



1727 N. 2nd Street
Harrisburg, PA 17102
Dauphin County, City of Harrisburg

Excellent opportunity to acquire a well-maintained commercial investment property in the Midtown Harrisburg corridor. The offering is for the real estate only and is fully leased to a strong credit tenant, providing investors with stable income from a reliable occupant. Ideally located along N. 2nd Street with excellent visibility and convenient access to Downtown Harrisburg.

Square Feet Available	2,631 SF
Lot Size	0.14+/- AC
Date Available	Immediately
Price	\$275,000

Zoning

Residential Med-Density which permits bakery, coffee shop/cafe (special exception), crafts or artisan's studio, essential services, florist, school, and more.

Building Information

SF Available	2,631
Construction	Brick
Year Constructed	1973
Elevator	None
Number of Floors	One
Sprinklers	Yes
HVAC	Modine gas-hung heaters and mini-split system in the office area
Ceiling Type	2x4 acoustic tiles and exposed decking
Ceiling Height	11'1"+
Floor Type	Tile and carpet
Business ID Sign	Building signage
Basement	Yes; with exterior access and a sump pump
Restroom	Two; one in the office area and one in the rear of the building
Electrical Capacity	3 phase service
Roof	Flat rubber
Walls	Painted drywall
Lighting	LEDs

Land Information

Acres	0.14+/- AC
Land SF	6,264
Fencing	None
Frontage	72' along N. 2nd Street and 87' along Kelker Street
Parking	6 lined spaces
Topography	Generally level
Historic District	Yes; Olde Uptown Historic District
Flood Zone	Yes; building is located in the 500-year floodplain
Tax Parcel Number	12-002-064

Utilities

Water	Public
Sewer	Public
Gas	Yes (UGI)

Sales Information

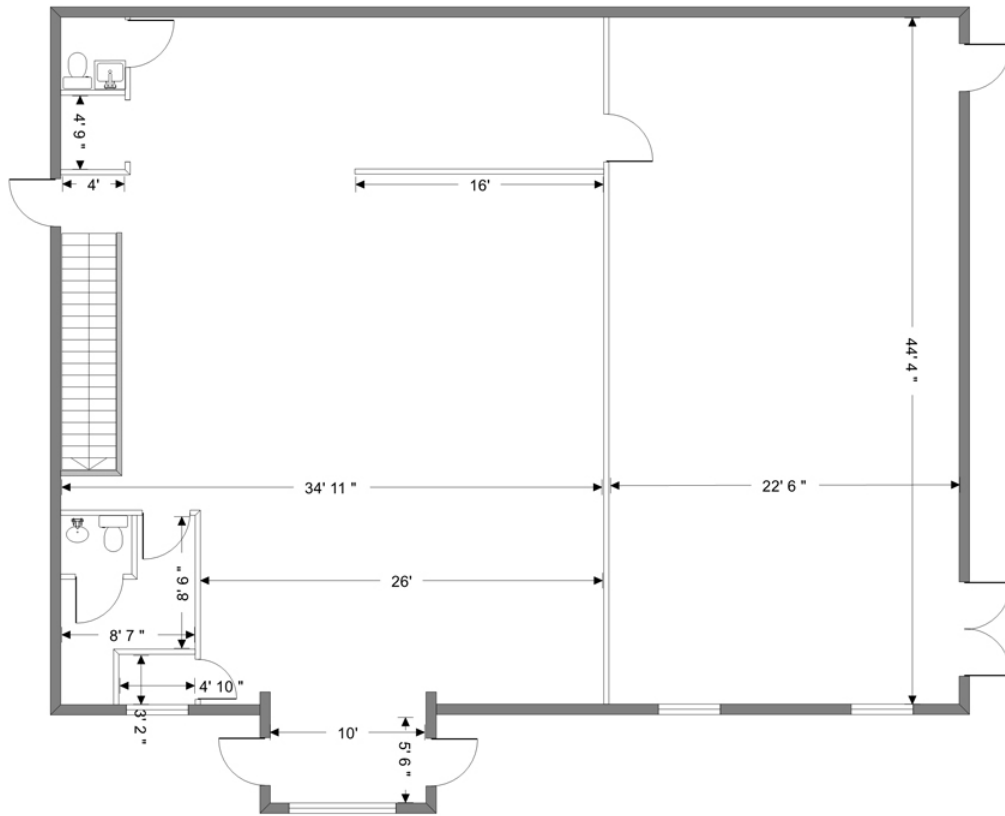
For Sale	Yes
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For Lease	No
Price	\$275,000
Price Notes	Sale is for the real estate only.
Real Estate Tax	Approximately \$7,596 annually (2026)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	Paid by Tenant
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	Immediately
Additional Information	The tenant's lease is NNN. See listing agent for more details.









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.