

# Commercial Property For Sale

1104 HERR ST | HARRISBURG, PA 17103

**Presented By:**

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# PROPERTY OVERVIEW

1104 Herr St | Harrisburg, PA 17103

## PROPERTY DESCRIPTION

Available for sale is this income-producing commercial property with three tenants in place. Located in the City of Harrisburg, this investment provides a great opportunity for an investor or an owner-user, given the flexibility of the existing lease terms. While the commercial units facing Herr St have historically been operated by retail tenants, the industrial zoning allows for a wider variety of uses throughout the building. The off-street parking area is currently being used for storage by one tenant, but the dock and drive-in doors face this area.

There are two off-street parking areas, one to the rear of the building and one across the alley, that are currently rented by this property's tenants. The owner of those lots will consider offers.

The seller is open to financing for qualified buyers. Income and expenses available with signed confidentiality agreement. Contact listing agent for more details.

## PROPERTY HIGHLIGHTS

- 3-unit investment property
- +/- 18,692 SF auto repair shop
- +/- 200 SF hair salon
- +/- 5,000 SF electronics store
- 8.75% CAP Rate
- \$69,955.82 NOI (2023)
- Industrial zoning
- Includes 1 dock door and 1 drive-in



## OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.49 Acres
Building Size:	23,892 SF
NOI:	\$69,955.82
Cap Rate:	8.76%
Zoning:	Industrial
APN:	07-073-045
Municipality:	City of Harrisburg
County:	Dauphin



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# PROPERTY DETAILS

1104 Herr St | Harrisburg, PA 17103

## LOCATION INFORMATION

Street Address	1104 Herr St
City, State, Zip	Harrisburg, PA 17103
County	Dauphin
Township	City of Harrisburg

## PROPERTY INFORMATION

Property Type	Commercial
Property Subtype	Free Standing Building
Zoning	IND
Lot Size	0.49 Acres
APN #	07-073-045
Lot Frontage	103 ft

## UTILITIES & AMENITIES

HVAC	Window Units
Restrooms	Varies per suite
Gas / Propane	Provided by UGI
Water	Public
Sewer	Public

## BUILDING INFORMATION

Building Size	23,892 SF
NOI	\$69,955.82
Cap Rate	8.76%
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1900
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Walls	Block/Drywall
Ceilings	Drop Ceiling in retail suites, exposed ceiling in warehouse
Floor Coverings	Concrete/Carpet
Exterior Walls	Block
Mezzanine	Storage area with low ceiling height - accessible by stairs only



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# EXTERIOR PHOTOS

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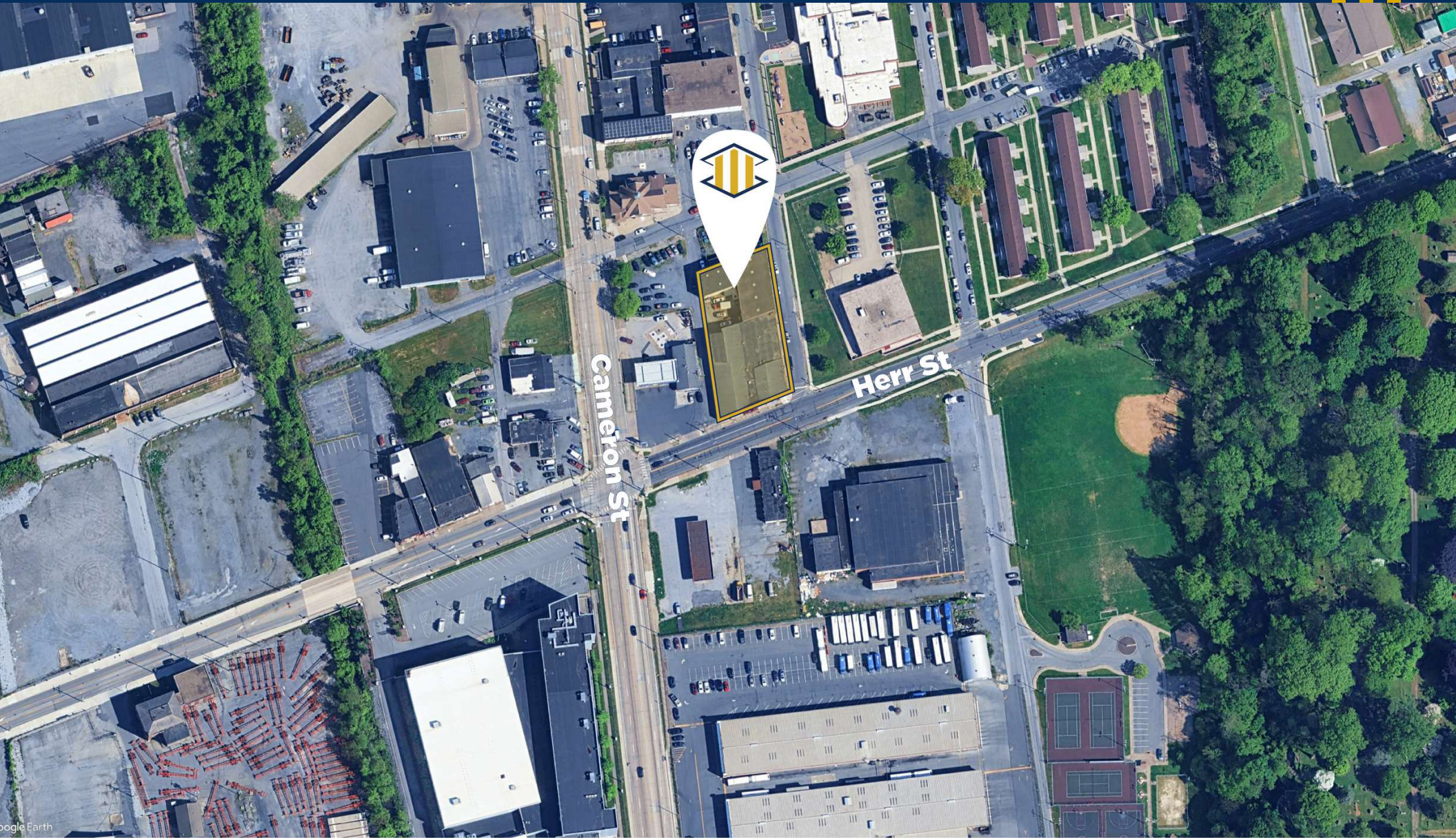
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# PARCEL OUTLINE

