



4012-4014 Victoria Ave
Harrisburg, PA 17109
Dauphin County, Lower Paxton Township

Prime development opportunity featuring two adjacent land parcels in Harrisburg, PA. Ideally located across from Take 5 Oil Change and between Ashley Furniture and Lowe's just off Union Deposit Road, this site sits within a well-established commercial corridor surrounded by national retailers and everyday conveniences. The property offers excellent accessibility, strong traffic counts, and convenient access to major roadways, making it an outstanding opportunity for investment or future development in one of the area's most desirable commercial locations.

Total Acres Available	0.84 AC
Topography	Gently sloping
Date Available	Immediately
Price	\$250,000

Zoning

General Commercial which permits auto, boat or mobile home sales, bakery, beverage distributor, car wash, construction company or tradesperson's headquarters, exercise club, financial institution, laundromat, office, personal service, restaurant, retail store and more.

Demographics

Radii	Population	Households	Household Income
1	10,995	4,744	\$71,696
3	92,731	36,528	\$78,270
5	186,039	76,700	\$89,235
Traffic Count:		18,597 ADT on Union Deposit Road	

Land Information

Acres	0.84 AC
Total Acres Available	0.84 AC
Land SF	36,590
Fencing	None
Frontage	Over 230' along Victoria Ave
Parking	TBD
Topography	Gently sloping
Historic District	No
Flood Zone	No
Tax Parcel Number	35-075-001 and -002

Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

For Sale	Yes
For Lease	No
Price	\$250,000
Real Estate Tax	Approximately \$3,262 annually (2026) • Includes house (uninhabitable) at 4014 Victoria Ave
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Home on 4014 Victoria Ave is included in the sale (needs to be demolished).







Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.