



Multi-Family Investment Portfolio

902 N 3rd Street, 515 N 2nd Street, 203 State Street
Harrisburg, PA



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Overview



OFFERING SUMMARY

New multi-family styled investment opportunity available in the growing market of Harrisburg, PA. The offering consists of three (3) properties within Harrisburg City that totals +/- 15,622 square feet. Each property consists of three (3) stories and offers a mix of available rooms or apartments to lease.

Situated within a half mile radius, the three (3) properties fall into the zoning districts Neighborhood and Riverfront. These zoning districts permit various residential and commercial uses. The portfolio is located steps from the Capitol Complex, across from The State Museum of Pennsylvania along with local businesses and restaurants along Second Street. All major highways are easily accessible from Downtown Harrisburg.

Property Details



	902 N 3 rd Street	515 N 2 nd Street	203 State Street
APN	05-030-012	04-017-001	04-018-004
PROFORMA	\$65,010.00	\$138,072.00	\$57,120.00
PROPERTY TAXES	\$2,917.62	\$13,951.01	\$3,187.82
SQUARE FOOTAGE	4,280 SF	7,824 SF	3,518 SF
# STORIES	3	3	3
# UNITS	13 Rooms	2 Apartments & 20 Rooms	11 Rooms
LAYOUT	1 Bathroom & 1 Kitchen per floor	All units have private bath	1 Bathroom per floor
ZONING	Commercial Neighborhood, National Historic District, Municipal Historic District-Architectural Conservation Overlay District (ACOD)	Commercial Neighborhood, National Historic District, Municipal Historic District – Olde Harrisburg	Riverfront, National Historic District, Municipal Historic District – Olde Harrisburg

Additional Photos

902 N 3RD STREET



Additional Photos

515 N 2ND STREET



Additional Photos

203 STATE STREET



Area Overview

DAUPHIN COUNTY

Dauphin County, located in the heart of Pennsylvania, has a rich history, culture, and economic vitality. Adjacent to the state capital, Harrisburg, its proximity to major transportation arteries like Interstate 81 and Interstate 83 positions it as a pivotal hub within the region. Its scenic landscapes, including the Susquehanna River, complement its urban amenities, making it an attractive destination for residents and visitors alike.

The county's economy is diverse, fueled by sectors ranging from healthcare and education to manufacturing and agriculture. With the presence of renowned medical centers, educational institutions like Penn State Harrisburg, and a robust industrial base, Dauphin County offers a dynamic environment for businesses to thrive.

The area features a vibrant downtown scene in Harrisburg, scenic riverfront parks, and cultural attractions such as the Whitaker Center for Science and the Arts, the National Civil War Museum, and Hersheypark. These amenities, combined with a favorable cost of living and business-friendly environment, make Dauphin County an ideal location for companies looking to expand or establish a presence in Central Pennsylvania.

METRO MARKETS

New York	171 mi
Washington, DC	117 mi
Philadelphia	106 mi
Baltimore	78 mi