1104 Herr St | Harrisburg, PA 17103



**CAPSTONE**  
COMMERCIAL

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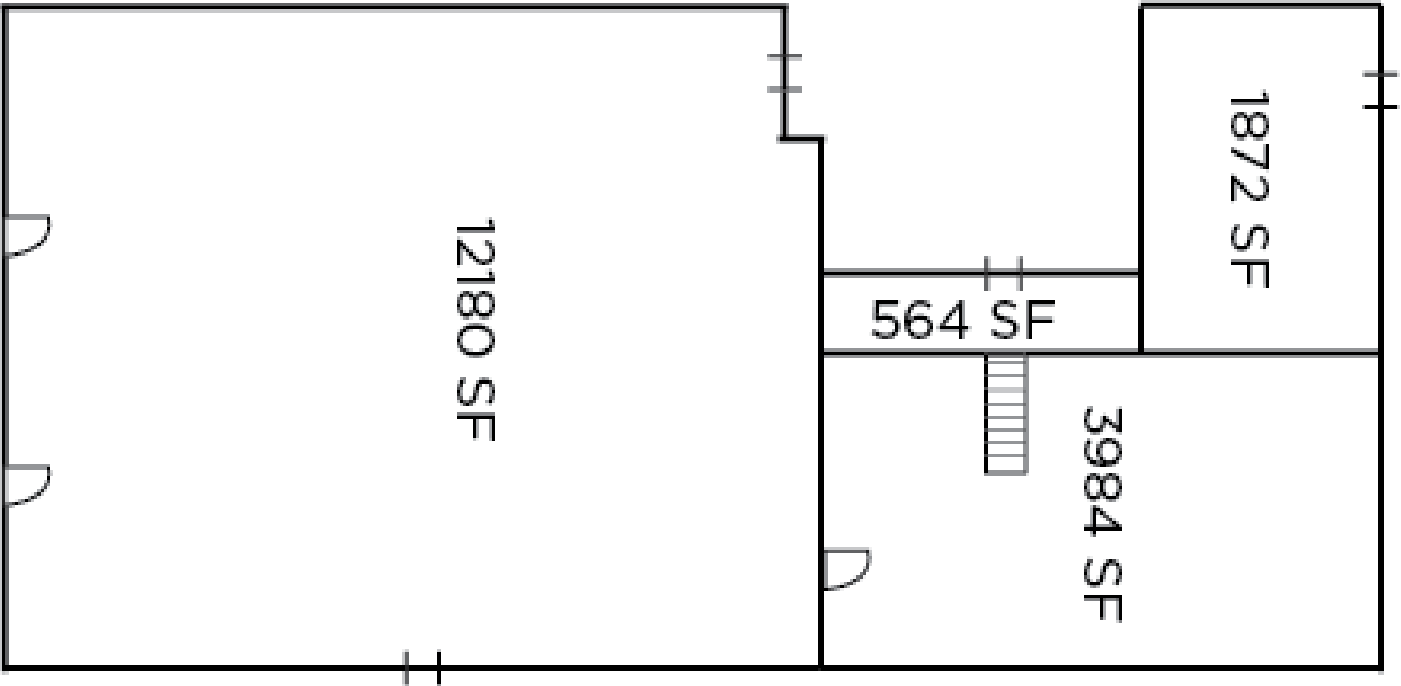
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# FLOOR PLAN

