



FULLY MODERNIZED OFFICE BUILDING

1006 MARKET ST | HARRISBURG, PA



NEW PRICE

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(717) 731.1990

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WORLDWIDE
REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- Opportunity to purchase a one of kind fully modernization of a historic office building in Harrisburg's CBD
- Highly visible location just off N Cameron Street close to State Capitol Complex & new Federal Courthouse
- Redeveloped building with modern amenities and vibrant design palette while keeping the historic charm
- Building offers a variety of functional private and collaborative work spaces
- Rare on-site no cost gated parking along Market St and in rear of building with private entrance
- Centrally located just off  with quick access to       

OFFERING SUMMARY

Address	1006 Market St Harrisburg, PA 17101
Sale Price	\$649,000
Building Size	6,354 SF
Price Per SF	\$102.14
Lot Size	0.8 Acres
Building Name	Market Street Trust Company
Building Type	Office
Tenancy	Single
Year Built/Renovated	1922 / 2010
Stories	2 (plus basement)
Parking	45 Dedicated Spaces
Submarket	Harrisburg East
County	Dauphin
Municipality	City of Harrisburg
County	Dauphin
Zoning	Downtown Center
APN	09-006-019
Taxes	\$13,961.42 (2024)



PROPERTY HIGHLIGHTS

- New Reduced Price! Property consists of a two-story former bank built in 1922 that has been fully renovated into a turn-key modern office
- Adjacent to Harrisburg Transportation Center which includes regional and national service hubs for   
- Situated along Market St just off N Cameron St (230) is in close proximity to State Capitol Complex & new Federal Courthouse
- The building offers a mixture of private offices, collaborative space, private work stations, conference/meeting rooms, and open work areas
- Features rare on-site no cost gated parking along Market St and in the rear of the building with private employee entrance
- Centrally located just off 230 with quick access to Harrisburg's CBD and West Shore submarkets via Market St and easy access to 22 322 63 76 81
- Close to amenities & attractions including:





1006 MARKET ST
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MODERN OFFICE BUILDING
FOR SALE

AERIAL



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

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INTERIOR PHOTOS



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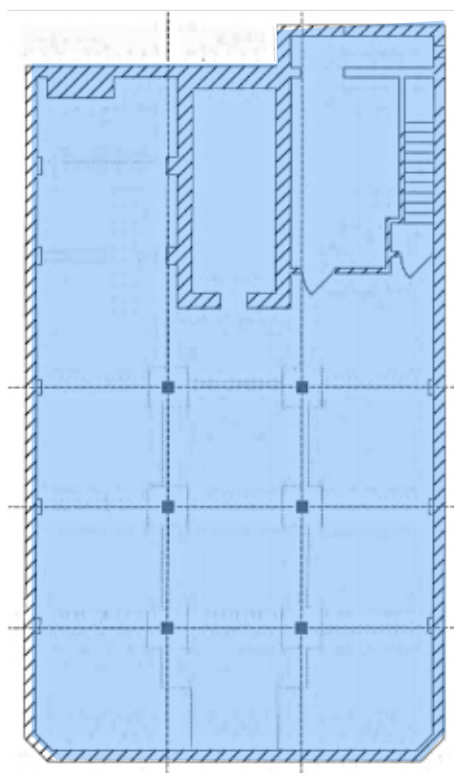
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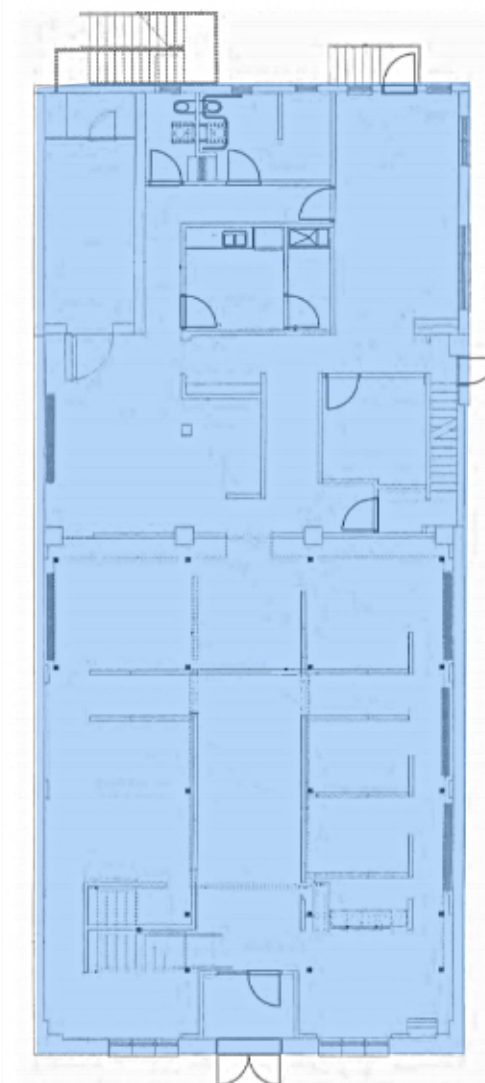


