

SALE

WAREHOUSE/SHOWROOM PURCHASE OPPORTUNITY IN HARRISBURG PA

101 S 17th St Harrisburg, PA 17104



SALE PRICE

\$2,750,000

Josh Mumaw

Comm Sales Associate

josh.mumaw@cbrealty.com

Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

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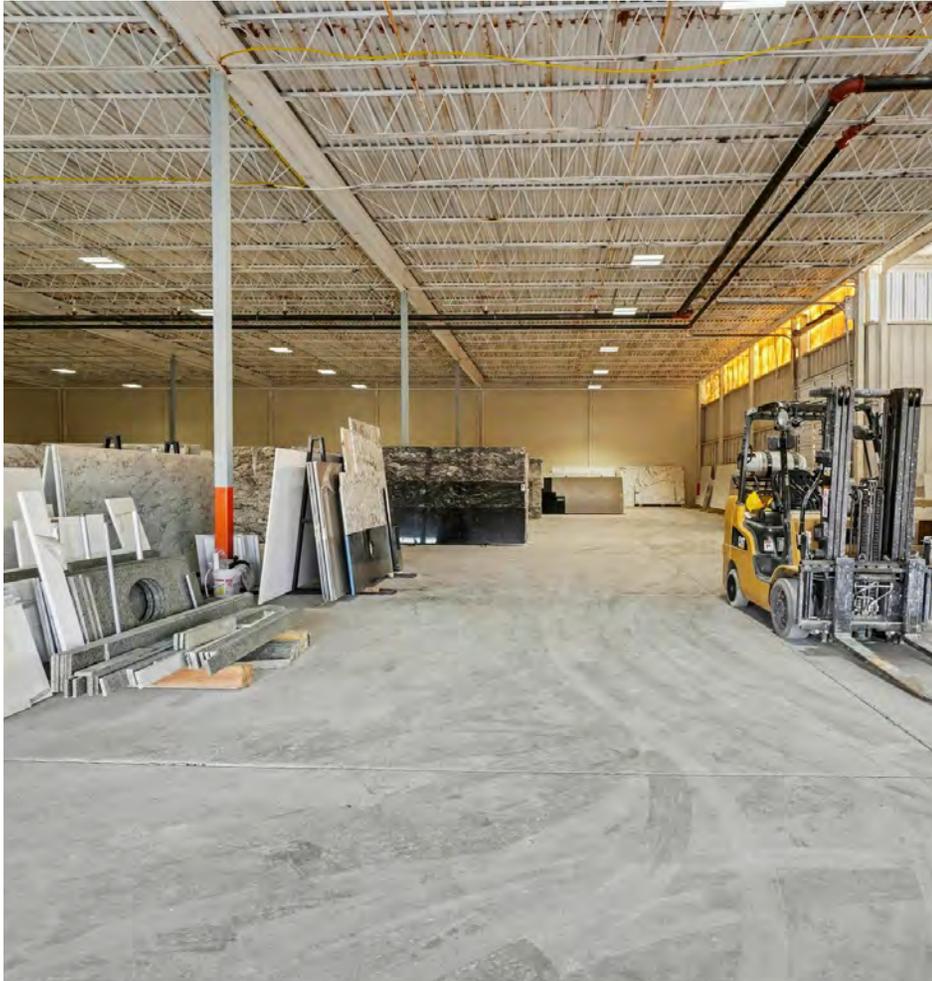


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PROPERTY DESCRIPTION

101 S 17th St, Harrisburg, PA offers a 26,244 SF industrial warehouse/showroom property on a 1.60-acre lot, zoned C23 Warehouse / Industrial. Built in 1974, the building includes 19,916 SF of warehouse space, 3,344 SF of showroom, 2,984 SF of mezzanine, 4 loading docks, and 1 overhead door, lot secured with fence and gate, security camera surveillance system in place making it ideal for warehousing, distribution, contractor supply, and showroom-based building materials, cabinetry, flooring, bath, and home-finish users. The property presents an excellent opportunity for both owner-users and investors.

