



118 S. Hershey Road
Harrisburg, PA 17112
Dauphin County, West Hanover Township

This well-maintained two-story property offers just over 1,700 square feet of flexible space, ideal for either residential living, retail or professional office use. The layout includes a second floor and a partially finished basement, providing additional functional space for storage, work areas, or expansion. Situated in a highly desirable and convenient location, the property benefits from strong visibility and accessibility, making it especially attractive for small business or professional office conversion while still retaining the comfort and character of a traditional home. If you're seeking a residence with room to grow or your business in a strategically located area, this property presents a unique and versatile opportunity.

Square Feet Available	1,708 SF
Lot Size	0.42 AC
Date Available	Immediately
Price	\$342,000

Zoning

Commercial Mixed-Use (CMU) which permits motel, short-term rental, house of worship, general retail, grocery store, childcare center, drinking or eating places, medical clinic, office uses, and more.

Building Information

SF Available	1,708
Additional information	There is an attached one-car garage. New water heater installed March 2025.
Construction	Brick and siding
Year Constructed	1964
Elevator	None
Number of Floors	Two
Sprinklers	None
HVAC	Central A/C and heat (2022). There is also hot water boiler baseboard heat (can be used as backup if needed).
Ceiling Type	Painted drywall
Ceiling Height	7'11"
Floor Type	Varies throughout: mostly carpet, tile and vinyl
Business ID Sign	Potentially along S. Hershey Road
Basement	Yes; full basement with 360+/- SF finished
Restroom	First floor: one full bathroom Second floor: one half bathroom
Electrical Capacity	200 Amp
Roof	Shingle
Walls	Panel and painted drywall
Lighting	Decorative

Demographics

Radii	Population	Households	Household Income
0.25	412	181	\$121,789
0.5	1,443	635	\$120,835
1	4,074	1,771	\$121,789

Traffic Count:

Land Information

Acres	0.42 AC
Land SF	36,075
Fencing	None
Frontage	Over 100' along S. Hershey Road
Parking	One-car garage and driveway space available
Topography	Generally level
Flood Zone	No
Tax Parcel Number	68-035-032

Utilities

Water	Well (new)
Sewer	Septic (serviced and emptied in 2025)
Gas	None

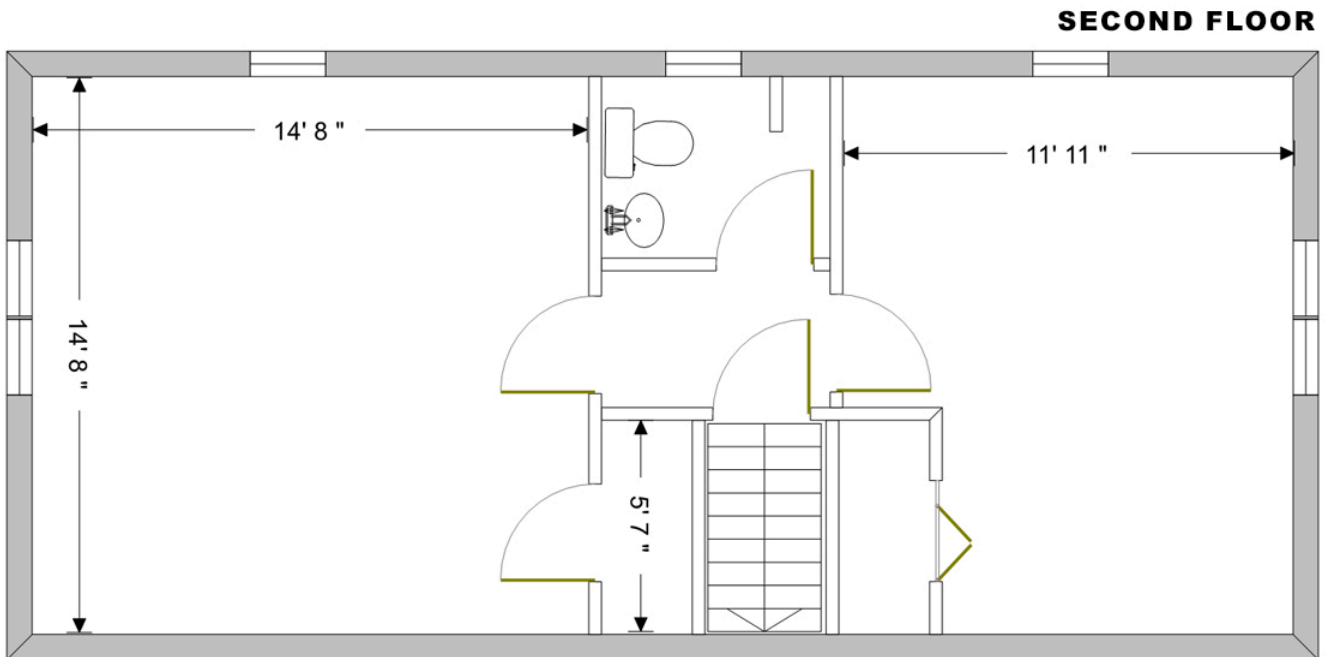
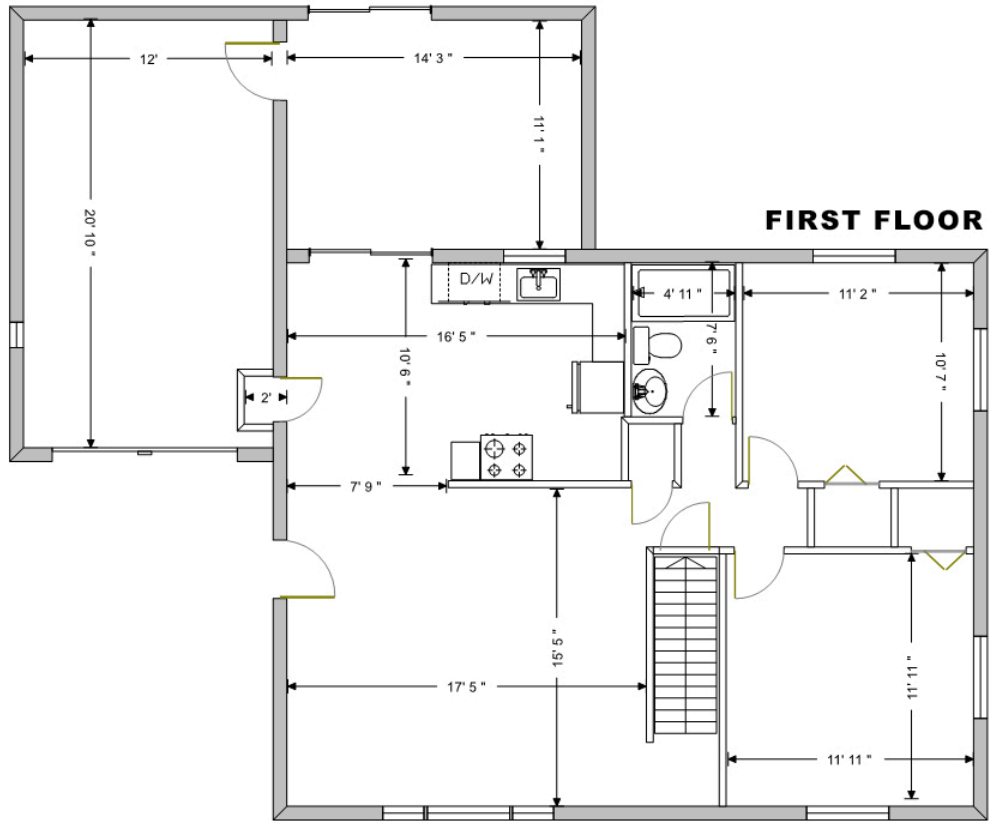
Sales Information

