



AUTOMOTIVE REPAIR FACILITY FOR SALE

2027 HERR STREET, HARRISBURG, PA 17103



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(717) 731.1990





VACANT LAND HARRISBURG CITY FOR SALE OR GROUND LEASE

4001 N FRONT STREET
HARRISBURG, PA 17104



EXECUTIVE SUMMARY

Rare opportunity to purchase 3,006 SF automotive repair facility on busy commercial corridor. Large 0.20 acre lot ideal for a variety of automotive uses. Located just minutes from Downtown Harrisburg and blocks from Susquehanna Township. This is an excellent value priced far below replacement cost.

OFFERING SUMMARY

Building Size	3,006 SF
Sale Price	\$290,000
Property Taxes	\$5,337
APN	15-001-002
Zoning	Industrial
Municipality	Harrisburg City
County	Dauphin County

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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

CHRIS NEWTON
SENIOR ASSOCIATE
CNEWTON@LandmarkCR.com
C: 717.439.5656

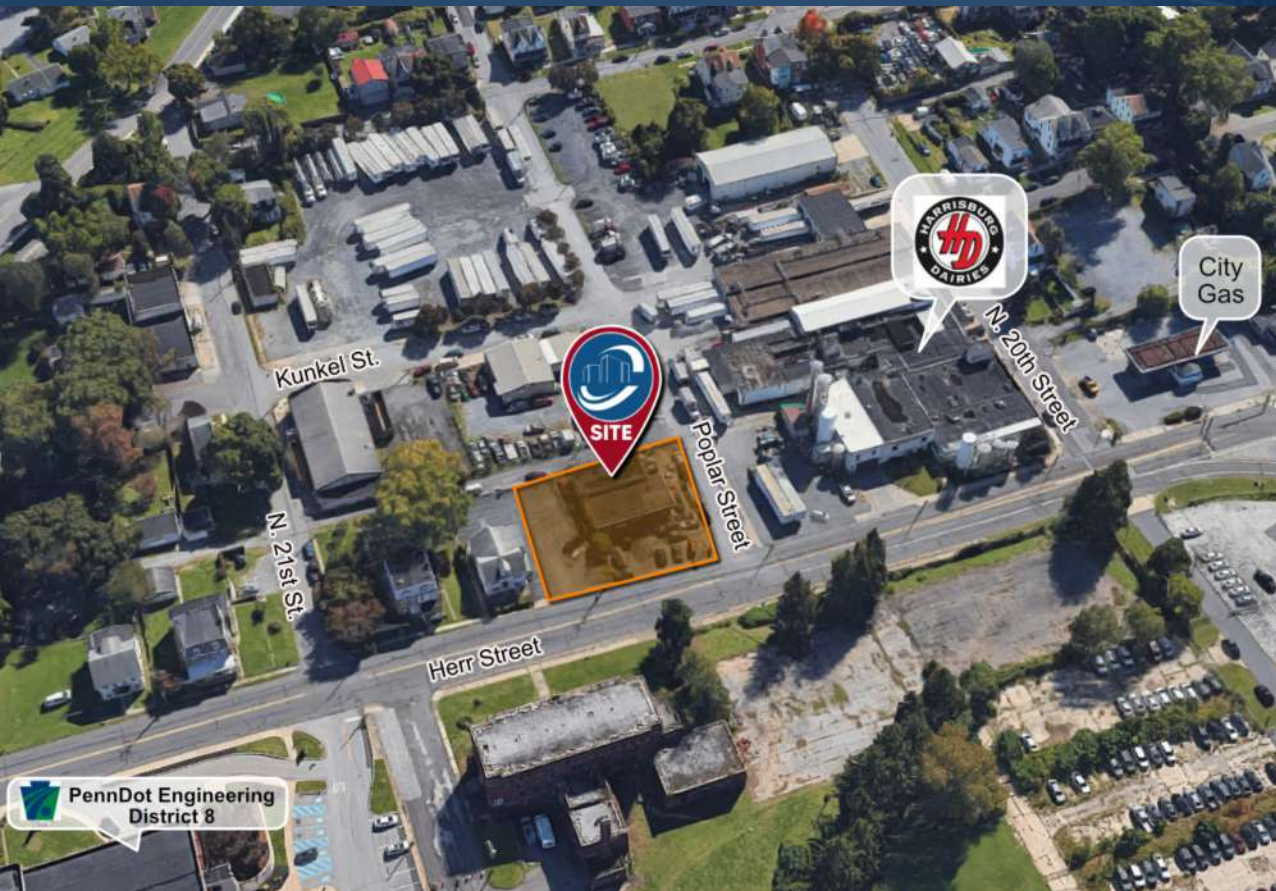


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OFFERING SUMMARY

Lot Size	.20 Ac
Number of Buildings	1
Cross Street	Poplar St
Parking	On-Site
Traffic Count	18,924 VPD
Bay Doors	3

Demographics

2023 ESTIMATES

	ONE MILE	THREE MILE	FIVE MILE
POPULATION	18,226	100,186	202,522
HOUSEHOLDS	6,742	42,168	84,591
AVG HOUSEHOLD INCOME	\$69,595	\$81,324	\$101,958
BUSINESSES	491	4,845	9,071
EMPLOYEES	6,301	88,088	139,757