Currently it is occupied by marble and granite business. Business is for sale for \$750,000 separately.

OFFERING SUMMARY

Sale Price: \$2,750,000

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 1,257 | 4,120 | 9,130 |
| Total Population | 3,287 | 10,899 | 23,906 |
| Average HH Income | \$47,685 | \$50,225 | \$58,817 |

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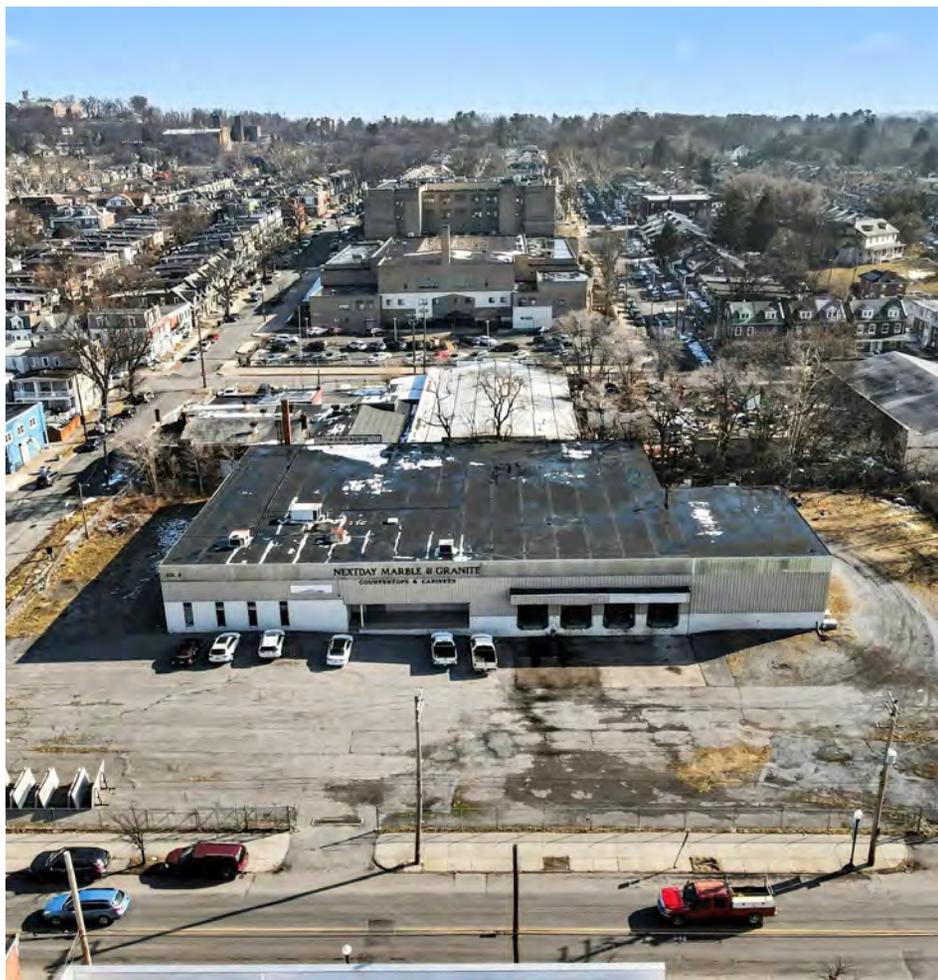


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LOCATION DESCRIPTION

Located in Harrisburg's established industrial corridor, 101 S 17th St offers strong truck connectivity to I-83, I-81, and the Pennsylvania Turnpike/I-76, supporting efficient distribution throughout Central PA and the broader Mid-Atlantic. The property is well positioned for warehouse, supplier, and last-mile users seeking strong regional connectivity in a proven logistics market. Perfect fit for last-mile and service-oriented warehouse users.