For Sale	Yes
For Lease	No
Price	\$342,000
Real Estate Tax	Approximately \$2,200 annually (2025)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Property also features a shed (with electric), updated windows, new water heater (2025), and Verizon FIOS is available

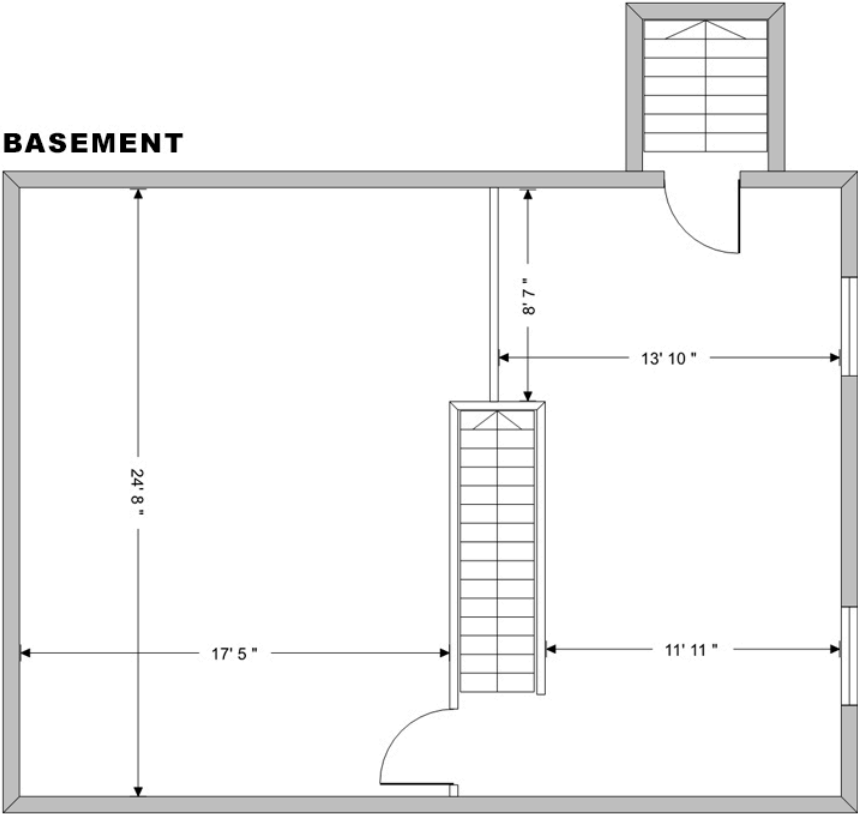








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