



TCN
COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

618-620 N 2ND STREET, HARRISBURG, PA

Mixed-Use Investment Opportunity

618-620 N 2ND STREET · HARRISBURG, PA 17101

MIXED-USE INVESTMENT OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Sale Price	\$470,000
Price per unit	\$117,500
Property Taxes (2026)	\$6,771.65
APN	04-025-003
Zoning	Commercial Neighborhood
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Prime Mixed-Use Investment in Downtown Harrisburg!

Located just steps from the PA State Capitol Complex, this highly visible building offers unmatched exposure in a thriving, high foot-traffic area. The property features leased ground-level restaurant space, plus 2 out of 3 leased upper-level apartments generating steady rental income. With its premier location and built-in revenue stream, this is a rare opportunity to secure a proven investment in the heart of the city.

PROPERTY HIGHLIGHTS

- Opportunity to increase below market rental rates.
- Local restaurant user occupied the space on 9/1/2025 and has expiration date of 8/31/2028 with two (2) 3-year options to renew.
- Two out of three apartments are currently leased, providing additional rental income opportunity.
- Located on a high visibility corner of 2nd Street, one of the most traveled streets in the city.



LANDMARK COMMERCIAL REALTY

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

P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	±5,250 SF
Lot Size	0.04 Ac
Building Class	B
Tenancy	Multi
Number of Floors	4
Restrooms	2 restaurant suite 1 per apartment unit
Parking	Street
Year Built Renovated	1920 2025

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat Rubber
Power	120v 240 Amp
HVAC	Central Air
Sprinklers	No
Signage	Yes

MARKET DETAILS

Cross Streets	N 2 nd St & North St
Traffic Count at Intersection	11,084 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Commercial Neighborhood

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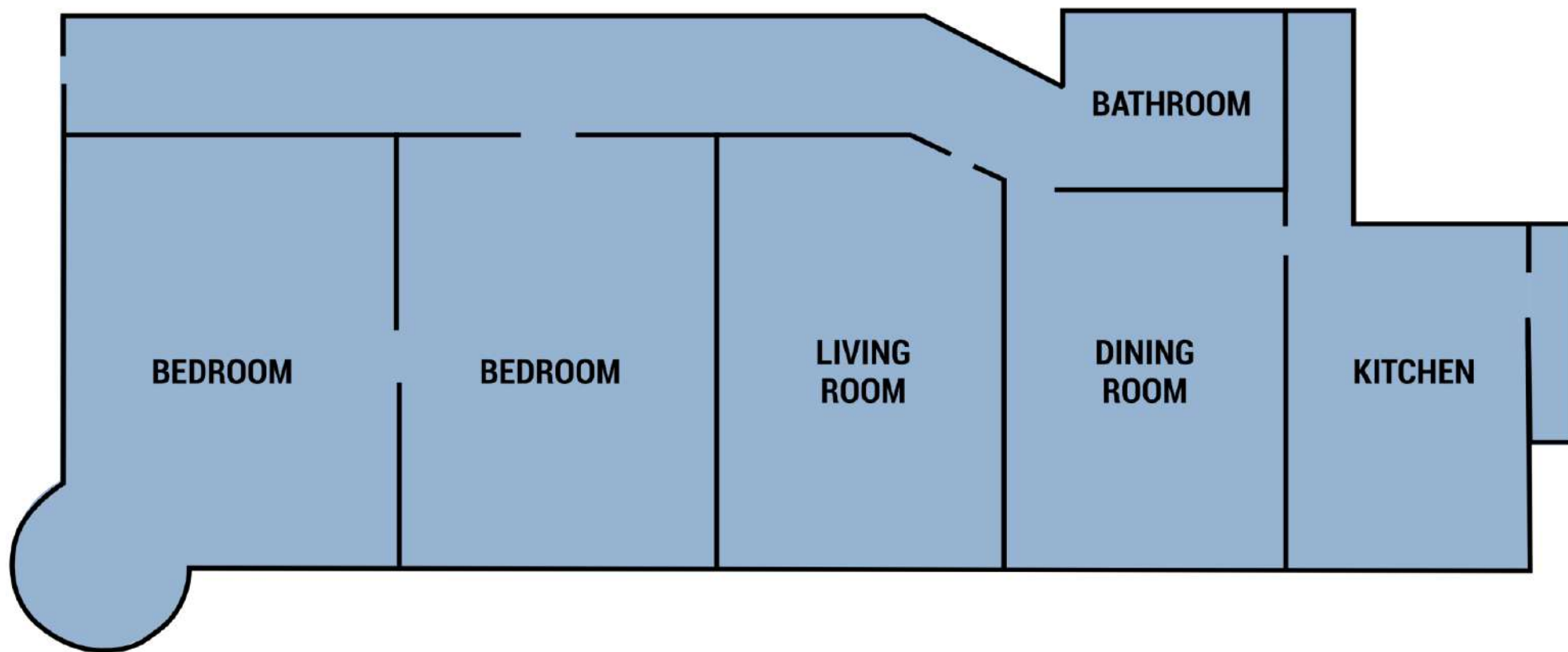
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APARTMENT FLOOR PLAN



