



Turnkey Medical / Office Condo

SUITES E & G FOR SALE

5925 STEVENSON AVE, HARRISBURG

5925 STEVENSON AVE., HARRISBURG, PA 17112

TURNKEY MEDICAL | OFFICE CONDO

SUITES E & G
FOR SALE



OFFERING SUMMARY

Sales Price	\$450,000
Condo Size	4,291 SF
Price per SF	\$104.87 per SF
Property Taxes	\$11,117
APN	35-014-448,450

Zoning	Commercial Neighborhood
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present this turnkey second-floor office/medical condo with exceptional visibility just off N. Mountain Road and unparalleled access to Route 39 and I-81. Situated in an impeccably maintained office building, this space is surrounded by a thriving community of municipal offices and prominent organizations, making it an ideal setting for any professional or medical practices.

Recently renovated, the space combines modern functionality with a sophisticated design. It features a thoughtful blend of private offices and open areas, catering to diverse business needs. The layout supports telework and offers a fully equipped kitchenette, providing convenience for your team.

PROPERTY HIGHLIGHTS

- Midsize medical/office condo, in turnkey condition in an impeccably maintained building.
- Great location just off **39**/Linglestown Rd & **81**

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Building Size	19,000 SF
Lot Size	0.21 Acres
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	In-Common
Parking	In-Common 55 Spaces
Year Built	2006

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle / Flat Rubber
Power	Single Phase 120V
Heating/Cooling	Gas Forced Air / Central HVAC
Sprinklers	Yes
Security	Yes
Signage	Directory

MARKET DETAILS

Cross Streets	N Mountain Rd & Stevenson Ave
Traffic Count at Intersection	6,333 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial Neighborhood
Submarket	Linglestown

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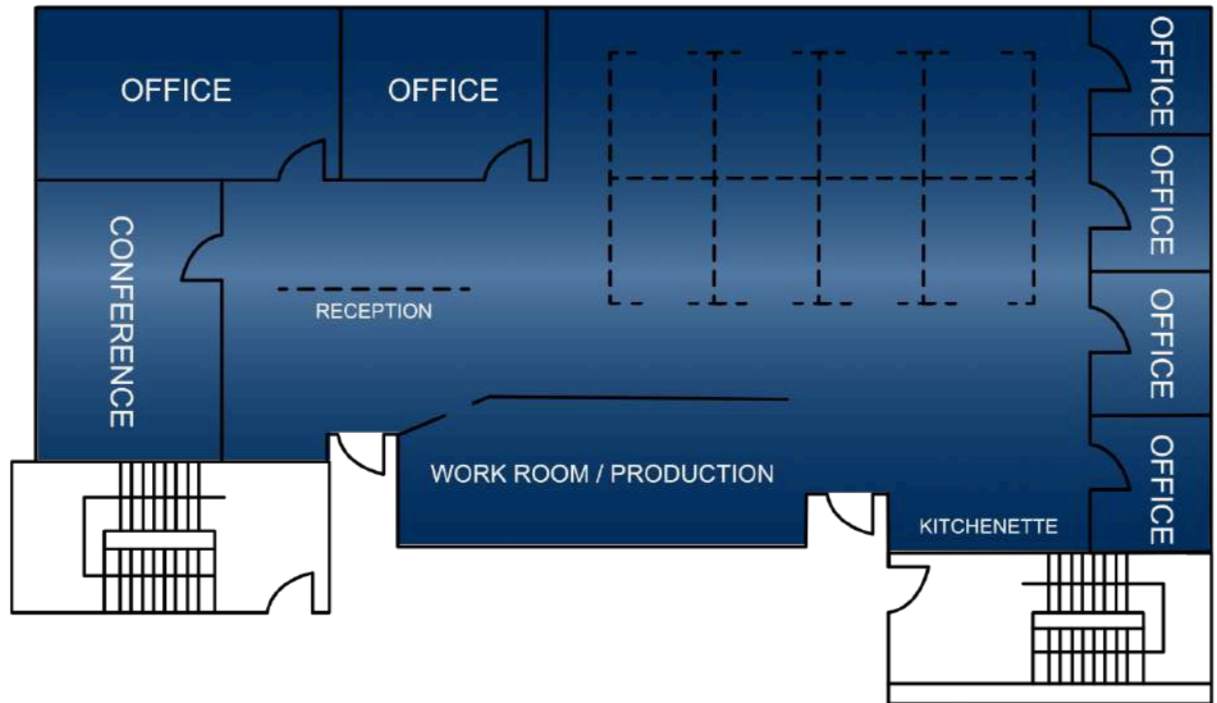


