

SUITE 210 & 230

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Medical & Professional Office Building
- ADA Compliant
- Abundant Free Parking
- New Roof
- Sale or Lease Options
- Plug & Play
- Dental Suite - Suite 210
- New HVAC

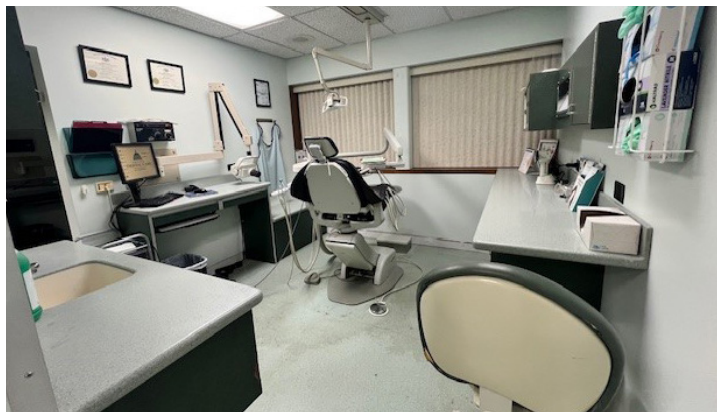
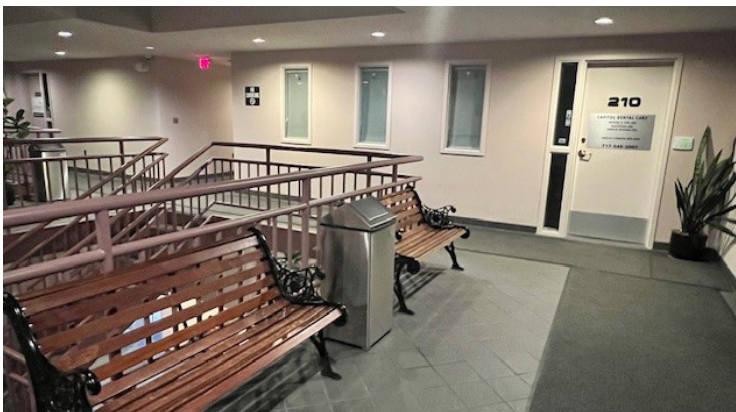
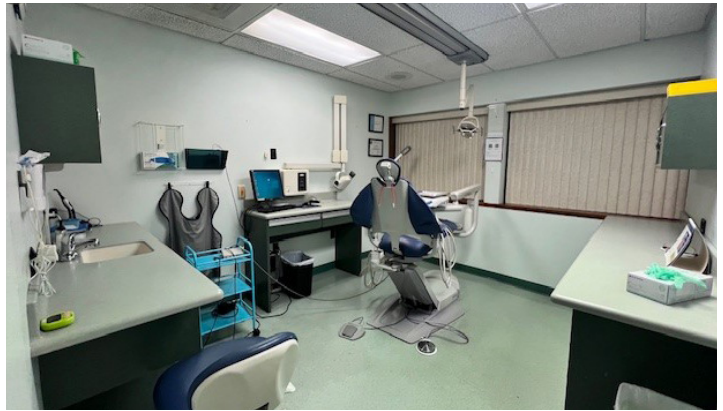
SUITE INFORMATION

SUITE 210	3,808 SF
SUITE 230	3,100 SF
USE	MEDICAL OR PROFESSIONAL OFFICE
AVAILABLE	IMMEDIATELY

* Base Year Plus CAM and Taxes

** Plus In-Suite Janitorial

	SUITE 210	SUITE 230
BASE RATE PSF	\$5.95* **	
MONTHLY RENT	\$1,888.13	\$1,537.08
ANNUAL RENT	\$22,658	\$18,445
SALE PRICE	\$499,000	\$375,000
TAX	\$8,138.79	\$9,563.85



BUILDING INFORMATION

APN (SUITE 210)	35-067-085	
APN (SUITE 230)	35-067-087	
COUNTY	DAUPHIN COUNTY	
TOWNSHIP	LOWER PAXTON	
TENANCY	MULTI-TENANT	
USE	MEDICAL OR PROFESSIONAL OFFICE	
ROOF	RUBBER - REPLACED 2025	
HVAC	REPLACED 2024	
CONSTRUCTION	CMU & STEEL	
SIGNAGE	IN-COMMON AREA	
CAM	210	230
MONTHLY	2,414.91	1,965.92
YEARLY	28,978.88	23,591

UTILITIES

WATER	PUBLIC INCL. IN CAM
SEWER	PUBLIC INCL. IN CAM
ELECTRIC	PPL INCL. IN CAM
SNOW/LAWN	INCL. IN CAM





DAUPHIN PLAZA

P.J. WHELIHAN'S PUB-RESTAURANT

BIG LOTS!

