



Turnkey Medical / Office Condo

SUITES E & G FOR SALE

5925 STEVENSON AVE, HARRISBURG



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**

TURNKEY MEDICAL | OFFICE CONDO

SUITES E & G
FOR SALE

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

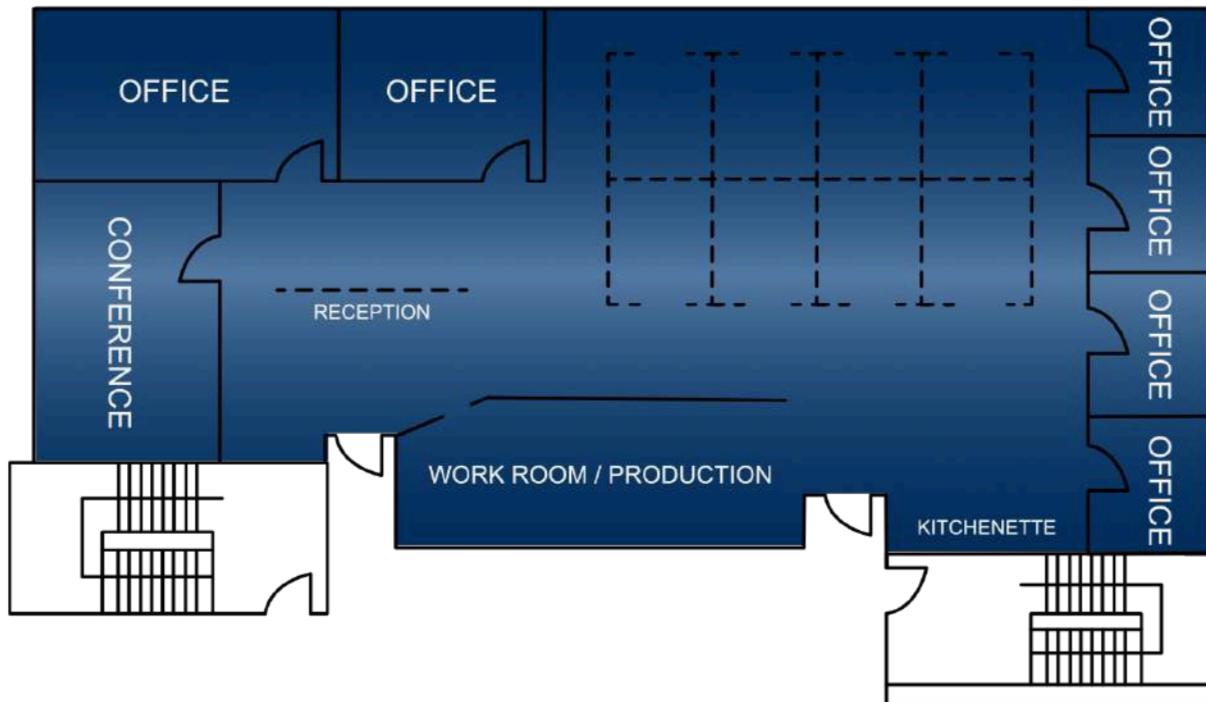
Cross Streets	N Mountain Rd & Stevenson Ave
Traffic Count at Intersection	6,333 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial Neighborhood
Submarket	Linglestown

5925 STEVENSON AVE., HARRISBURG, PA 17112

TURNKEY MEDICAL | OFFICE CONDO



SUITES E & G
FOR SALE



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 kithenette

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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

LANDMARKCR.COM



5925 STEVENSON AVE., HARRISBURG, PA 17112



TURNKEY MEDICAL | OFFICE CONDO

SUITES E & G
FOR SALE

LOCATION



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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

