



Medical Office Condominium

FOR SALE

891 S ARLINGTON AVENUE, HARRISBURG



MEDICAL OFFICE CONDOMINIUM

FOR SALE



OFFERING SUMMARY

Available SF	2,600 SF
Sale Price	\$275,000
Price per SF	\$115.00
Property Taxes	\$6,348
APN	35-067-055
Zoning	Research Office
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY OVERVIEW

Medical office condominium spanning approximately 2,600 SF on the main level, complemented by an additional 500 SF mezzanine section. Featuring an appealing medical layout, perfect for physicians or any professional office user. Current configuration boasts four private exam rooms, each equipped with individual restrooms, alongside a spacious waiting area, cozy break area, private meeting rooms, & various other amenities

Prime location adjacent to UPMC's Community General Campus, offering unparalleled convenience. With easy access to major transportation routes including I-83, I-81, and Route 22, it provides seamless connectivity for commuters and visitors alike.

PROPERTY HIGHLIGHTS

- Ample on-site parking for employees and clients
- Property has ADA accessibility, ensuring inclusivity & ease of access for all clients
- \$4,921.60 annual condo fee includes exterior building, parking area maintenance & snow removal
- Convenient access to

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

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PROPERTY DETAILS

Number of Buildings	1
Building Size	18,729 SF
Lot Size	0.25 Ac
Building Class	B
Tenancy	Single
Number of Floors	2
Restrooms	5
Parking	Ample On-site ± 85 spaces
Year Built Renovated	1984 2024

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	200 Amp
HVAC	Electric Heat Pump Central AC
Sprinklers	No
Security	Yes
Signage	Monument

MARKET DETAILS

Cross Streets	S Arlington Ave & Londonderry Rd
Traffic Count at Intersection	50,389 ADT @ I-83N
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Research Office

