

MULTIFAMILY INVESTMENT
FOR SALE


1609 N FRONT ST
HARRISBURG, PA 17102



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NAICIR

1609 N FRONT ST

PROPERTY DETAILS

FOR SALE
\$806,000

OFFERING SUMMARY

Sale Price	\$806,000
Number of Units	Five (5)
Lot Size	0.186 Acres
Building Size	4,562 SF
Property Taxes	\$8,930.64

PROPERTY SUMMARY

Address	1609 N Front Street Harrisburg, PA 17102
County	Dauphin County
Tax Parcel #	12-007-014
Year Built	1920
Zoning	Riverfront

PROPERTY DESCRIPTION

Located in Harrisburg, 1609 N Front St is a five-unit multifamily property consisting entirely of 1-bedroom apartments. The 4,562 SF building sits on 0.1864 acres and includes on-site laundry for tenant convenience. Originally built in 1920, the property offers a classic structure with steady rental potential.

PROPERTY HIGHLIGHTS


- Five-unit multifamily property with 5 one-bedroom units and added on-site laundry
- The building is 4,562 SF on 0.1864 acres
- High rental demand driven by proximity to major employers and local amenities
- Direct Access to major highways including I-81 and I-83
- Located near the Pennsylvania State Capitol and surrounding government offices



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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

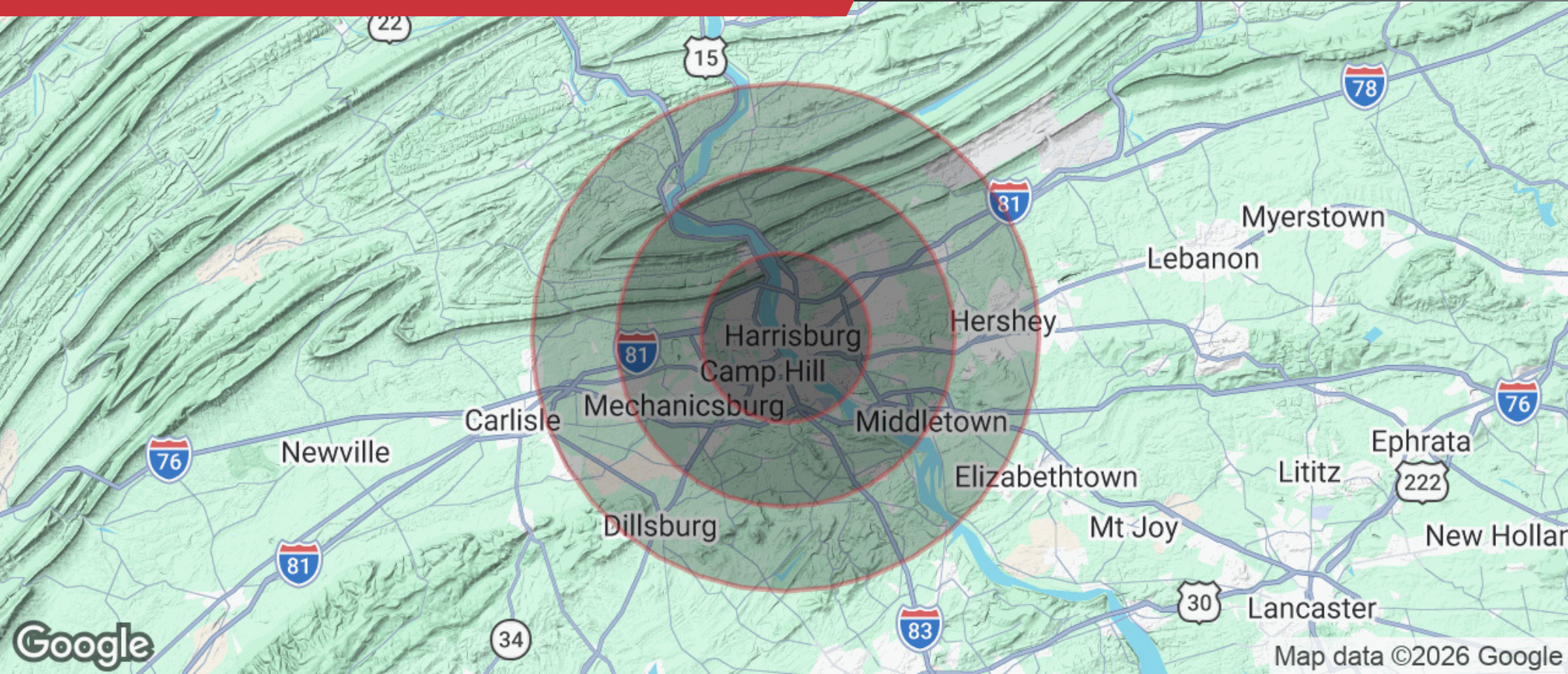
Ongoing public and private investment in the City of Harrisburg
Continued momentum for reinvestment in the urban core

1609 N FRONT ST

DEMOGRAPHICS

FOR SALE

\$806,000



POPULATION

5 MILES	10 MILES	15 MILES
198,378	382,941	501,370



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
82,948	158,060	205,756




INCOME

5 MILES	10 MILES	15 MILES
\$93,069	\$105,867	\$107,598

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LISTING TEAM

FOR SALE

\$806,000



NIK SGAGIAS
President, Managing Partner



CASEY P. KHURI
Chief Operating Officer




CHRIS WILSBACH
Vice President

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