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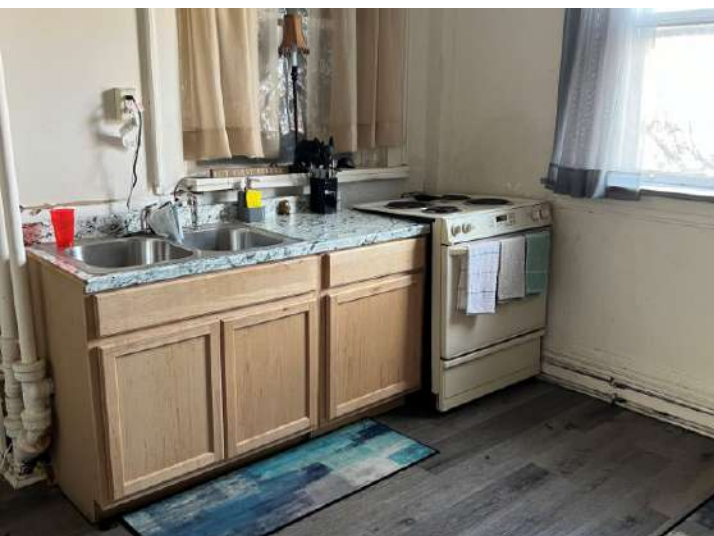


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APARTMENT UNIT



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FINANCIALS

CURRENT RENT ROLL

TENANT NAME	ANNUAL RENT	MONTHLY RENT
Commercial Space*	\$27,192.00	\$2,266.00
Apartment 1	\$11,400.00	\$950.00
Apartment 2	\$12,600.00	\$1,050.00
Apartment 3	VACANT	VACANT
TOTAL:	\$51,192.00	\$4,266.00

* Two (2) 3-year lease options. Current lease in-place from 9/1/2025 to 8/31/2028 with 3% annual increases

EXPENSES

COMPONENT	\$/YEAR
Trash	\$1,812.00
Water	\$2,280.00
Electric House Meter	\$360.00
Landlord License	\$50.00
Insurance	\$2,000.00
Maintenance	\$2,559.60
Management Fee (5%)	\$2,559.60
Property Taxes	\$6,771.65
TOTAL:	\$18,392.82

CURRENT NOI

\$32,799.15

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LOCATION



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AREA



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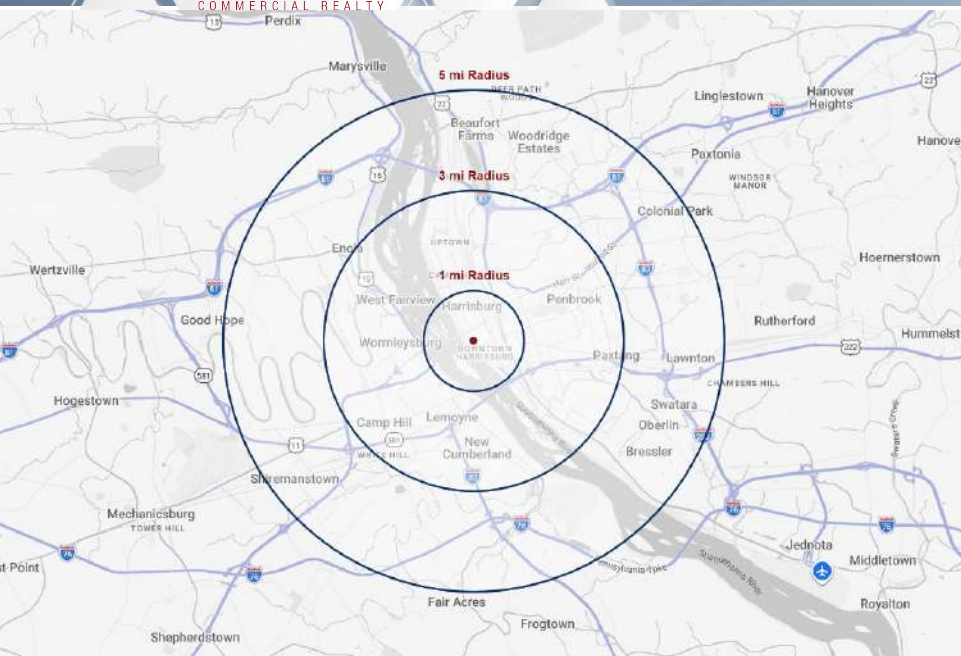
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LOCATION & DEMOGRAPHICS