HIGHLIGHTS

- 3,006 SF Building with 3 Bay Doors
- .20 Ac Lot
- Industrial Zoning
- Taxes: \$5,337

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REGIONAL AERIAL



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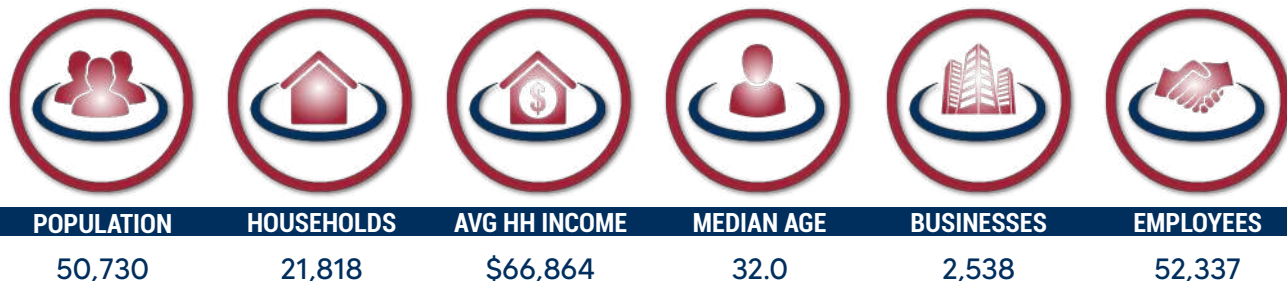
AREA OVERVIEW

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



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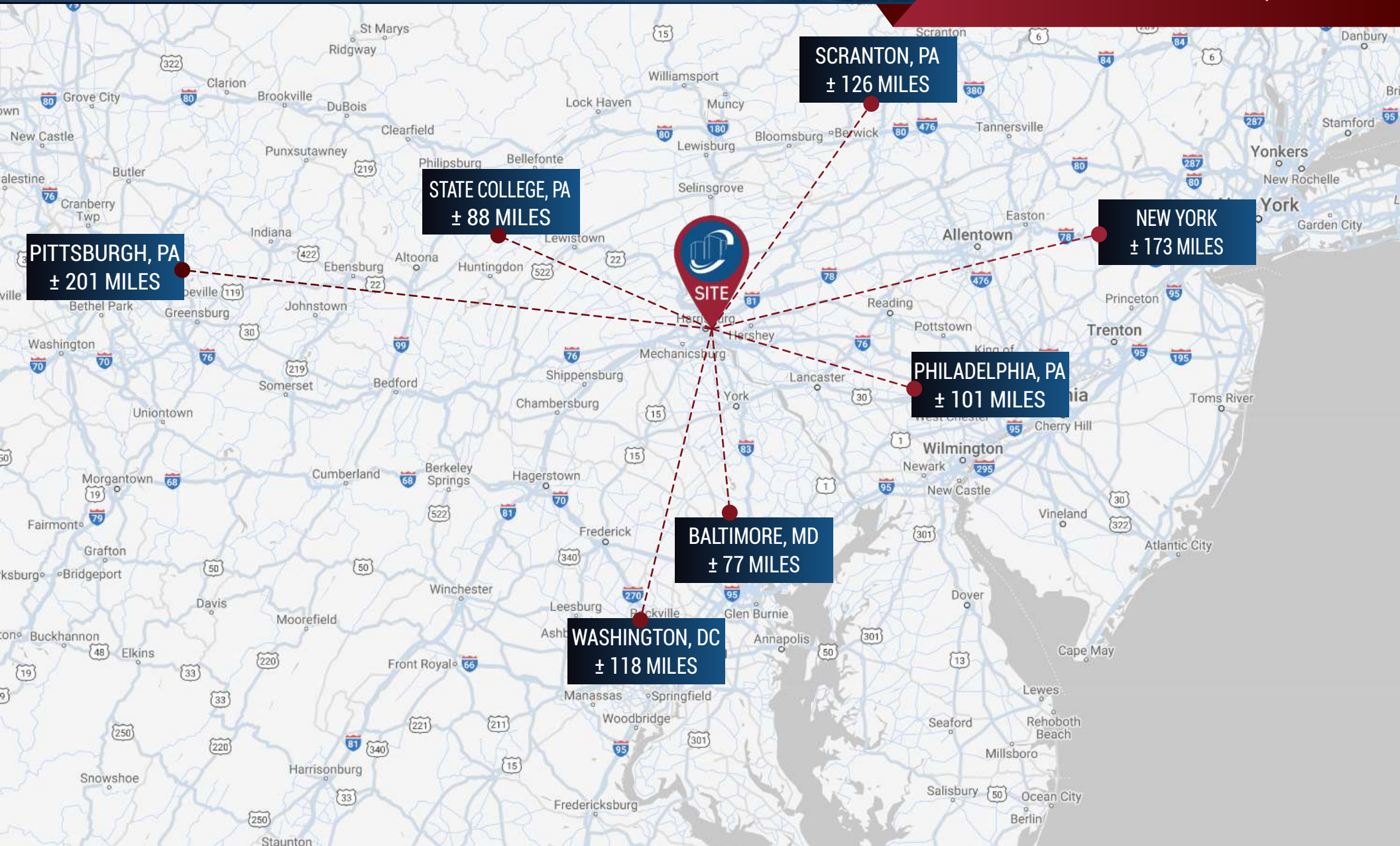


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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