



# REDEVELOPMENT OPPORTUNITY INSTITUTIONAL MEDICAL FACILITY

1051 AVILA RD, HARRISBURG, PA











### REDEVELOPMENT OPPORTUNITY AVAILABLE FOR SALE

|                                 |   |
|---------------------------------|---|
| <b>ADDRESS</b>                  | 1051 Avila Road<br>Harrisburg, PA 17109 |
| <b>SALE PRICE</b>               | \$5,500,000                             |
| <b>PRICE PER SF</b>             | \$44.20                                 |
| <b>BUILDING SIZE (COMBINED)</b> | 124,438 SF                              |
| <b>MAIN BUILDING SIZE</b>       | 116,338 SF                              |
| <b>FLOORS</b>                   | 5 + lower level                         |
| <b>AVERAGE FLOOR SIZE</b>       | 19,390 SF                               |
| <b>CONVENT SIZE</b>             | 8,100 SF                                |
| <b>FLOORS</b>                   | 2                                       |
| <b>AVERAGE FLOOR SIZE</b>       | 4,050 SF                                |
| <b>YEAR BUILT</b>               | 1973                                    |
| <b>LOT SIZE</b>                 | 6.78 Acres                              |
| <b>PARKING</b>                  | 140 Spaces                              |
| <b>ZONING</b>                   | Institutional (IN)                      |
| <b>COUNTY</b>                   | Dauphin                                 |
| <b>MUNICIPALITY</b>             | Lower Paxton Twp                        |
| <b>APN</b>                      | 35-067-035                              |
| <b>TAXES</b>                    | \$78,180 (2023)                         |

### PROPERTY HIGHLIGHTS

- Opportunity to redevelop an institutional medical facility previously utilized as a 184 bed skilled nursing home
- Potential for assisted care, long term acute medical facility, micro hospital, rehabilitation center, medical academic campus, or high density multi-family
- Property consists of 2 buildings, a 5-story medical facility (116,338 SF) and a 2-story out building formerly used as a convent (8,100 SF)
- Excellent location along Union Deposit Rd corridor and adjacent to UPMC Community Osteopathic Hospital Campus
- Located just off  with easy access to     

## INVESTMENT OVERVIEW

The subject property is an institutional medical facility previously utilized as a 184 bed skilled nursing home. Unbelievable redevelopment opportunity as assisted care, long term acute medical facility, micro hospital, rehabilitation center, medical academic campus, or high density multi-family. Property features an abundance of amenities including full industrial kitchen, main dining hall, industrial laundry facilities, specialty medical offices, all purpose room, chapel, salon, fitness gym, plentiful storage, and various room layout options. The property also has expansion capability based on density allowance.

The property consists of two buildings sitting on 6.78 acres. The main building is a five-story masonry structure with a two-story out building formerly used as a convent. Ideally located at the Union Deposit Road interchange of I-83 and is immediately surrounded by medical, office, and commercial businesses, and sits adjacent to the UPMC Community Osteopathic Hospital Campus. The zoning is Institutional and permits retirement homes, group homes, hospital, college, nursing/personal care, church, and more.



## PROPERTY DETAILS

|                                 |  |
|---------------------------------|--|
| <b>Property Address</b>         | 1051 Avila Road<br>Harrisburg, PA 17109  |
| <b>APN</b>                      | 35-067-035   |
| <b>Property Type</b>            | Medical  |
| <b>Property Subtype</b>         | Senior Living  |
| <b>Building Size (Combined)</b> | 124,438 SF   |
| <b>Number of Buildings</b>      | 2  |
| <b>Main Building Size</b>       | 116,338 SF   |
| <b>Convent Size</b>             | 8,100 SF   |
| <b>Lot Size</b>                 | 6.78 Acres   |
| <b>Year Built</b>               | 1973   |
| <b>Construction</b>             | Masonry  |
| <b>Condition</b>                | Fair   |
| <b>Free Standing</b>            | Yes  |
| <b>Restrooms</b>                | Varies per Floor   |
| <b>Electrical Capacity</b>      | 4000 Amps with backup diesel generators  |
| <b>Roof</b>                     | PVC  |
| <b>Parking</b>                  | 128 Spaces (Expandable to 202)   |
| <b>Elevators</b>                | 3  |
| <b>Sprinklers</b>               | Yes  |
| <b>Handicap Access</b>          | Yes  |
| <b>Cross Street</b>             | Old Union Deposit Road   |
| <b>Additional Info</b>          | Property has Act 2 Release of Liability - August 1997;<br>Subject to cell tower leasehold interest |