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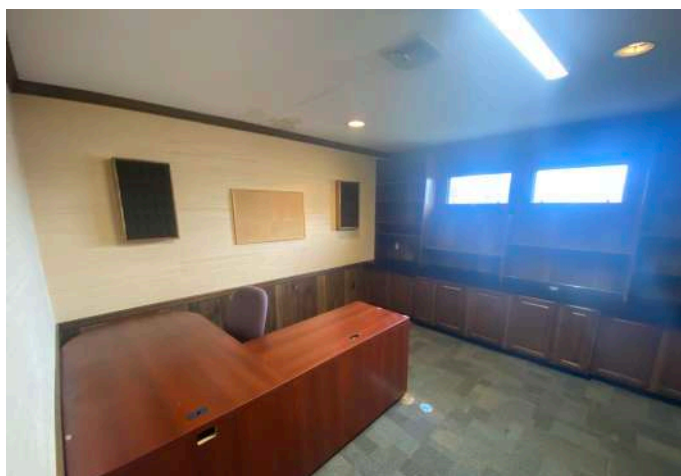
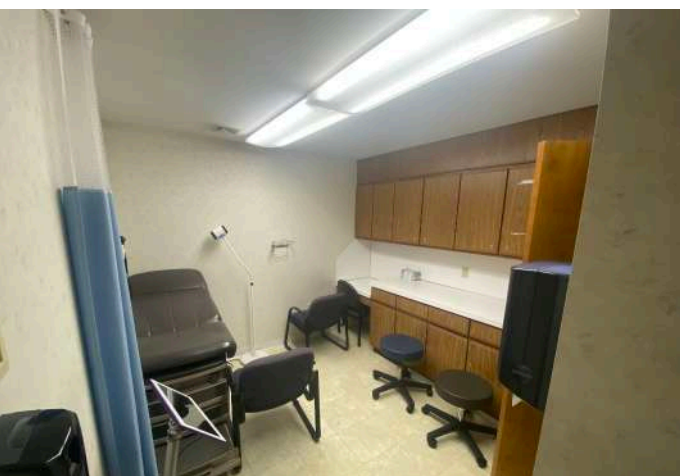
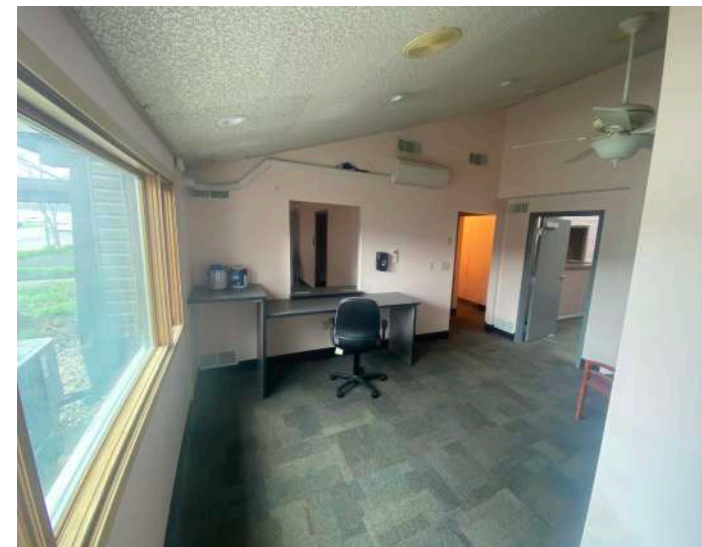
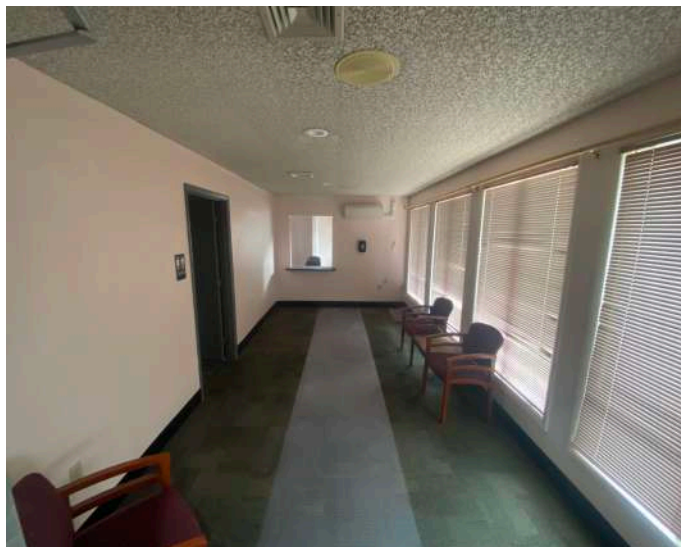
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ADDITIONAL PHOTOS