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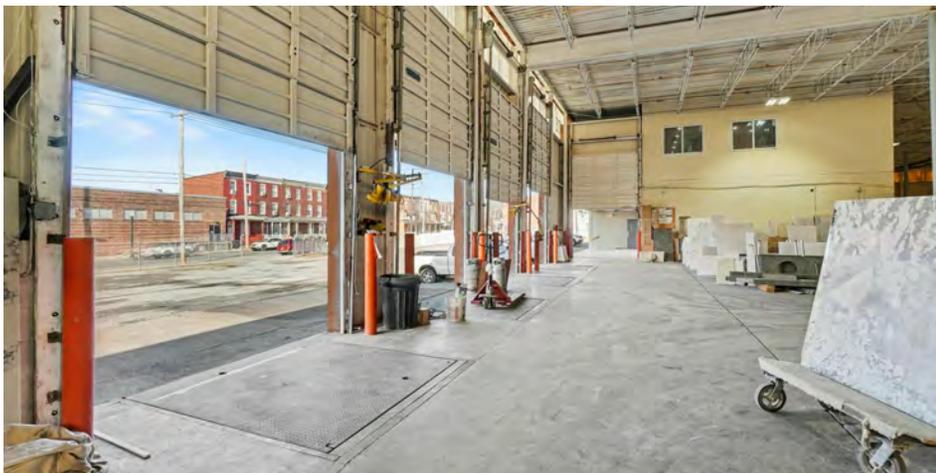


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PROPERTY HIGHLIGHTS

- 26,244 SF industrial warehouse/showroom opportunity
- 19,916 SF warehouse | 3,344 SF showroom | 2,984 SF mezzanine
- 69,696 SF lot (1.60 acres)
- Security cameras and fenced lot
- C23 Warehouse / Industrial zoning
- 4 loading docks and 1 overhead door
- 20 feet ceiling height
- Located in Harrisburg's established industrial corridor
- Quick access to I-83, I-81, and the Pennsylvania Turnpike
- Strategic Central PA location for warehousing and distribution
- Ideal for owner-users, distributors, contractor suppliers, and showroom-based businesses
- Excellent fit for stone, cabinet, flooring, bath, and home-finish users