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SUITE	AVAILABLE SF	SALE PRICE	PRICE PER SF	DESCRIPTION
Suites E&G	4,291 SF	\$450,000	\$104.87	Professional office condo in turnkey condition. Ample work space with private offices, conference, and in-suite kitchenette

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LOCATION



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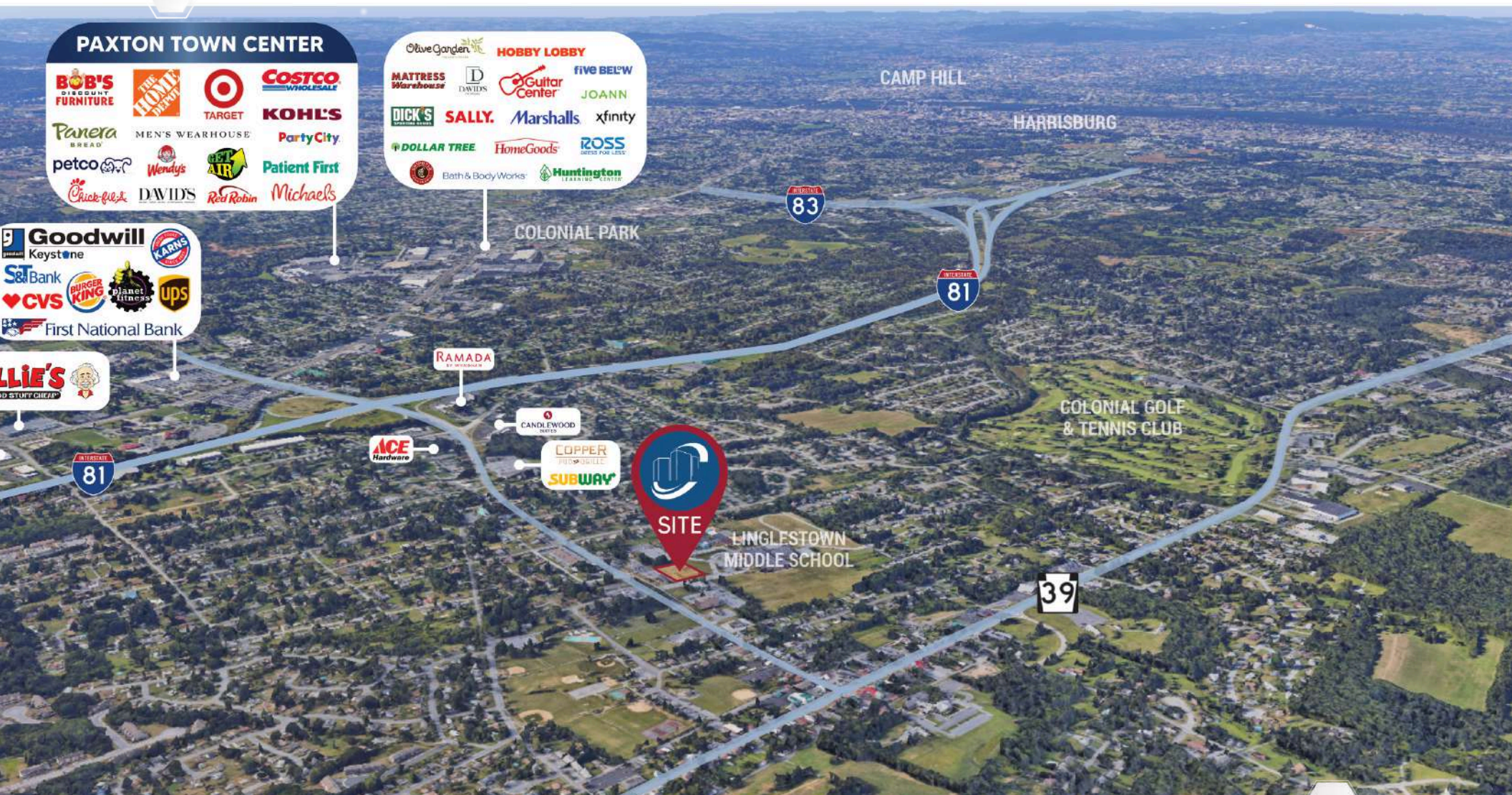
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AREA



