


NNN INVESTMENT
FOR SALE

235 DIVISION STREET
HARRISBURG, PA 17110



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Information concerning this offering comes 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. PA License #RB024320A

235 DIVISION STREET

PROPERTY DETAILS

NNN INVESTMENT FOR SALE
\$1,350,000

OFFERING SUMMARY

Sale Price	\$1,350,000
Lot Size	0.48 Acres
Building Size	6,360 SF
Cap Rate	6.6%

PROPERTY SUMMARY

Address	235 Division Street Harrisburg, PA 17110
Municipality	City of Harrisburg
County	Dauphin County
Tax Parcel #	10-056-001-000-0000
Property Taxes	\$2,404.84
Zoning	Residential Medical Density

PROPERTY DESCRIPTION

This 6,360 SF single tenant medical office property is fully leased to AEG Vision, an established and rapidly growing healthcare services company. The asset is secured by a NNN lease through 2030, with two (2) additional five-year renewal options, providing long-term income stability. The NNN structure ensures a passive investment profile, with the tenant responsible for interior, fixtures, utilities, trash, and HVAC service contracts, while the landlord maintains structural components, roof, and exterior (subject to reimbursement). The standalone layout features ample on-site parking, strong curb appeal, and a prime location, making this a compelling income-producing medical office investment.

PROPERTY HIGHLIGHTS

- 6,360 SF standalone investment property on approximately 0.5 AC for sale
- Established medical tenant in place through 2030 with renewal options
- Strong curb appeal and dedicated parking
- Access to major roads and highways

LOCATION DESCRIPTION

Prime Harrisburg location, minutes from the Pennsylvania State Capitol and Downtown Harrisburg. Convenient access to East and West Shore communities, and Interstate 81 and 83.

BUILDING INFORMATION


# of Stories	Two (2)
Restrooms	Four (4)
Parking Spaces	30
Handicap Accessible	Yes
Roof	Shingles
Construction	Brick, Solid



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ADDITIONAL PHOTOS

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LOCATION MAP

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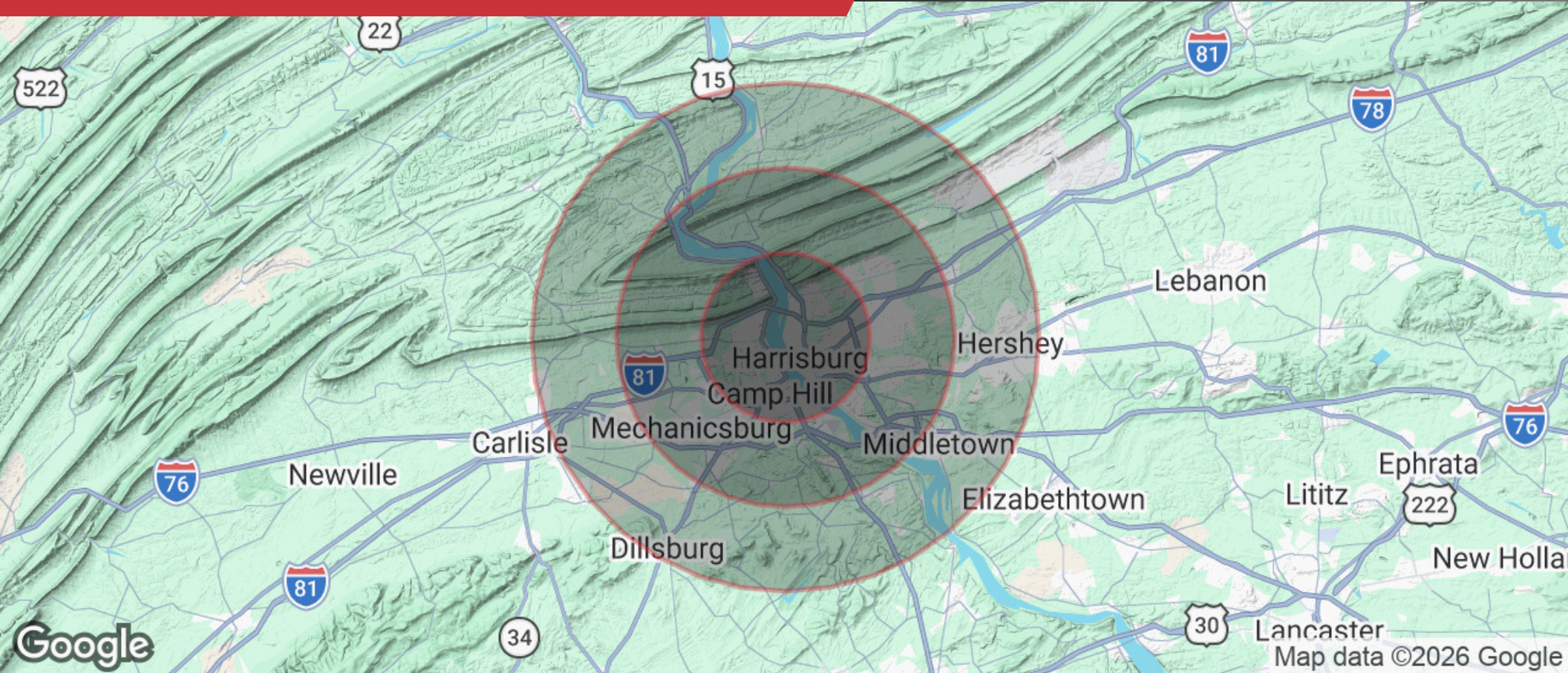
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DEMOGRAPHICS

NNN INVESTMENT FOR SALE

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POPULATION

5 MILES	10 MILES	15 MILES
176,659	365,991	494,748



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
75,084	151,839	203,191



INCOME

5 MILES	10 MILES	15 MILES
\$94,647	\$105,502	\$107,449

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