# REDEVELOPMENT OPPORTUNITY

**1051 AVILA ROAD  
HARRISBURG, PA**



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
*CEO & Managing Principal*  
JGRACE@LandmarkCR.com  
C: 717.421.1943

MICHAEL CURRAN, SIOR  
*President & Managing Director*  
MCURRAN@LandmarkCR.com  
C: 717.805.9277

JESSICA LILLY, MBA  
*Senior Associate*  
JLILLY@LandmarkCR.com  
C: 717.571.4324



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## LOCATION MAP



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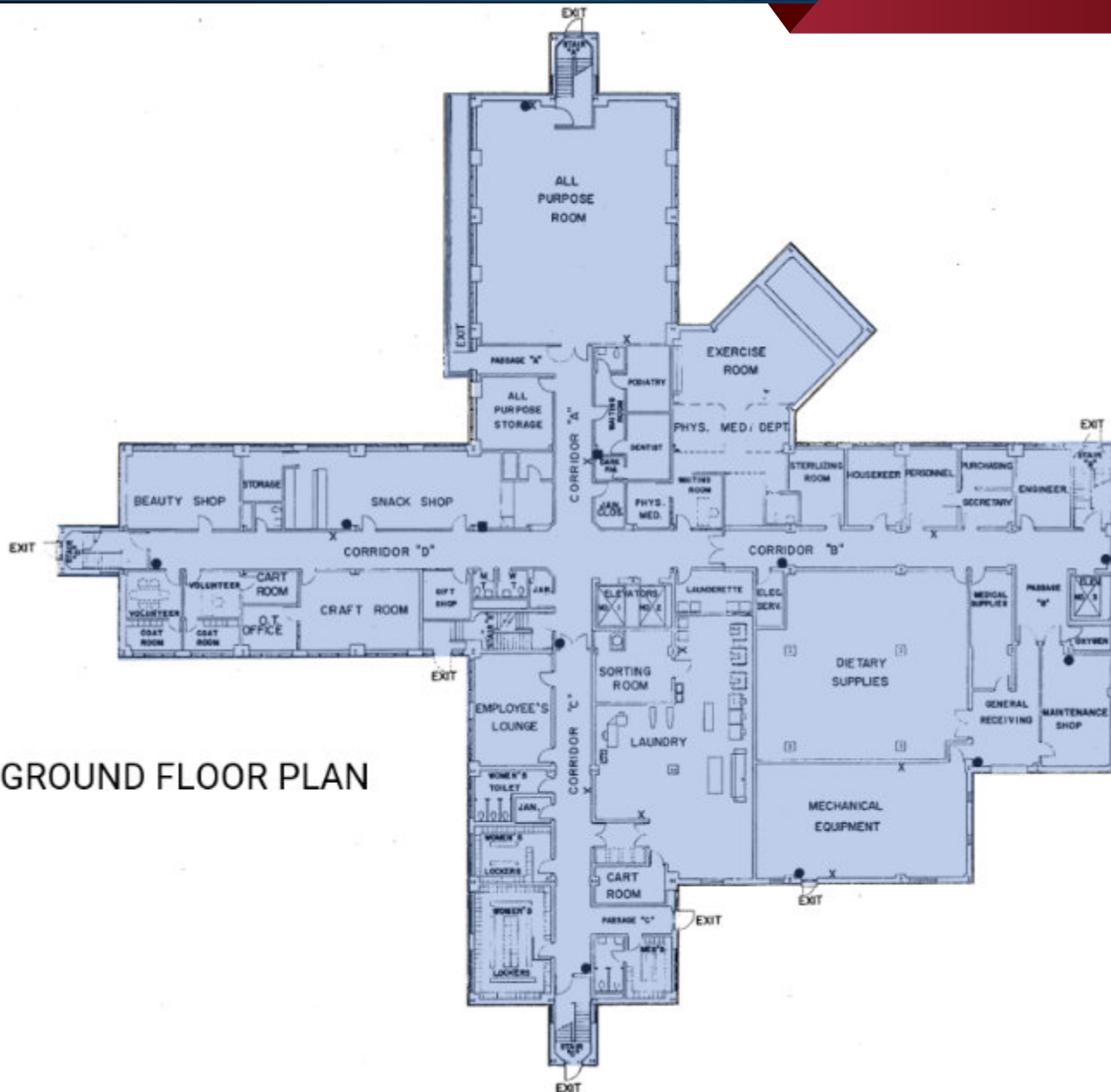
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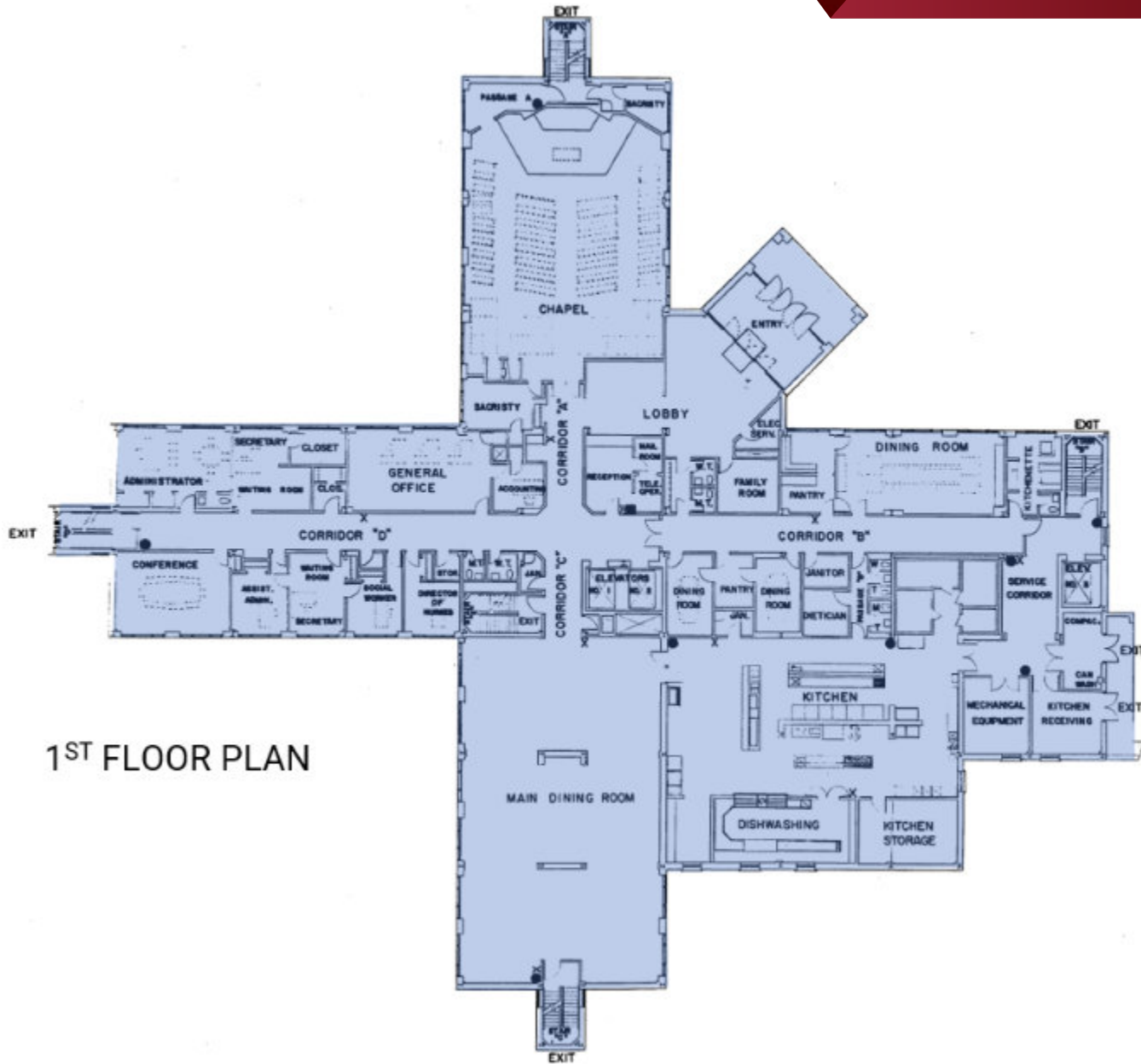
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## TRADE AREA MAP