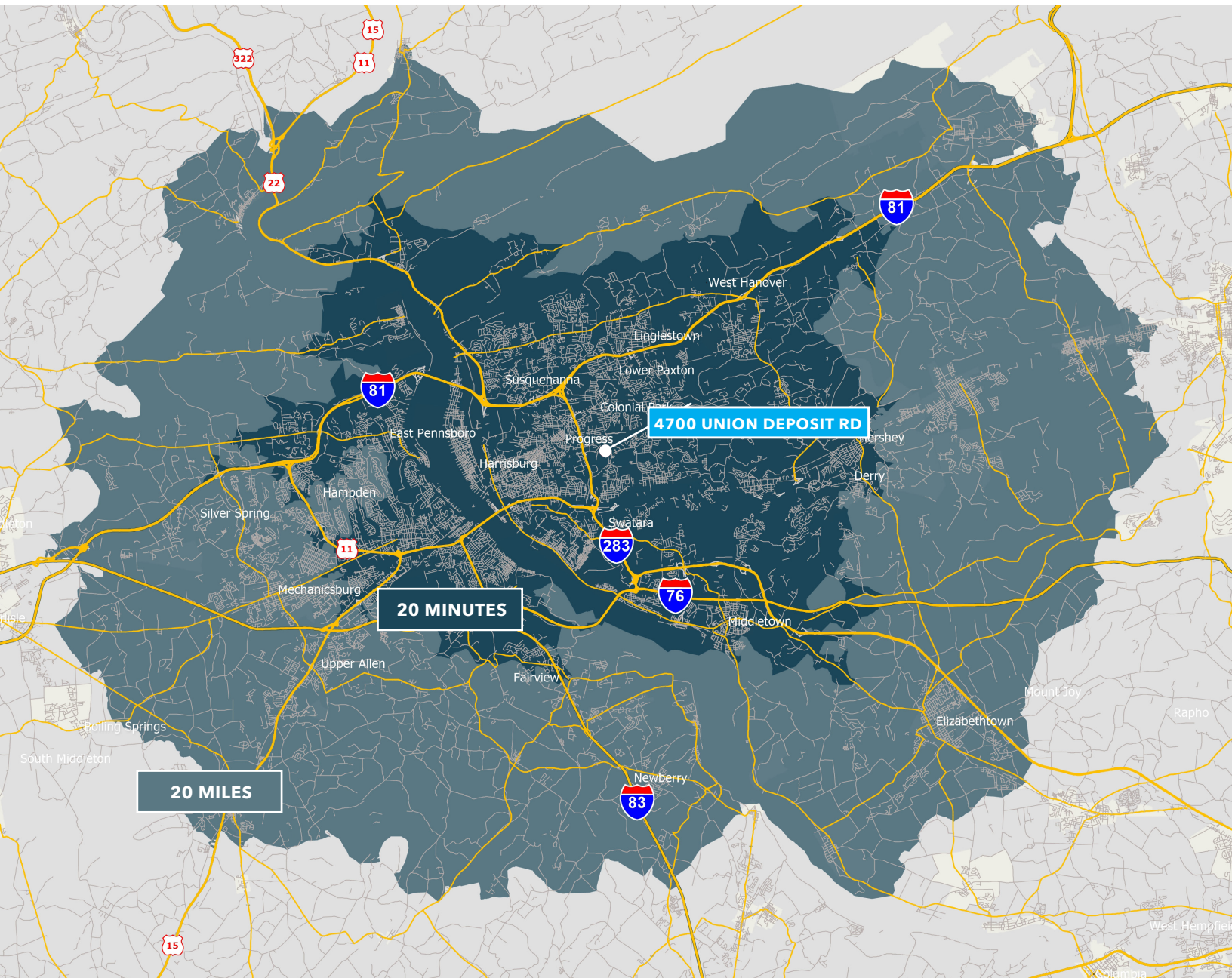
Price Rite MARKETPLACE

Rita's

WAFFLE HOUSE

SUBWAY





20 MINUTES

POPULATION: 302,582

WORKFORCE: 319,484

AVERAGE HOUSEHOLD INCOME: \$85,914

20 MILES

POPULATION: 526,627

WORKFORCE: 507,992

AVERAGE HOUSEHOLD INCOME: \$89,705



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