LANDMARKCR.COM

TCN
WORLWIDE
REAL ESTATE SERVICES

5925 STEVENSON AVE., HARRISBURG, PA 17112

TURNKEY MEDICAL | OFFICE CONDO



SUITES E & G
FOR SALE

AREA



NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195



TURNKEY MEDICAL | OFFICE CONDO

SUITES E & G
FOR SALE

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

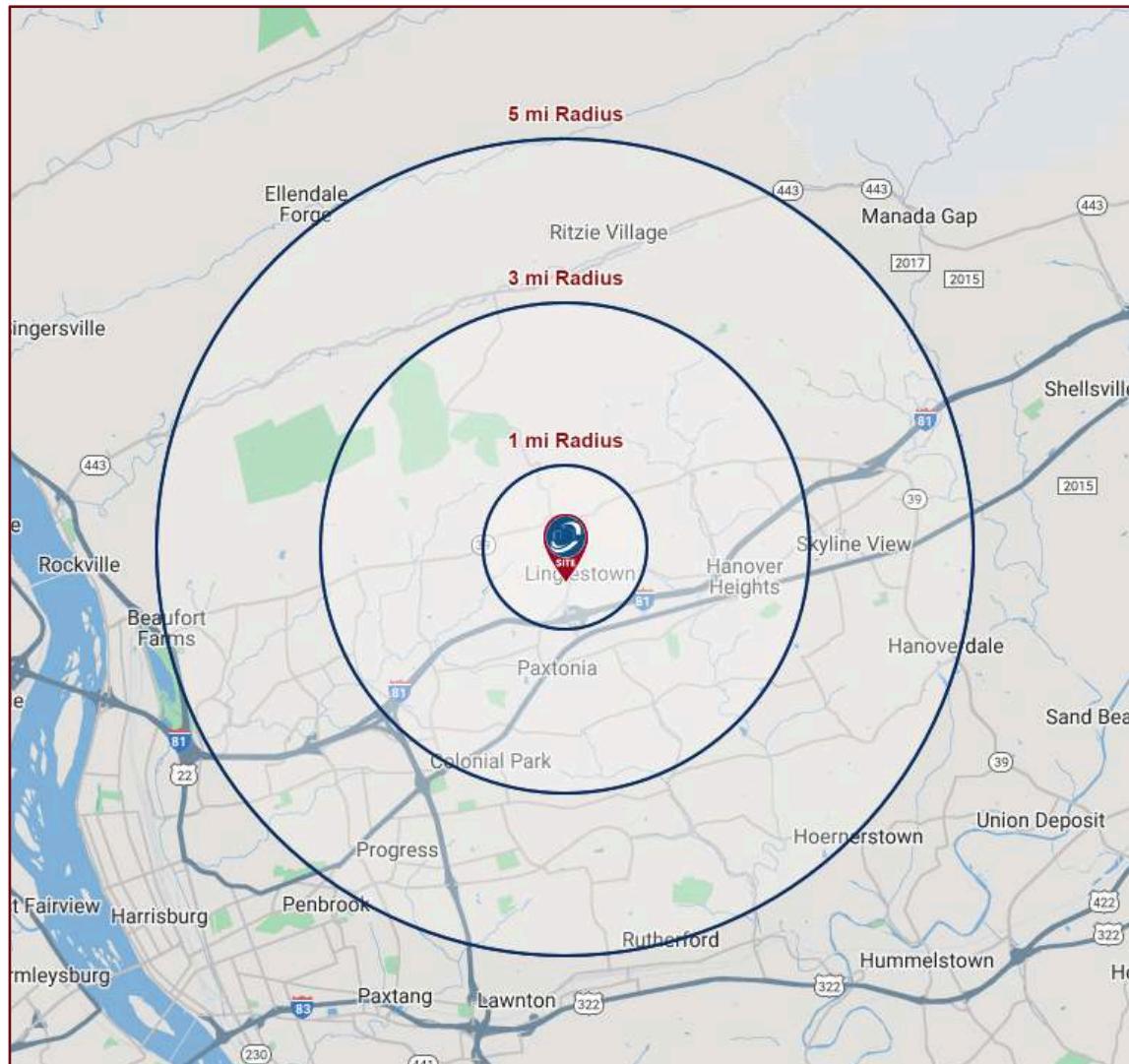
1 MILE	\$126,960
3 MILE	\$132,692
5 MILE	\$123,963