GROUND FLOOR PLAN



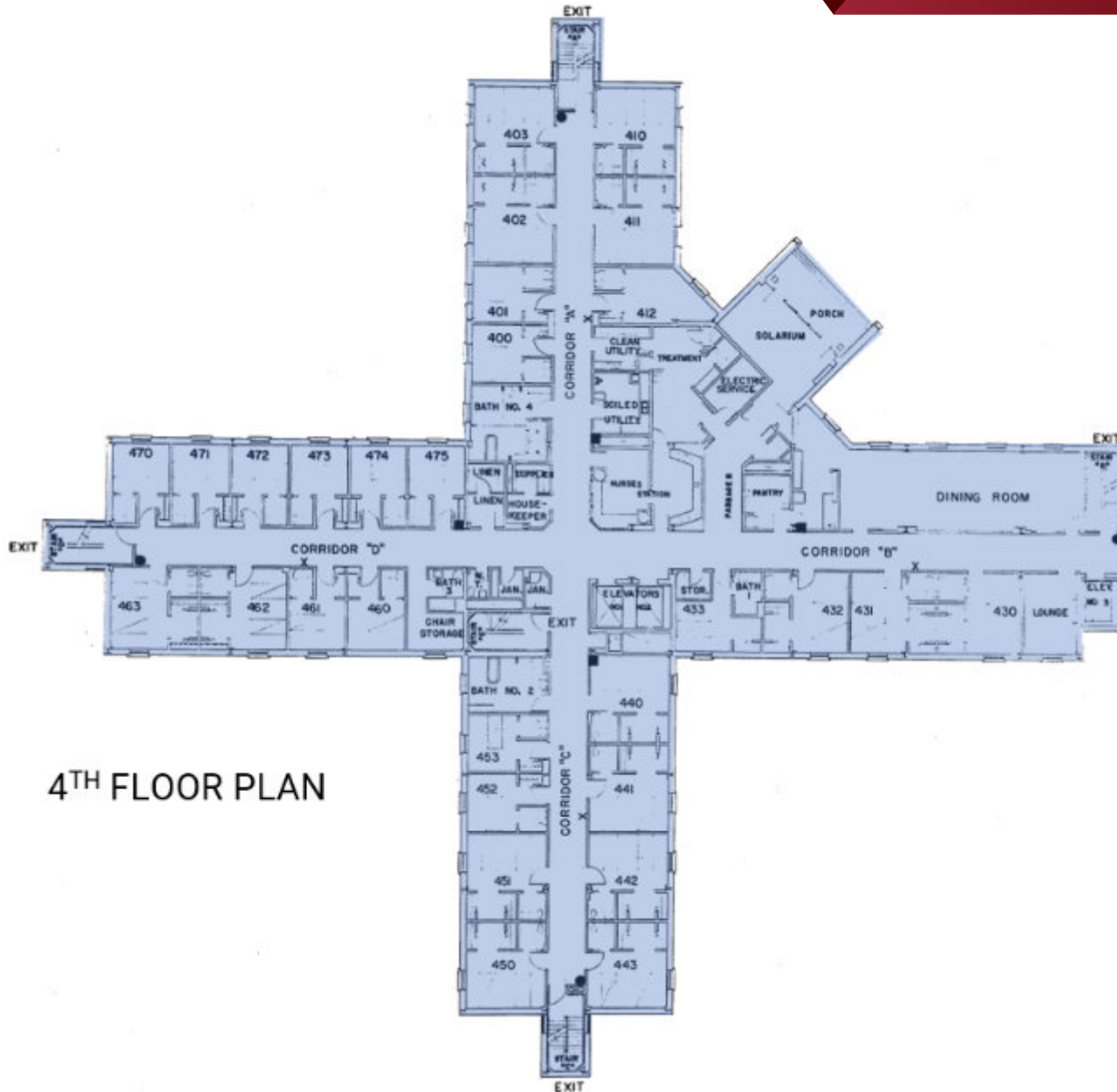
1<sup>ST</sup> FLOOR PLAN