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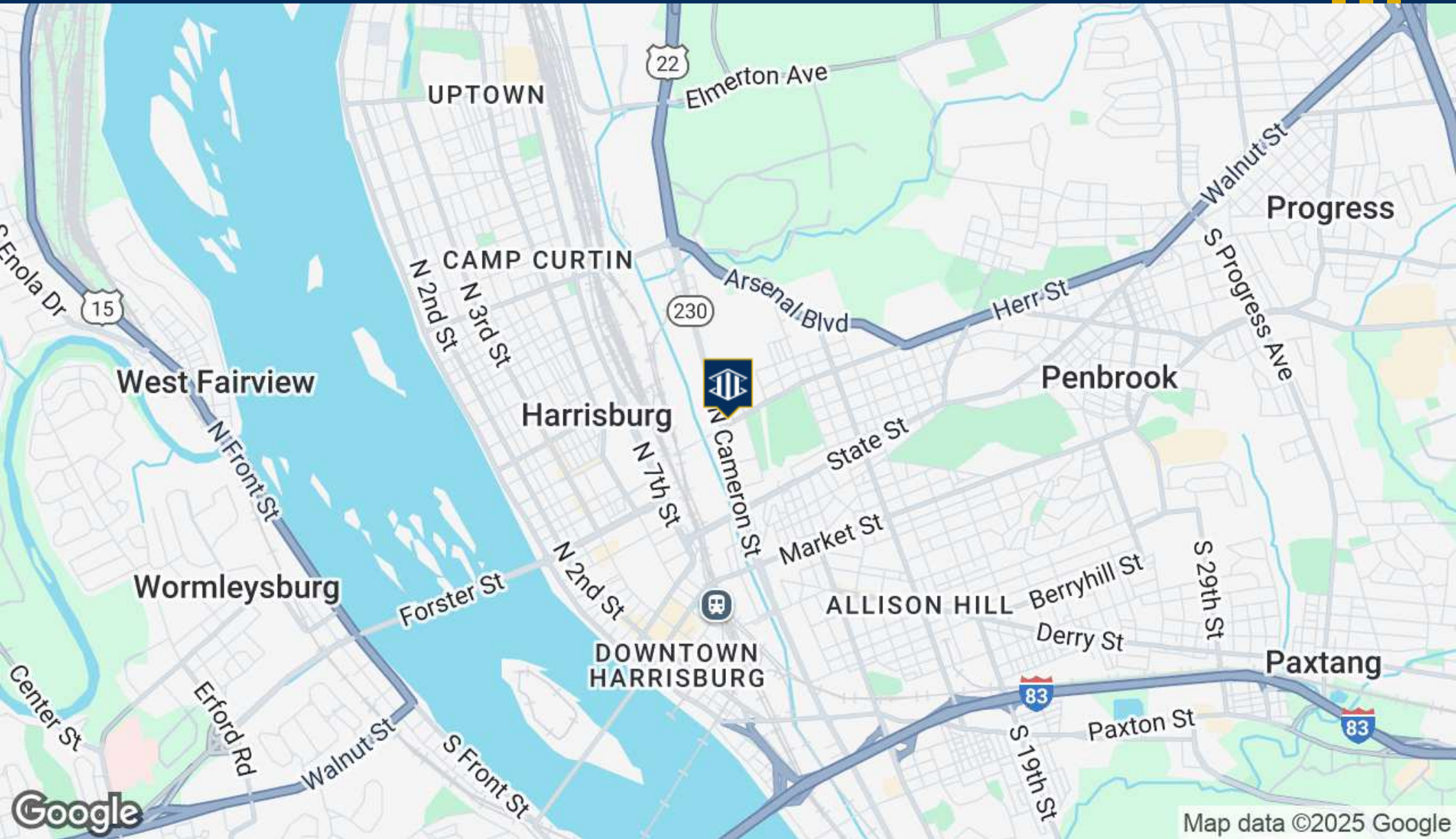