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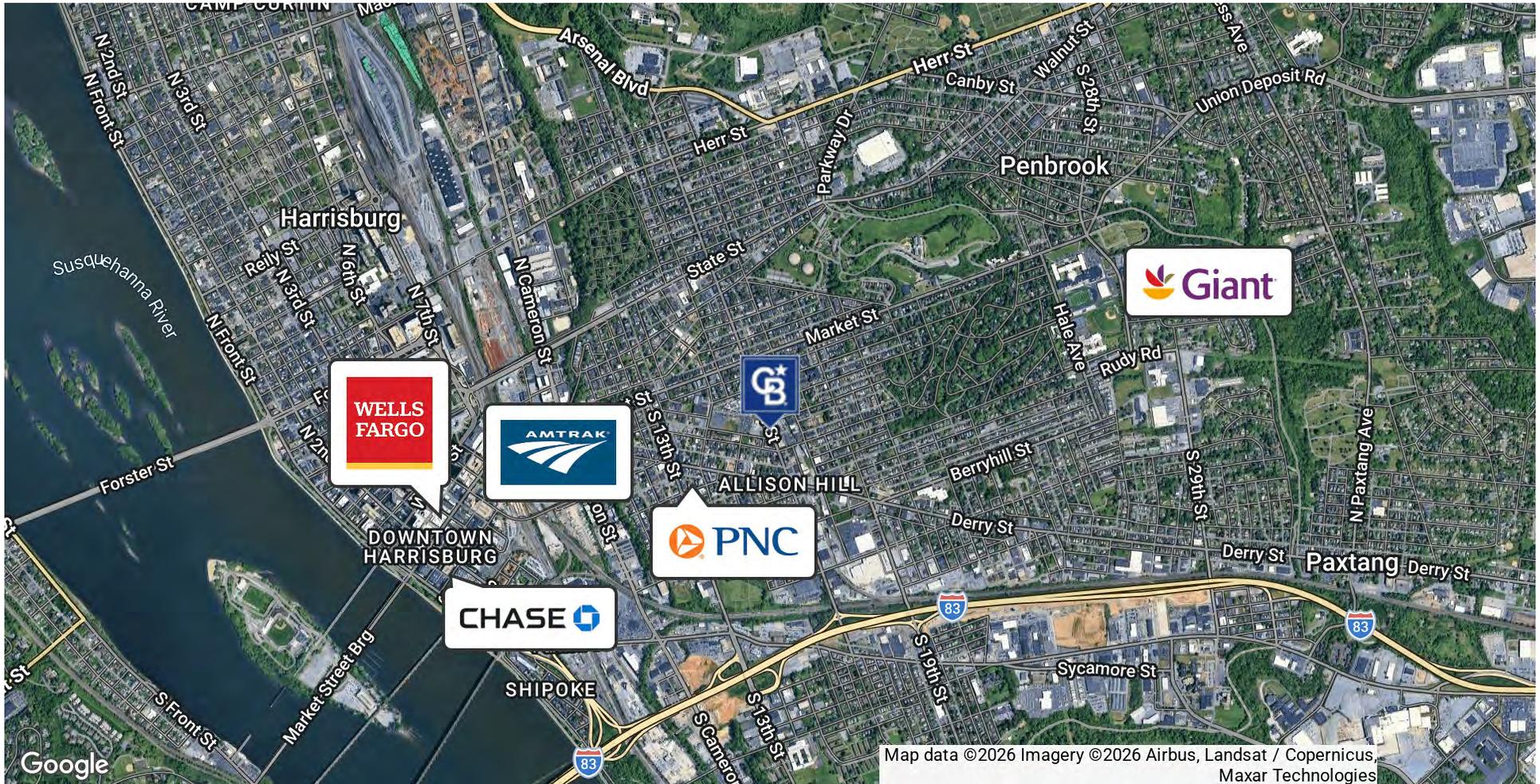


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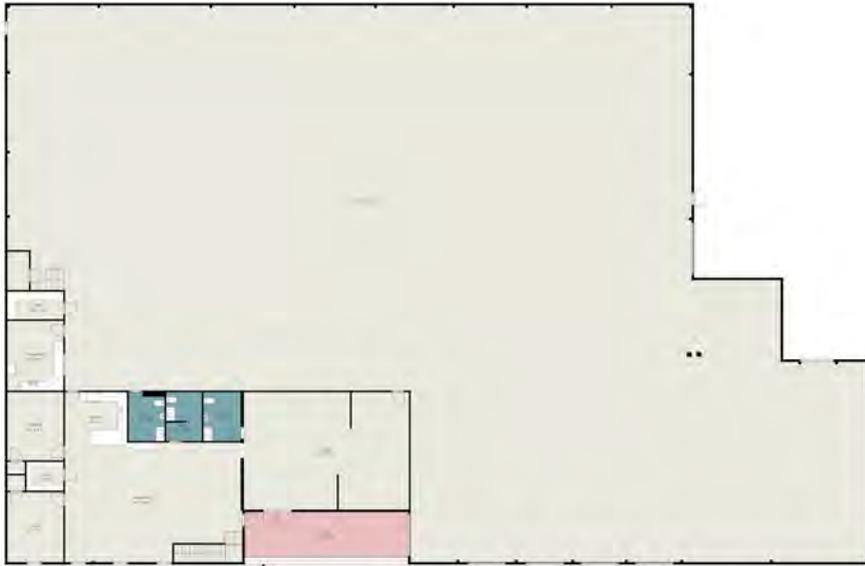