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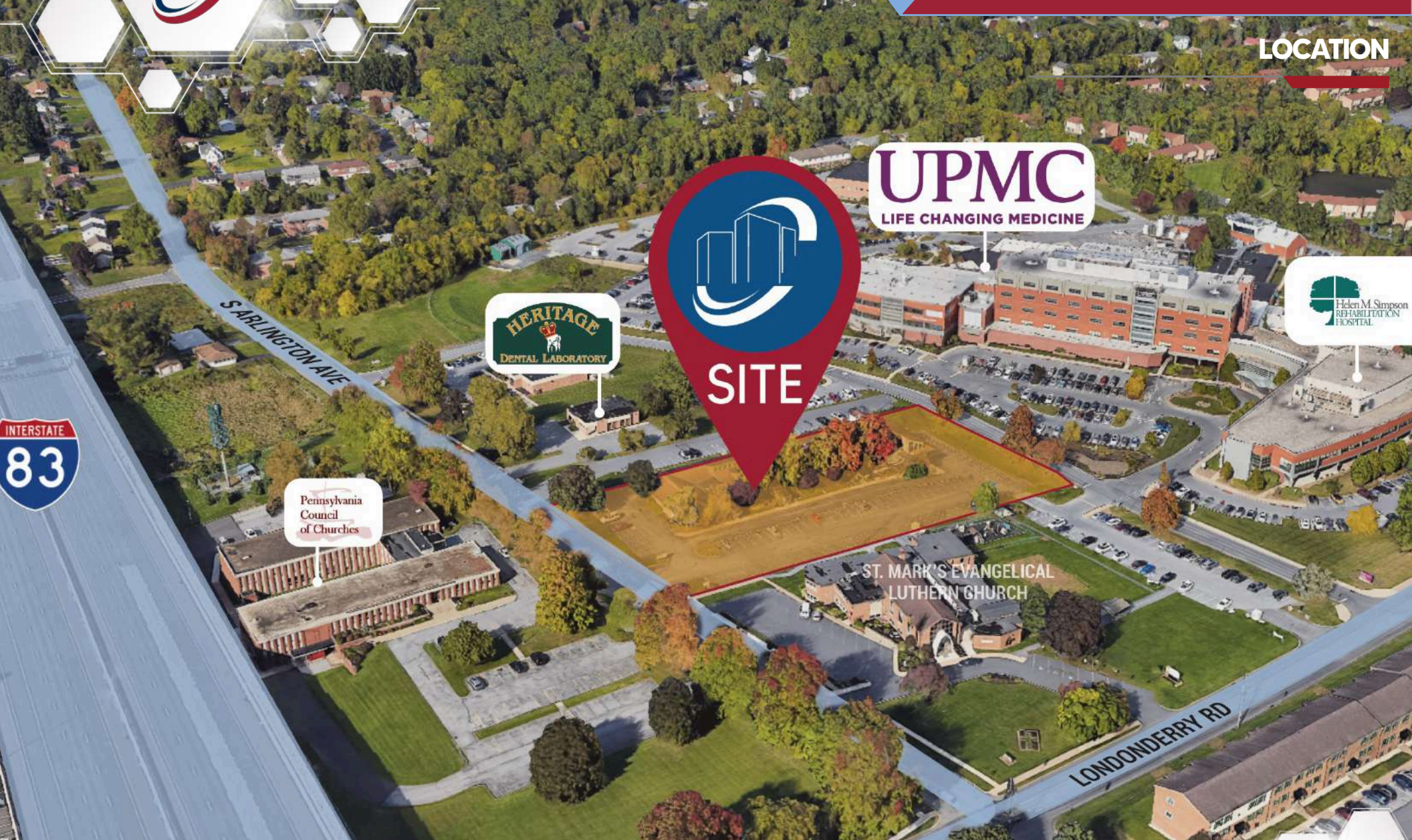
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LOCATION