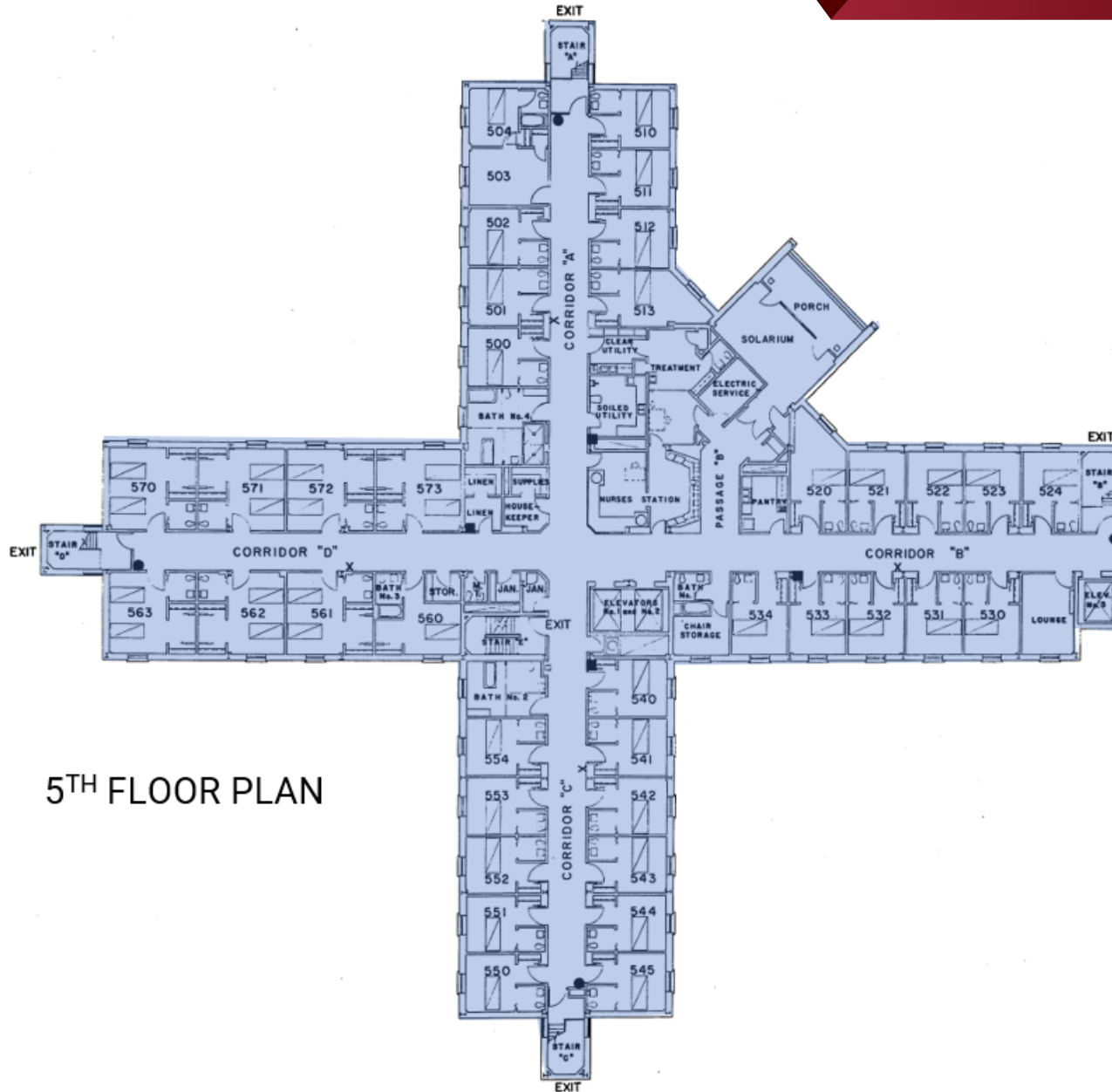
2<sup>ND</sup> FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN



