



**RE/MAX** Delta Group, Inc.

1250 N. Mountain Road Suite 200 • Harrisburg, PA 17112

(717) 652-8200 Office • (717) 652-8230 Fax

(717) 533-4009 Hershey • (800) 599-6020 Toll Free

## 2<sup>nd</sup> Floor FOR LEASE

(With parking & entrance on 2<sup>nd</sup> floor)

### PROPERTY PROFILE

<b>Municipality:</b>	Lower Paxton Township
<b>County:</b>	Dauphin County
<b>Address/City:</b>	550 N. Mountain Road Harrisburg, PA 17112
<b>Zoning:</b>	CN: Commercial Neighborhood
<b>Construction:</b>	Block & Metal
<b>Condition:</b>	Very Good
<b>Total Square Feet:</b>	5,610
<b>Total Bldg. Square Feet AVL:</b>	2,805
<b>No. of Floors:</b>	Two
<b>Floor Type:</b>	Concrete/Tile
<b>Roof Type/Condition:</b>	Asphalt Shingles
<b>Ceiling Height:</b>	8' to drop ceiling existing
<b>HVAC:</b>	Two heat pumps on 2 <sup>nd</sup> floor
<b>Heat:</b>	Two Heat pumps on 2 <sup>nd</sup> floor, tenant pays
<b>Sprinkler (wet/dry):</b>	No
<b>Sewer (public/private):</b>	Public
<b>Gas (provider):</b>	None
<b>Electric (provider):</b>	200 Amp/240 Volts
<b>Land Size:</b>	0.51 Acres
<b>Road Frontage:</b>	Over 115' along N. Mountain Rd
<b>Parking:</b>	Available for 20 vehicles
<b>Traffic Count:</b>	7,000-15,000 AADT on Allentown Blvd/RT 22
<b>Real Estate/School Taxes:</b>	TBD
<b>Insurance:</b>	Paid by Tenant: estimated to be \$0.52/SF
<b>Water/Sewer:</b>	Paid by Tenant
<b>Type of Transaction:</b>	3+ Year Lease (Neg.)



**550 N. Mountain Road 2<sup>nd</sup> Floor**

**Harrisburg, PA 17112**

**2,805 Sq. Ft. Available For Lease**

**at \$10.00 per Sq. Ft. NNN**

**The possibilities are endless at this great location for Retail or Office Space. Come join Pop's Snack outlet, Harrisburg's premier outlet for all your holiday & daily snack items.**

### ***For More Details, Contact:***

Michael B. Yingling  
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Harrisburg, PA 17112  
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### **Site Plan Available Upon Request**

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