UPMC
LIFE CHANGING MEDICINE

HERITAGE
DENTAL LABORATORY

Pennsylvania
Council
of Churches

Helen M. Simpson
REHABILITATION
HOSPITAL

ST. MARK'S EVANGELICAL
LUTHERAN CHURCH

LONDONDERRY RD

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AREA



CENTRAL DAUPHIN
MIDDLE SCHOOL



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DEMOGRAPHICS

POPULATION

1 MILE	10,893
3 MILE	92,046
5 MILE	189,814

HOUSEHOLDS

1 MILE	4,795
3 MILE	36,905
5 MILE	78,575

AVERAGE HOUSEHOLD INCOME

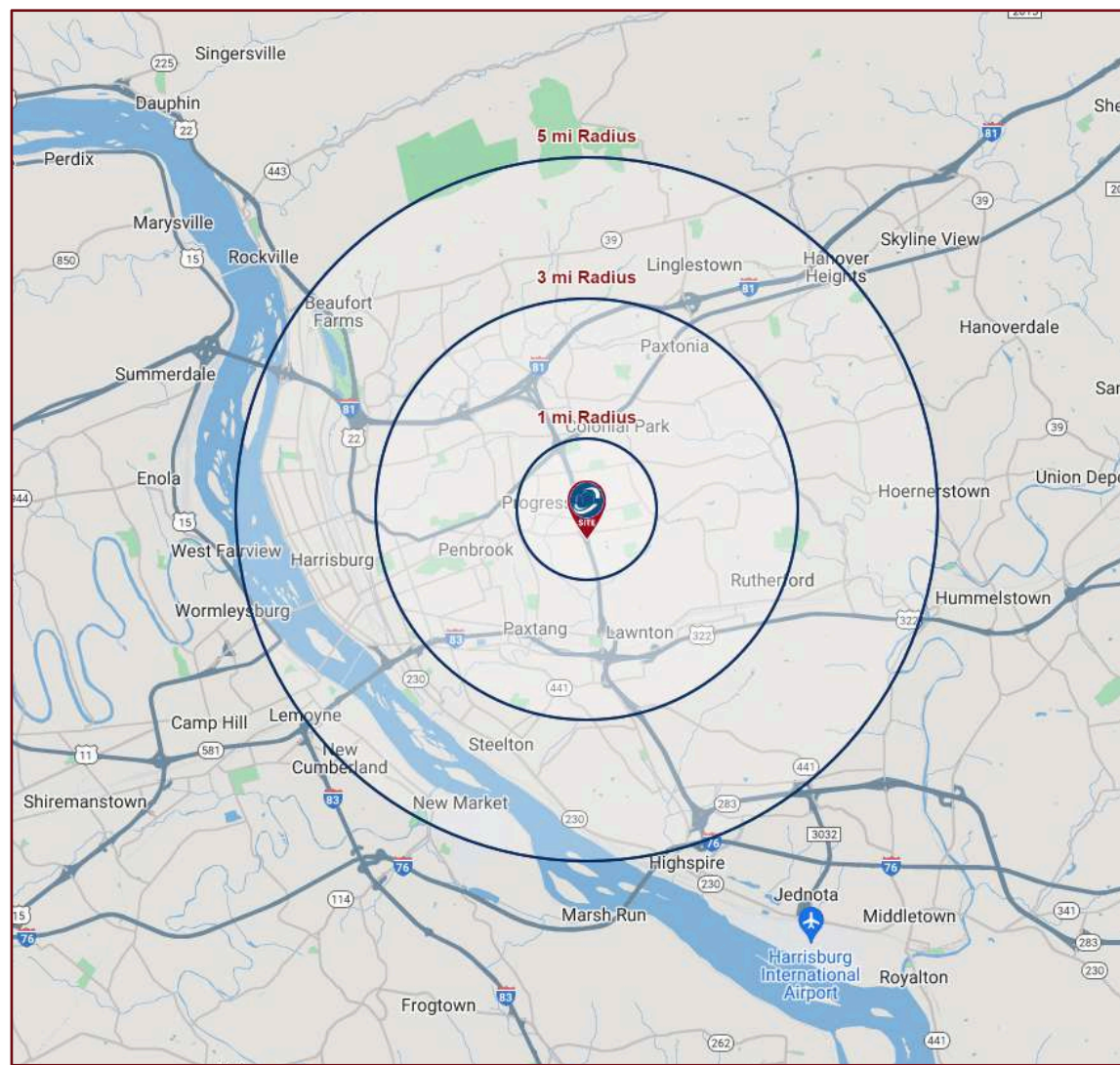
1 MILE	\$80,637
3 MILE	\$88,974
5 MILE	\$98,131

TOTAL BUSINESSES

1 MILE	525
3 MILE	3,549
5 MILE	8,235

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	8,678
3 MILE	51,142
5 MILE	124,725



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AREA OVERVIEW

COLONIAL PARK - The community of Colonial Park is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.

UNION DEPOSIT - Nestled near the vibrant city of Harrisburg, the community of Union Deposit offers an enticing proposition for savvy business investors seeking strategic opportunities in a burgeoning market. Boasting a prime location with easy access to major transportation arteries like Interstate 83, Interstate 81, and the Pennsylvania Turnpike, Union Deposit serves as a gateway to a vast consumer base and robust distribution networks. The area has witnessed significant commercial development, featuring a diverse array of retail centers, dining establishments, and service-oriented businesses. With a keen focus on demographic insights and market dynamics, investors can capitalize on Union Deposit's dynamic consumer landscape, tailoring their offerings to meet evolving demands. Moreover, by staying attuned to economic trends and regulatory nuances, investors can navigate the business landscape with confidence, ensuring compliance while maximizing growth opportunities. Engaging with the local community and forging meaningful connections further enhances the prospects for success.