4<sup>TH</sup> FLOOR PLAN



5<sup>TH</sup> FLOOR PLAN



### 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.



2022 ESTIMATED POPULATION **288,176**

### DEMOGRAPHICS



**MEDIAN AGE**



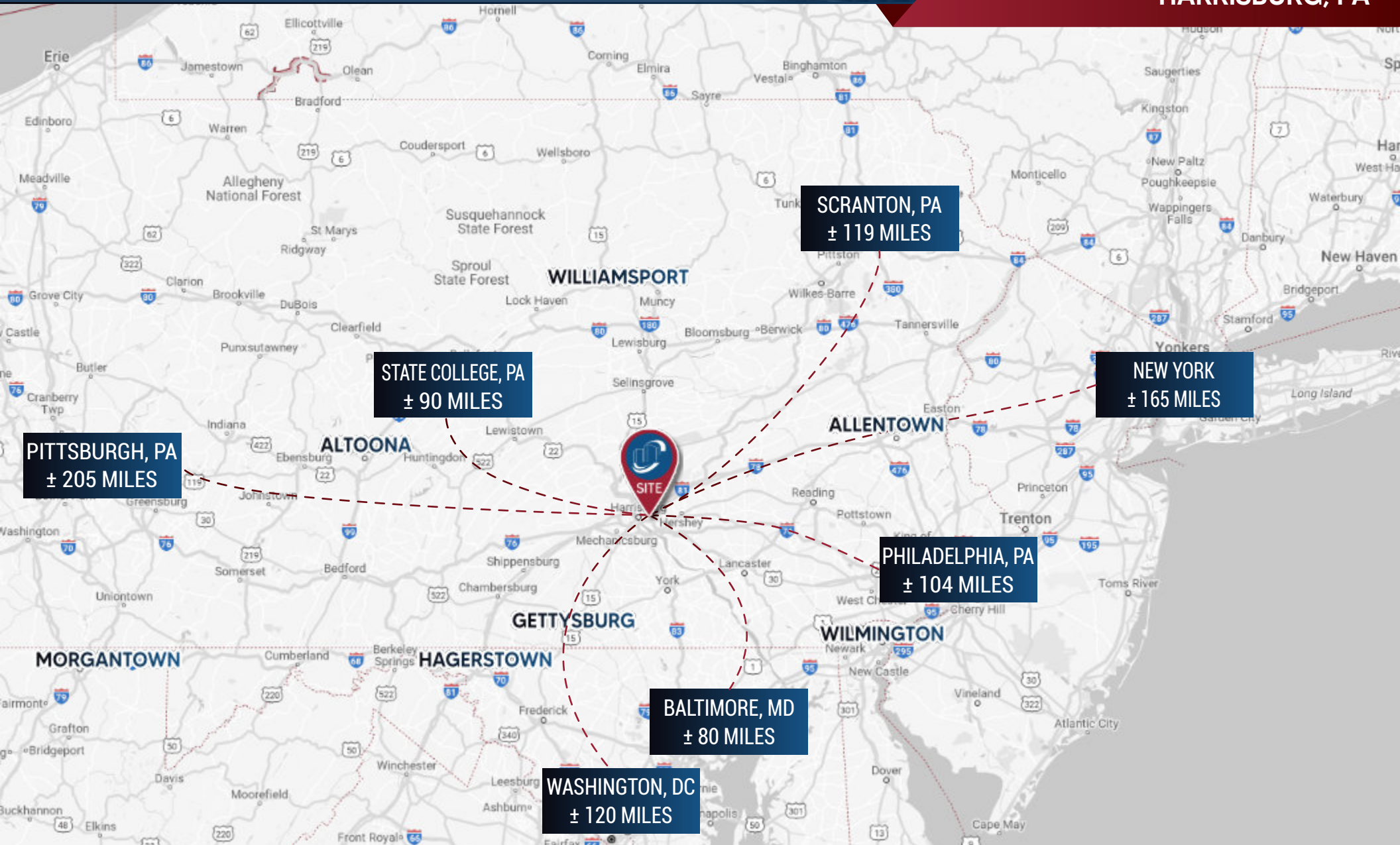
**AVERAGE HOUSEHOLD INCOME**



**AVERAGE TRAVEL TIME TO WORK**



**EST TOTAL EMPLOYEES (ALL INDUSTRIES)**



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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 of 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.