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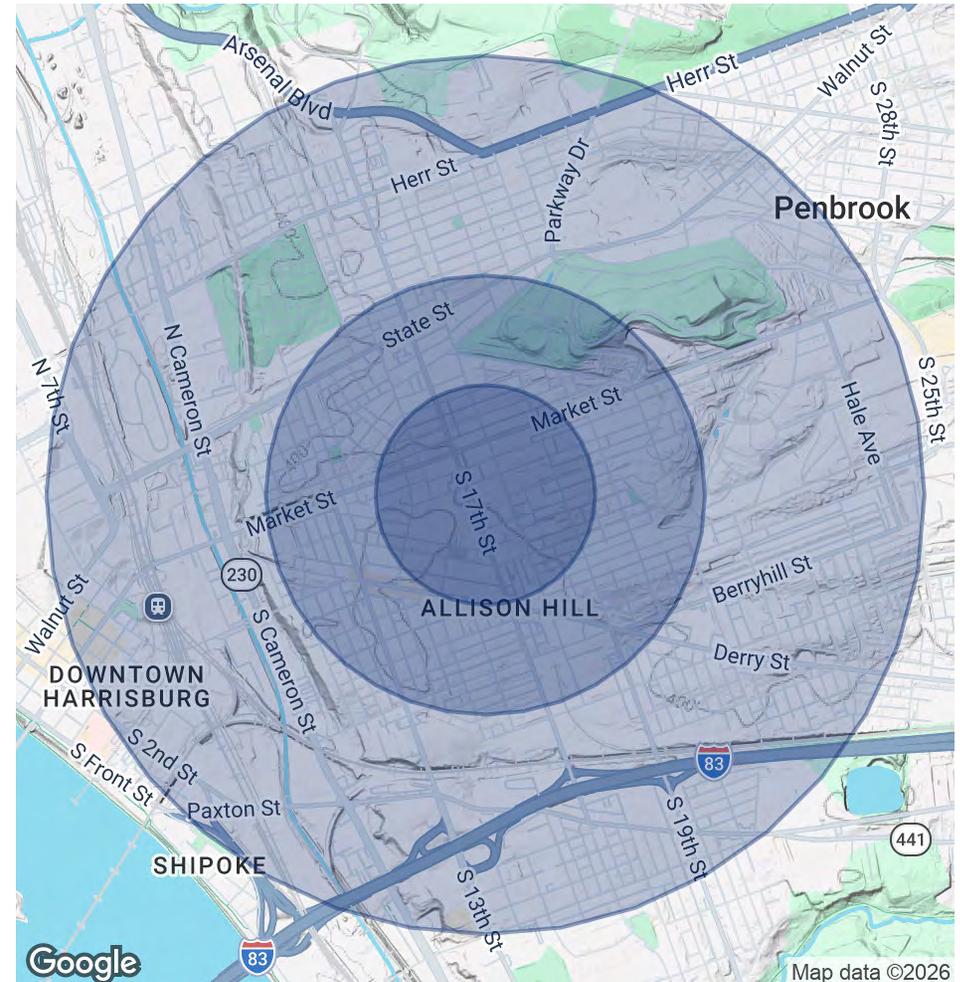
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 3,287 | 10,899 | 23,906 |
| Average Age | 30.1 | 30.1 | 30.6 |
| Average Age (Male) | 28.2 | 28.3 | 28.4 |
| Average Age (Female) | 34.9 | 34.3 | 33.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 1,257 | 4,120 | 9,130 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$47,685 | \$50,225 | \$58,817 |
| Average House Value | \$47,787 | \$70,261 | \$103,914 |

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

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JOSH MUMAW

Commercial Real Estate Advisor

josh.mumaw@cbrealty.com

Direct: (717) 503-0009

PROFESSIONAL BACKGROUND

Josh is a native of the area, having grown up in Hershey. He completed his undergraduate degree at the Pennsylvania State University. From there he joined a non-profit organization head-quartered in Harrisburg and acted as their Facilities and Lease Director for almost 20 years. Josh co-manages a local General Contracting company and brings a wealth of knowledge and passion related to construction and facility management needs which compliments his role as a Commercial Real Estate Advisor. Josh is a state licensed Notary Public. He is an avid tennis player and enjoys boating and jet-skiing with his wife and son in his free time.

Coldwell Banker Commercial Realty

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