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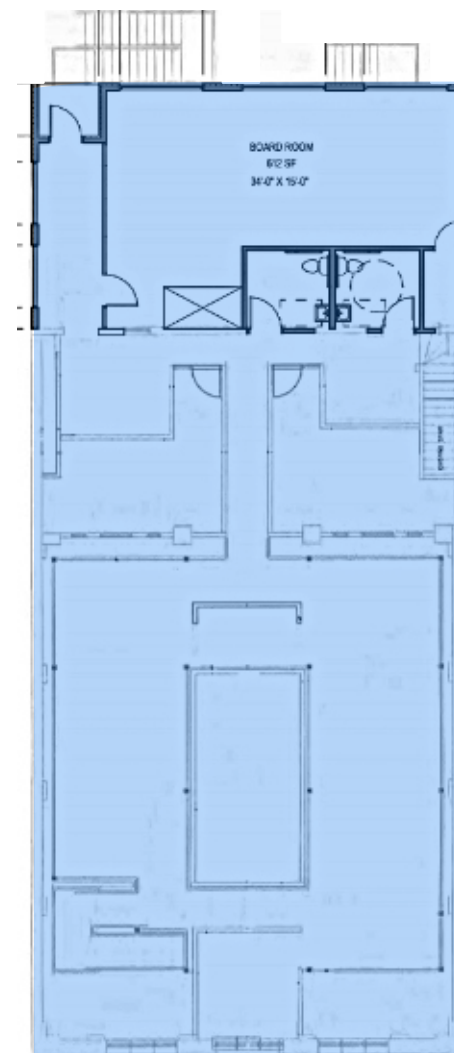
FLOORPLANS



Basement



1st Floor



2nd Floor



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PARCEL MAP



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TRADE AERIAL



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AREA OVERVIEW

DAUPHIN COUNTY : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.

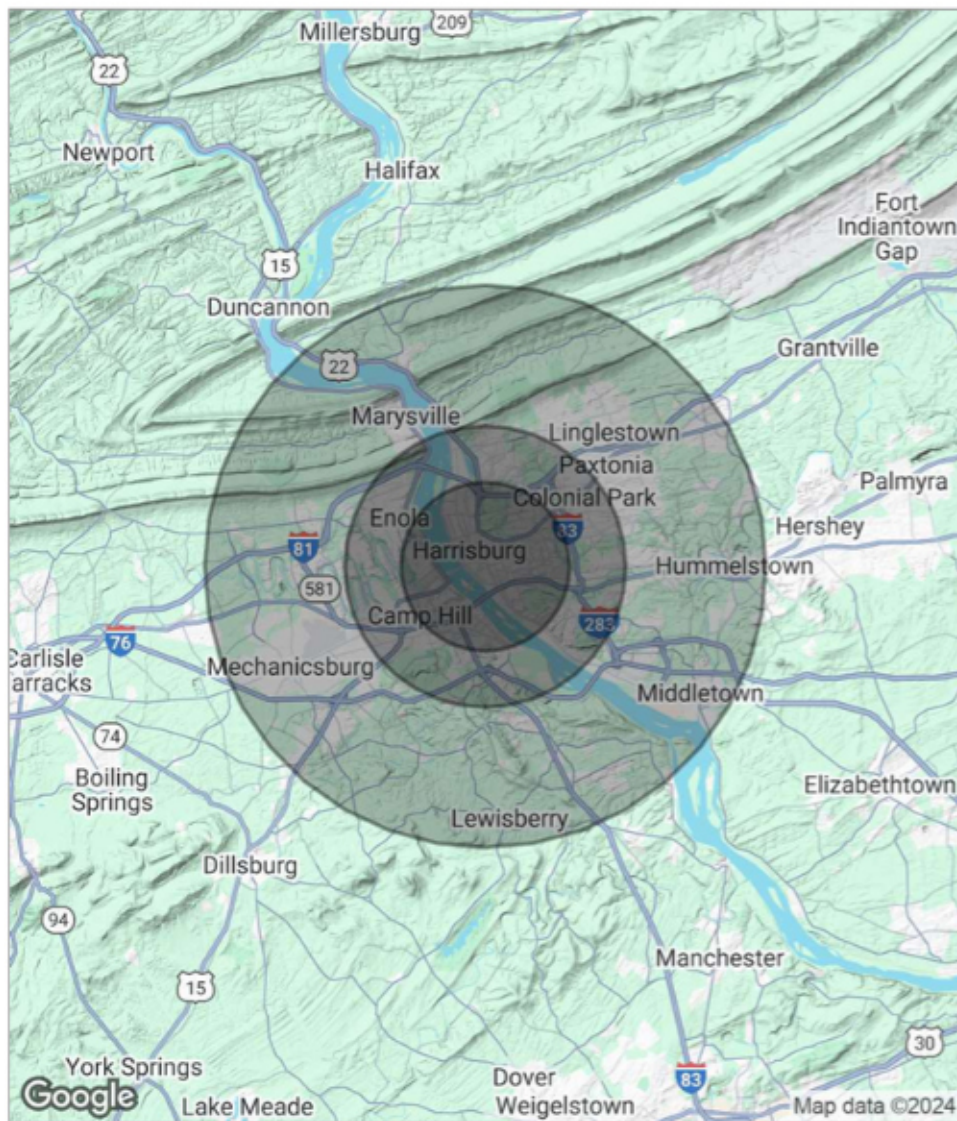




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DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
Total Population	107,015	207,307	394,702
Population Density	3,785	2,639	1,256
Median Age	39	41	41
Median Age (Male)	38	39	40
Median Age (Female)	40	42	42
Total Households	44,965	85,390	160,690
# of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$78,084	\$93,723	\$105,574
Average House Value	\$187,753	\$236,322	\$272,395

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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.



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