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,316	104,424	206,464
Households	8,356	43,845	85,711
Average Household Income	\$73,756	\$86,646	\$98,873
Businesses	1,480	5,174	9,604
Employees	33,319	79,858	138,623



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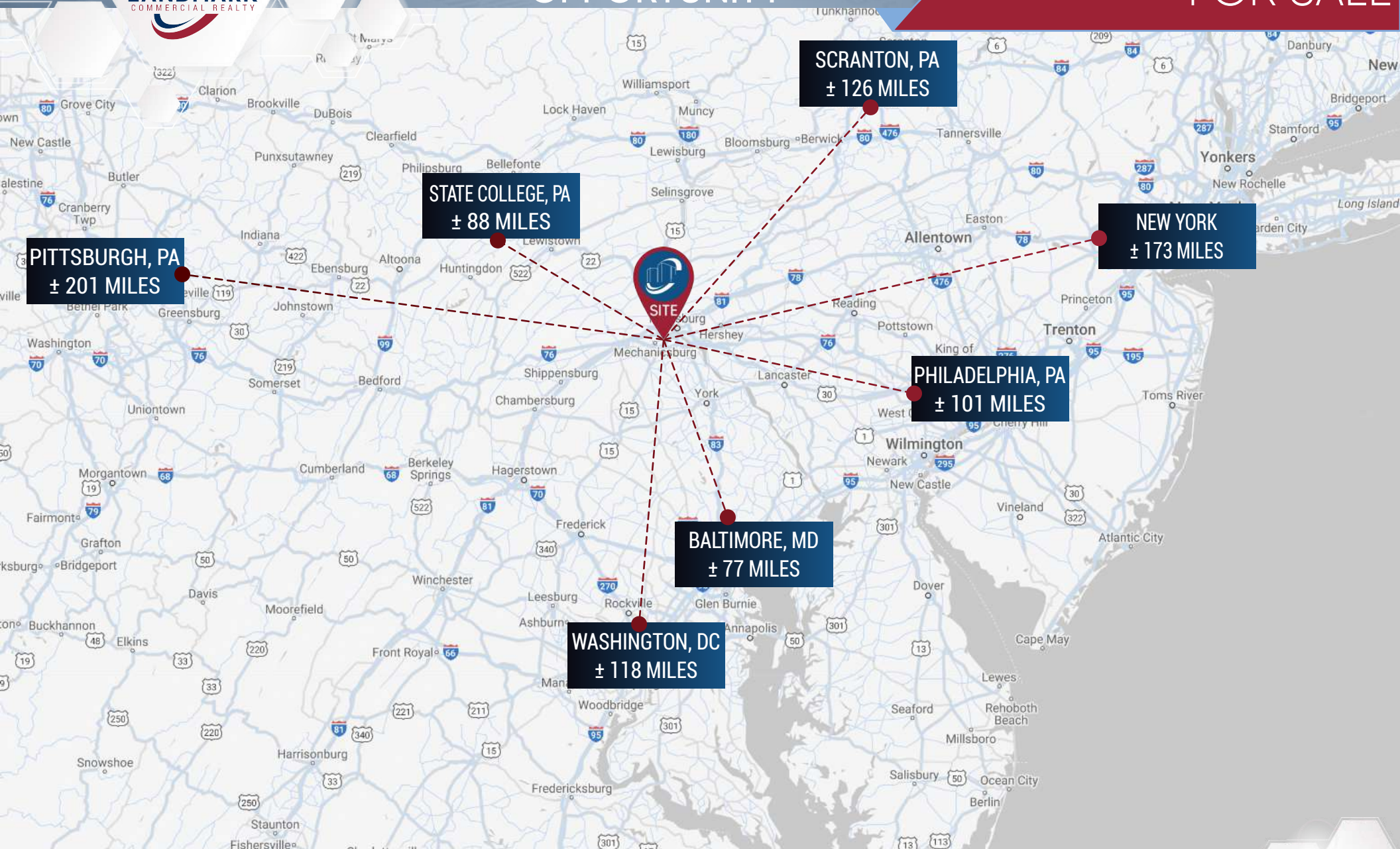
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney.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