

# SALE - FULLY LEASED MEDICAL OFFICE CONDOMINIUM

## OFFERING SUMMARY

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**Building SF:** 4,590 +/-  
**Sale Price:** \$425,000  
**Municipality:** Lower Paxton Township  
**Zoning:** BC - Business Campus



## PROPERTY OVERVIEW

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Medical office condominium in the attractive, well-maintained Northwood Office Complex. Conveniently located off of Linglestown Road, providing easy access to local amenities.

## PROPERTY HIGHLIGHTS

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- Professionally managed association
- Fully leased medical office condominium
- Well-known dermatology practice has occupied the space for over 20 years

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## PROPERTY DETAILS

<b>Condominium SF:</b>	4,590 +/-
<b>Sale Price:</b>	\$425,000
<b>Association Fee:</b>	\$2,675.00/quarter
<b>Association Pays:</b>	Management, grounds, snow removal, structural/exterior repairs, common area utilities, common area trash removal, insurance and funds reserve account.
<b>Landlord Pays:</b>	Sewer, condo fees, and taxes
<b>Tenant Pays:</b>	Water, janitorial, and electric
<b>Construction Type:</b>	Masonry
<b>Roof:</b>	Pitched shingle
<b>Lighting:</b>	Fluorescent and incandescent
<b>Ceiling Type:</b>	Suspended Tile
<b>Flooring:</b>	Carpet and tile over concrete
<b>Electric:</b>	200 Amp
<b>Water/Sewer:</b>	Public
<b>HVAC:</b>	Electric heat pump
<b>Restrooms:</b>	Three

Lease Abstract available with signed Confidentiality Agreement

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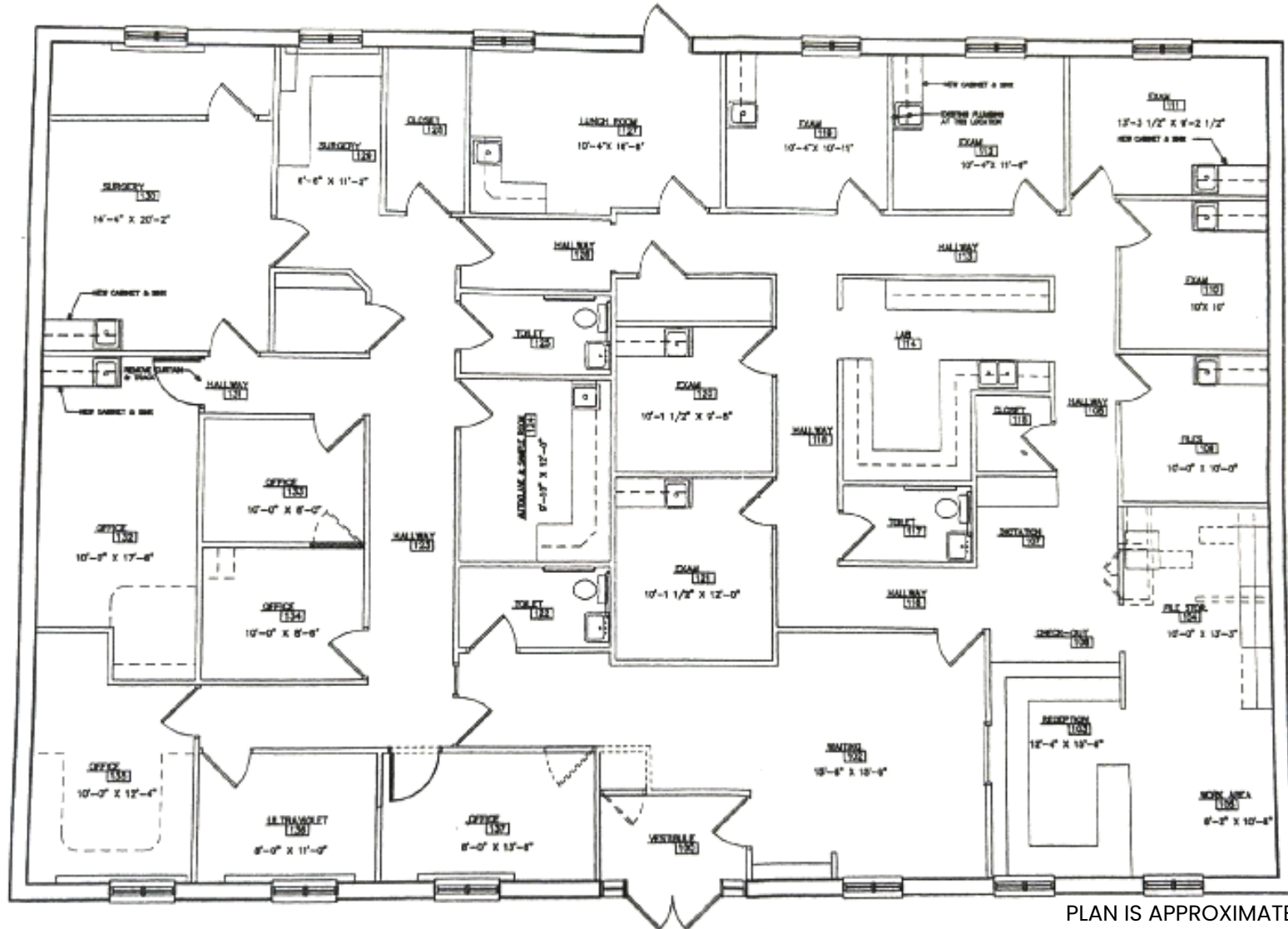
## TAX ASSESSMENT - UNIT 7



