

INVESTMENT PROPERTY  
**FOR SALE**

**2534 N. 3RD ST**  
HARRISBURG, PA 17110



**Amber Corbo**  
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1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 2534 N. 3RD ST

## PROPERTY DETAILS

# FOR SALE

\$220,000

### OFFERING SUMMARY

Sale Price	\$220,000
Number of Units	Two (2)
Lot Size	0.17 Acres
Building Size	1,812 SF
NOI	\$23,112.40
Cap Rate	9.2%
Property Taxes	\$4,263.40

### PROPERTY SUMMARY

Address	2534 N. 3rd St Harrisburg, PA 17110
Municipality	Harrisburg City
County	Dauphin County
Tax Parcel #	10-051-003
Year Built	1950
Parking	Five (5) spaces and street

### PROPERTY DESCRIPTION

Fully leased, mixed-use investment property for sale along N. 3rd Street in Harrisburg. Units include a first floor office suite, second floor apartment, and a 1-car garage that is being leased as storage.

### LOCATION DESCRIPTION

Located on North 3rd Street directly across from Polyclinic Medical Center, minutes from the Pennsylvania State Capitol Complex and Interstates 83 and 81.

### PROPERTY HIGHLIGHTS

- Three (3) unit value add investment property available for sale
- 100% leased; NOI \$23,112.40
- Located across the street from Polyclinic Medical Center
- Surrounded by a mix of medical, office, and residential properties

### BUILDING INFORMATION

Construction	Brick
# of Floors	Two (2)
Restrooms	Three (3): One (1) in residential; Two (2) in commercial
Roof	Shingle
Basement	Yes

### UTILITIES & ZONING

Zoning	Residential Med Density
Water & Sewer	Public
Gas	UGI
Electric	Central air

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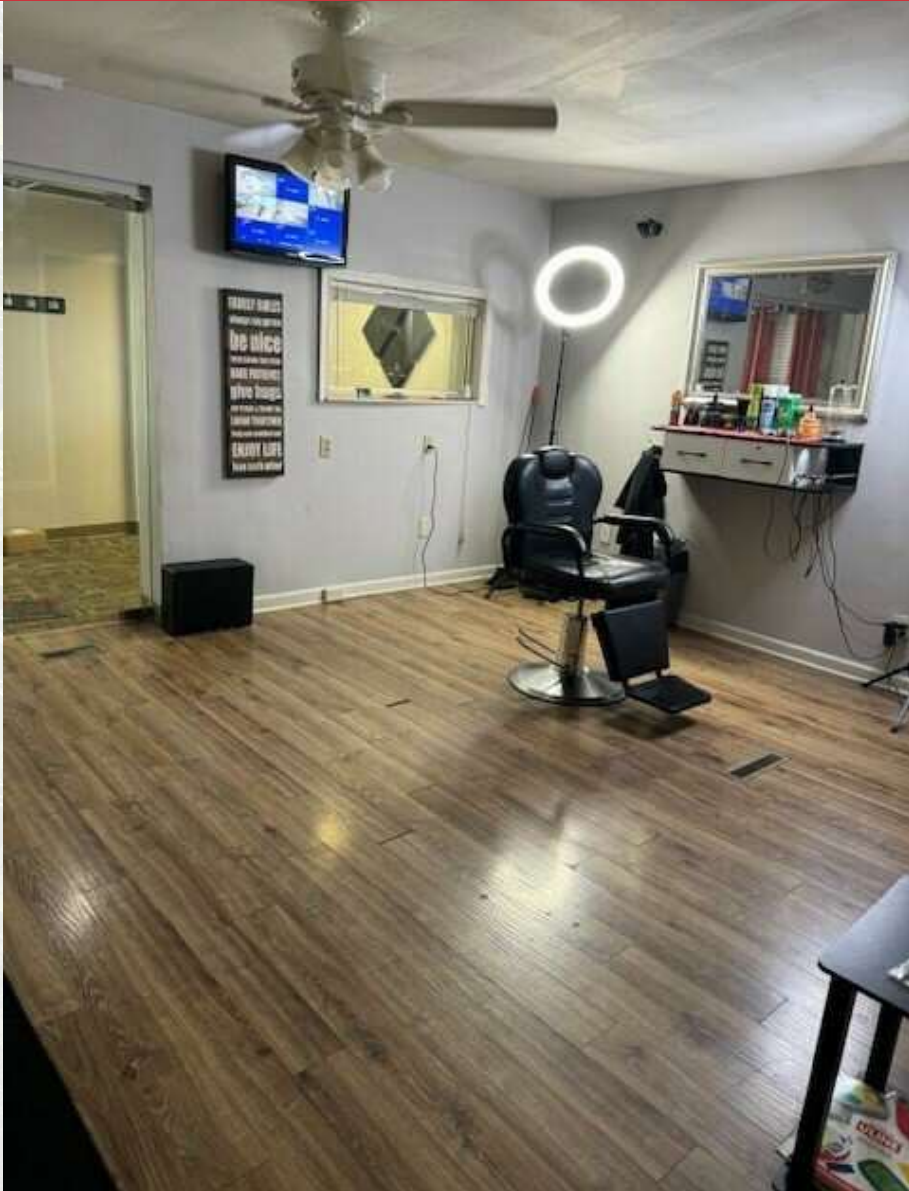
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2534 N. 3RD ST  
ADDITIONAL PHOTOS