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DEMOGRAPHICS



POPULATION

1 MILE	5,739
3 MILE	37,818
5 MILE	95,233

HOUSEHOLDS

1 MILE	2,290
3 MILE	15,107
5 MILE	39,821

AVERAGE HOUSEHOLD INCOME

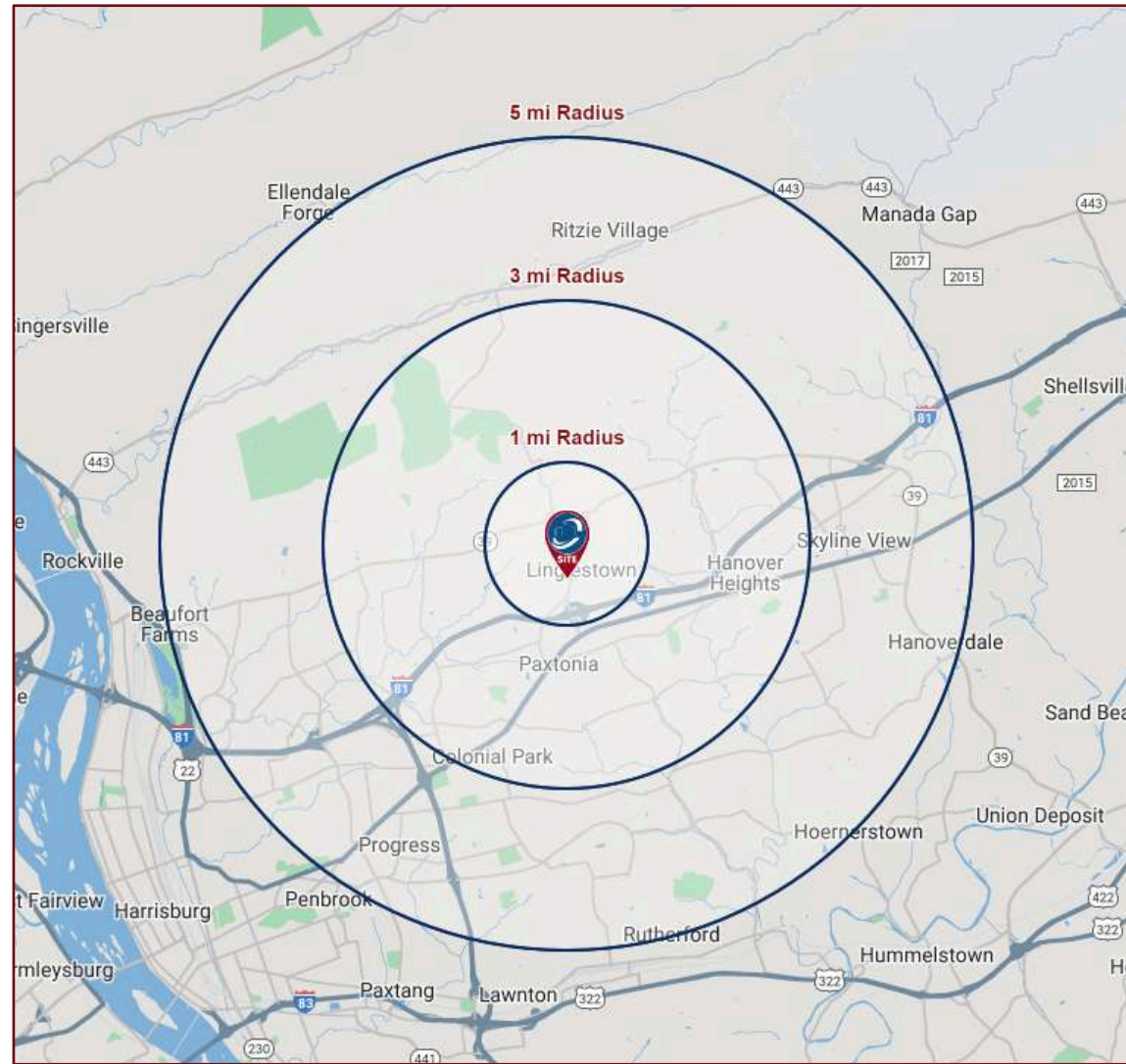
1 MILE	\$126,960
3 MILE	\$132,692
5 MILE	\$123,963