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





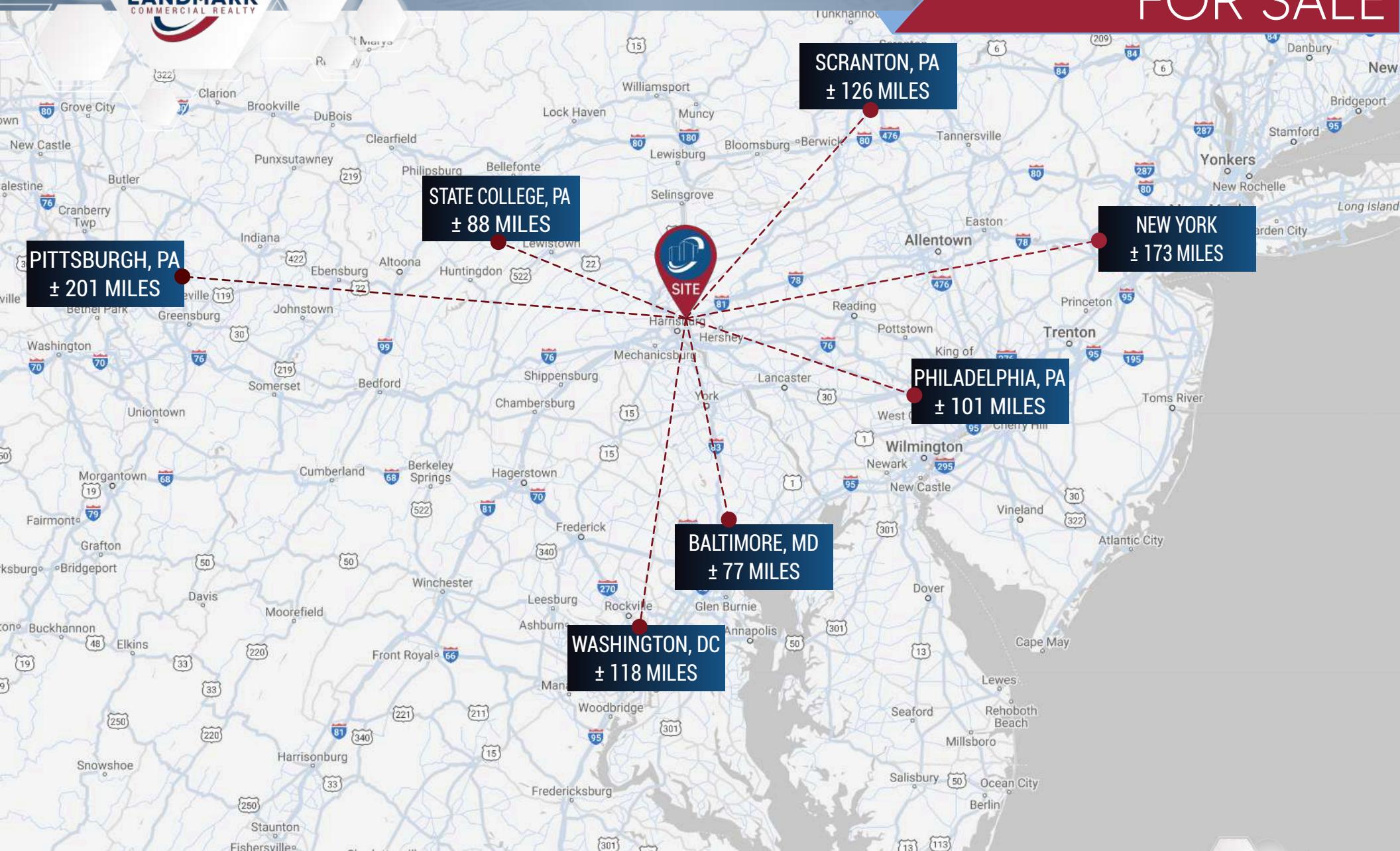
Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River 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	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.