2.2
AVERAGE HH INCOME	\$79,417	\$74,990	\$70,178
AVERAGE HOUSE VALUE	\$152,112	\$147,604	\$148,100

2023 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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