TOTAL BUSINESSES

1 MILE	242
3 MILE	1,615
5 MILE	3,411

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,084
3 MILE	17,127
5 MILE	42,387



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AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



EMPLOYEES

52,337

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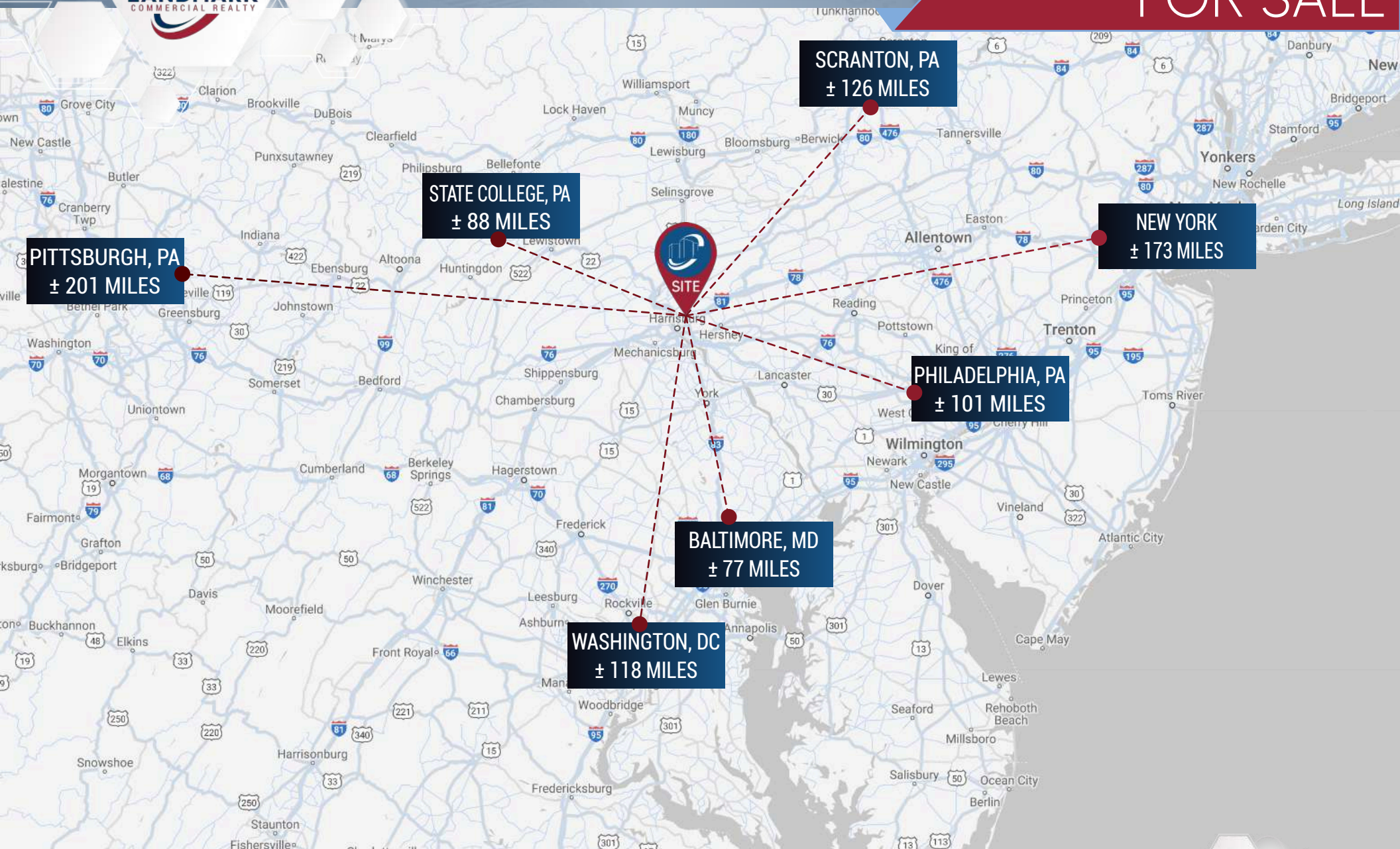
TCN
WORLDWIDE
REAL ESTATE SERVICES

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.