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# AREA OVERVIEW

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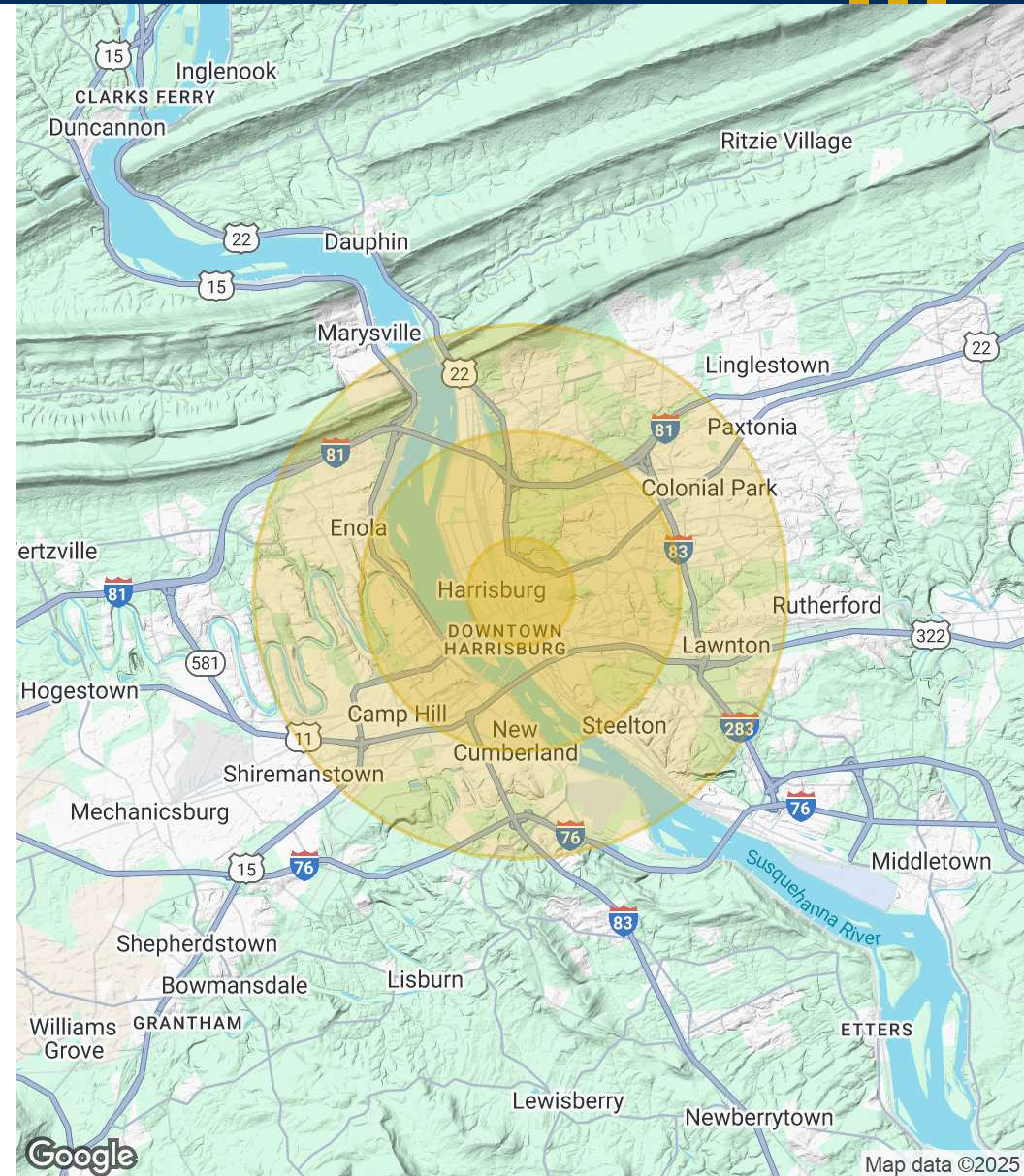
# DEMOGRAPHICS

1104 Herr St | Harrisburg, PA 17103

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,635	98,702	212,679
Average Age	37	39	41
Average Age (Male)	37	38	39
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,542	41,555	87,432
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$61,607	\$75,849	\$94,915
Average House Value	\$139,635	\$182,748	\$239,671

Demographics data derived from AlphaMap





# ADVISOR BIO

1104 Herr St | Harrisburg, PA 17103



## **Sam Hostetter**

Associate Advisor

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Sam joins our team excited to make new connections in the industry, learn the process, and begin hands-on work. He's ready to utilize his strong communication skills and creative decision-making process to adapt to the market. Sam was raised in the farming area around Mechanicsburg. In his personal time, Sam enjoys being outside with friends, whether he's hiking, running, toasting marshmallows around a campfire, or spending time on the water. He attends West Shore Free Church with his family.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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