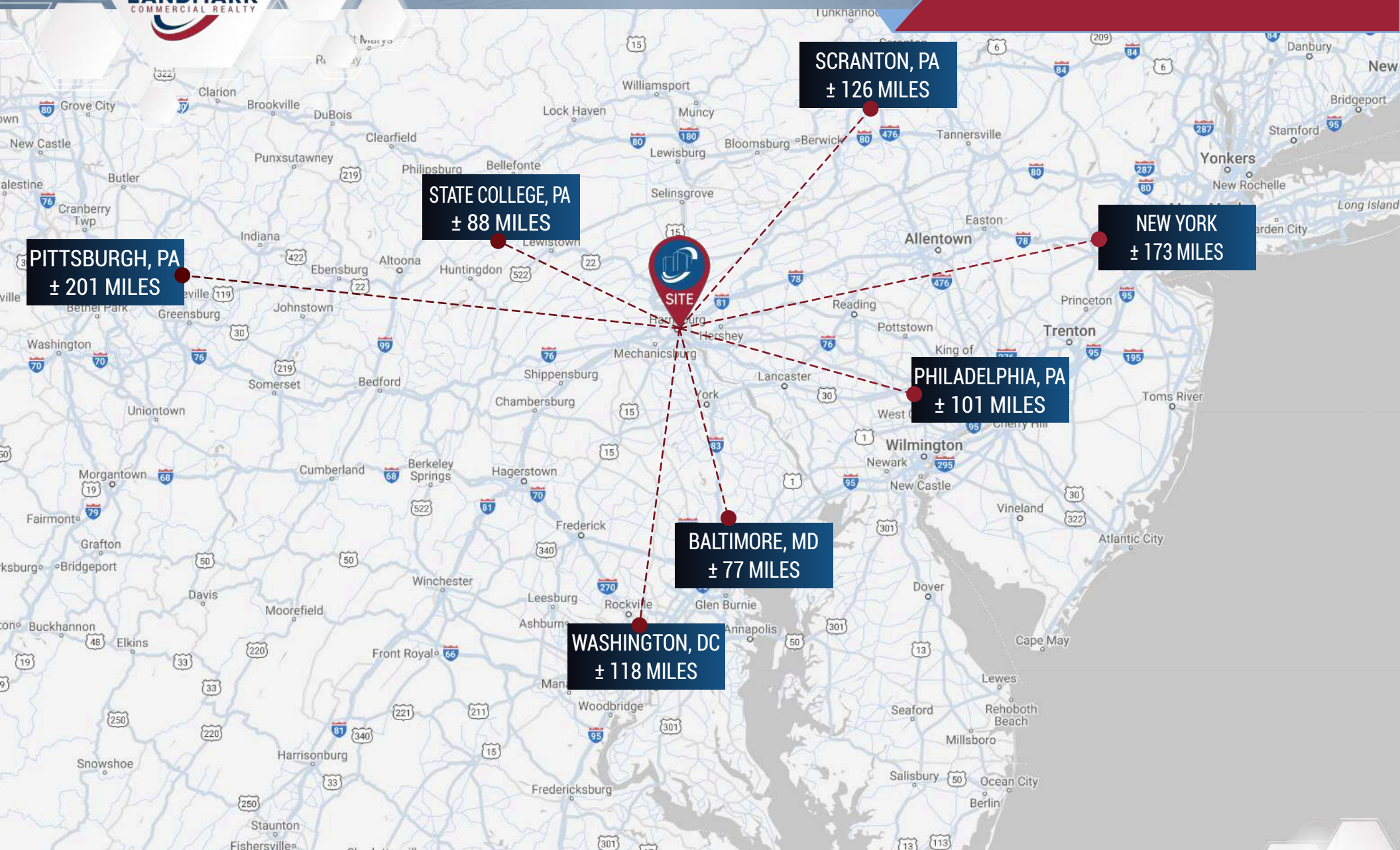


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.