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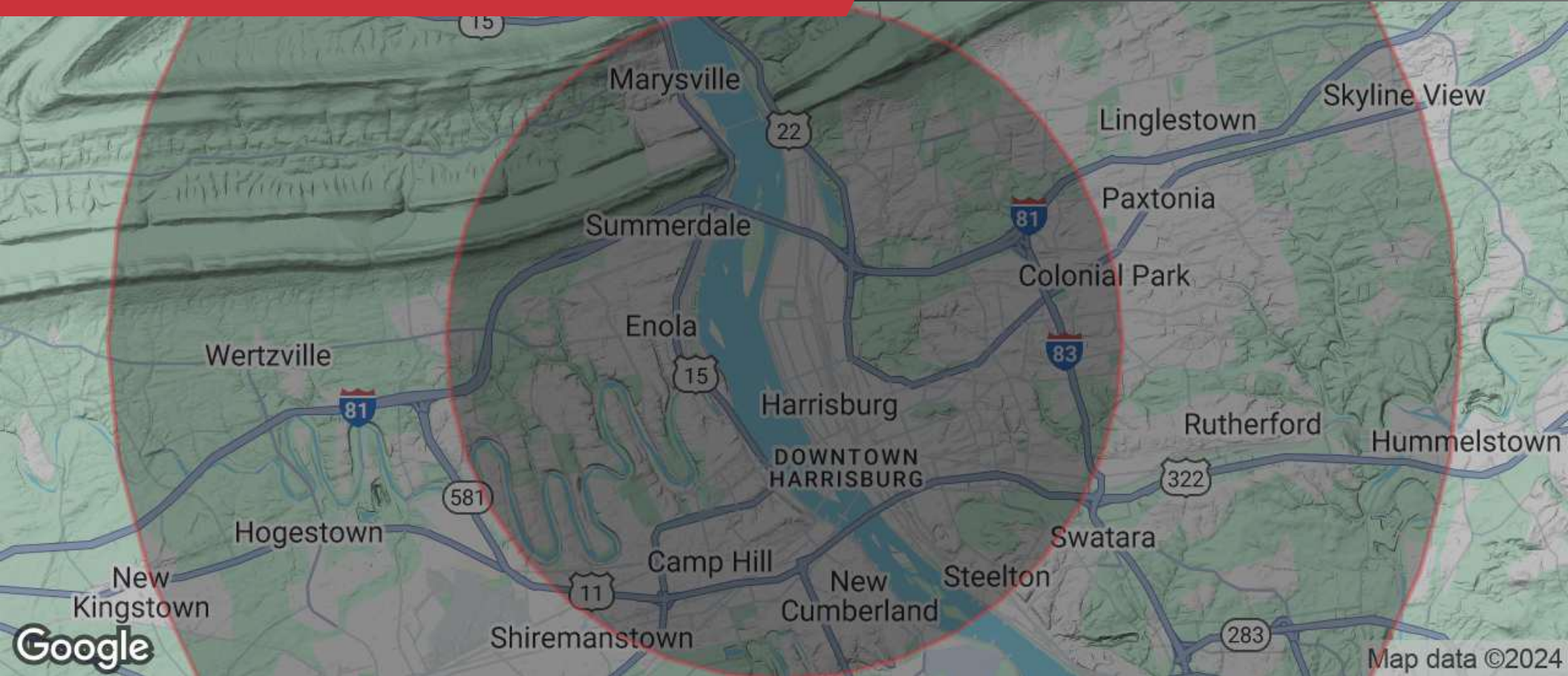
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## DEMOGRAPHICS

**FOR SALE**  
\$220,000



### POPULATION

5 MILES	10 MILES	15 MILES
190,796	373,291	526,458



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
80,315	152,330	211,855



### INCOME

5 MILES	10 MILES	15 MILES
\$94,425	\$106,344	\$108,186

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