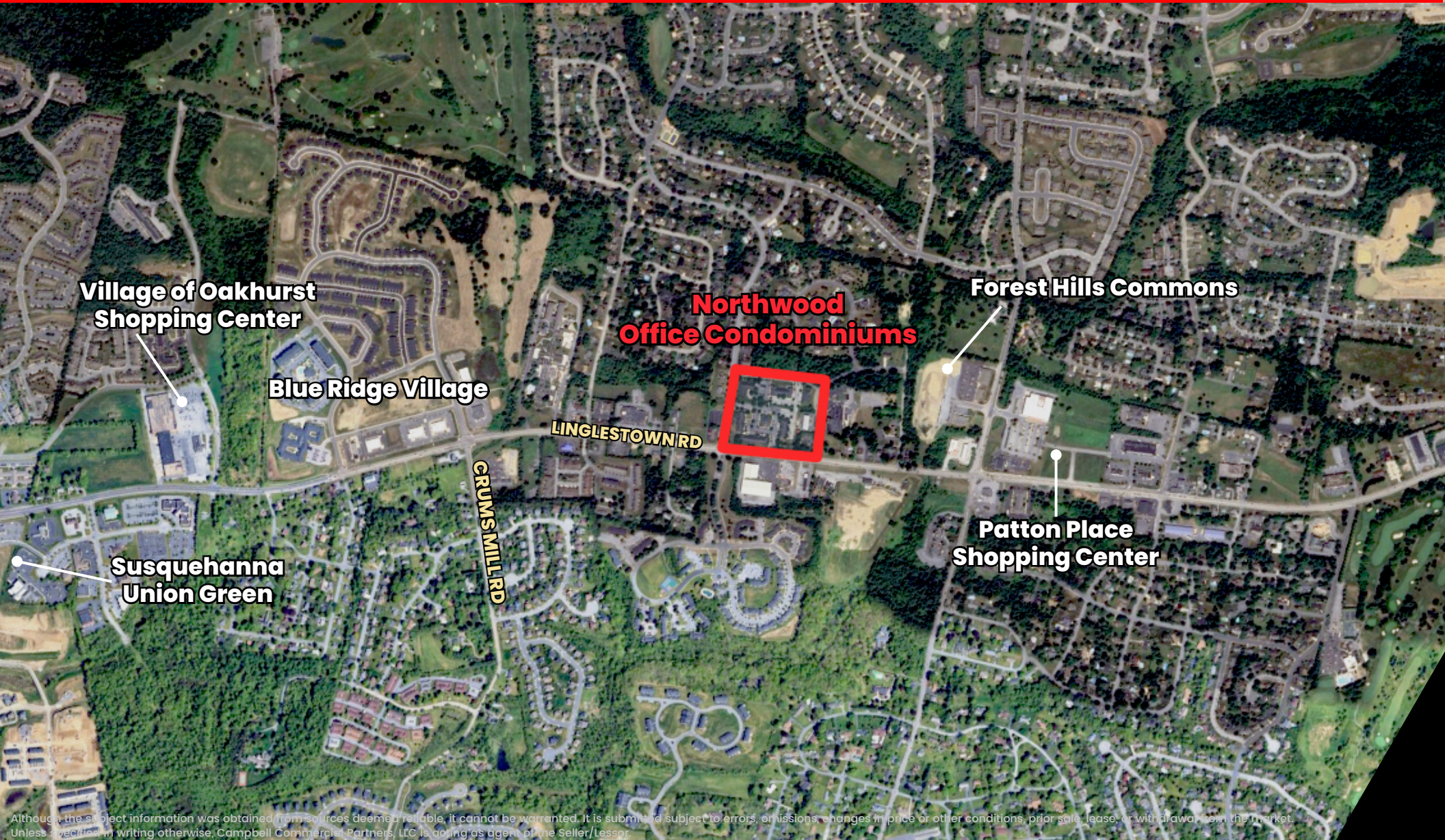
<b>PARCEL ID:</b>	<b>35-010-148-000</b>
<b>PROPERTY ADDRESS:</b>	<b>2213 Forest Hills Dr, Unit 7 Harrisburg, PA 17112</b>
<b>LAND VALUE:</b>	<b>125,800</b>
<b>BUILDING VALUE:</b>	<b>119,700</b>
<b>TOTAL VALUE:</b>	<b>245,500</b>
<b>MUNICIPALITY:</b>	<b>Lower Paxton Township</b>

TAXES					
<b>COUNTY:</b>	<b>\$245,500</b>	<b>x</b>	<b>0.00837600</b>	<b>=</b>	<b>\$2,056.31</b>
<b>LIBRARY:</b>	<b>\$245,500</b>	<b>x</b>	<b>0.00035000</b>	<b>=</b>	<b>\$85.93</b>
<b>MUNICIPAL:</b>	<b>\$245,500</b>	<b>x</b>	<b>0.00283500</b>	<b>=</b>	<b>\$695.99</b>
<b>SCHOOL:</b>	<b>\$245,500</b>	<b>x</b>	<b>0.01746390</b>	<b>=</b>	<b>\$4,287.61</b>
<b>TOTAL:</b>					<b>\$7,125.61</b>
<b>INDICATED MARKET VALUE:</b>	<b>\$245,500</b>	<b>x</b>	<b>2.31</b>	<b>=</b>	<b>\$567,105.00</b>

# FLOOR PLAN



# 2201 FOREST HILLS DR, UNIT 7, HARRISBURG



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**CAMPBELL**  
Commercial Partners LLC

525 N. 12th Street, Suite 203  
Lemoyne, PA 17043  
717.737.6161  
[www.acampbell.net](http://www.acampbell.net)

JESSICA GASPER  
717.979.5189  
[jessica@acampbell.net](mailto:jessica@acampbell.net)

ARTHUR CAMPBELL  
717.737.6161  
[art@acampbell.net](mailto:art@acampbell.net)