

MULTIFAMILY PROPERTY  
FOR SALE

5938 LINGLESTOWN ROAD |  
HARRISBURG, PA 17112

**Presented By:**  
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# PROPERTY DETAILS

5938 Linglestown Road | Harrisburg, PA 17112



## PROPERTY DESCRIPTION

This historic 3 bedroom, 1 bathroom house just west of the square in Linglestown presents an excellent opportunity for an investor looking to add to their single-family rental portfolio. There is significant value-add potential for the property, which has been partly updated but could benefit from further improvements.

## PROPERTY HIGHLIGHTS

- Single tenant rental property
- Significant value-add potential
- Metal roofing
- Excellent location

## LOCATION DESCRIPTION

Located just west of the town square, this property is across the street from the Mellow Minded Cafe and 1.2 miles off of I-81 at Exit 82.

## OFFERING SUMMARY

Sale Price:	\$225,000
Year Built:	1830
Number of Units:	1
Lot Size:	0.27 Acres
Building Size:	1,346 SF
Municipality:	Lower Paxton Twp
County:	Dauphin

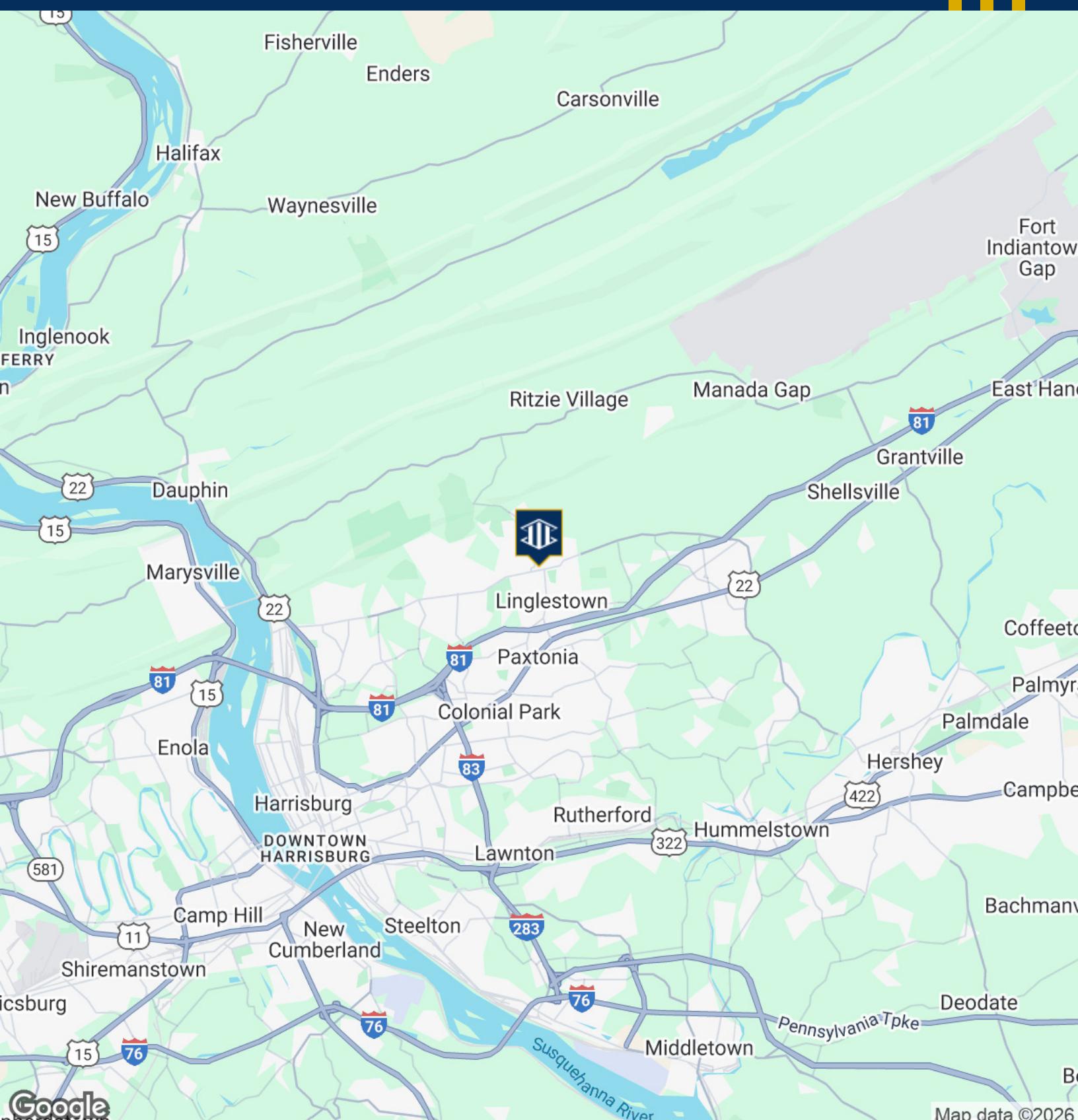
# PROPERTY PHOTOS

5938 Linglestown Road | Harrisburg, PA 17112



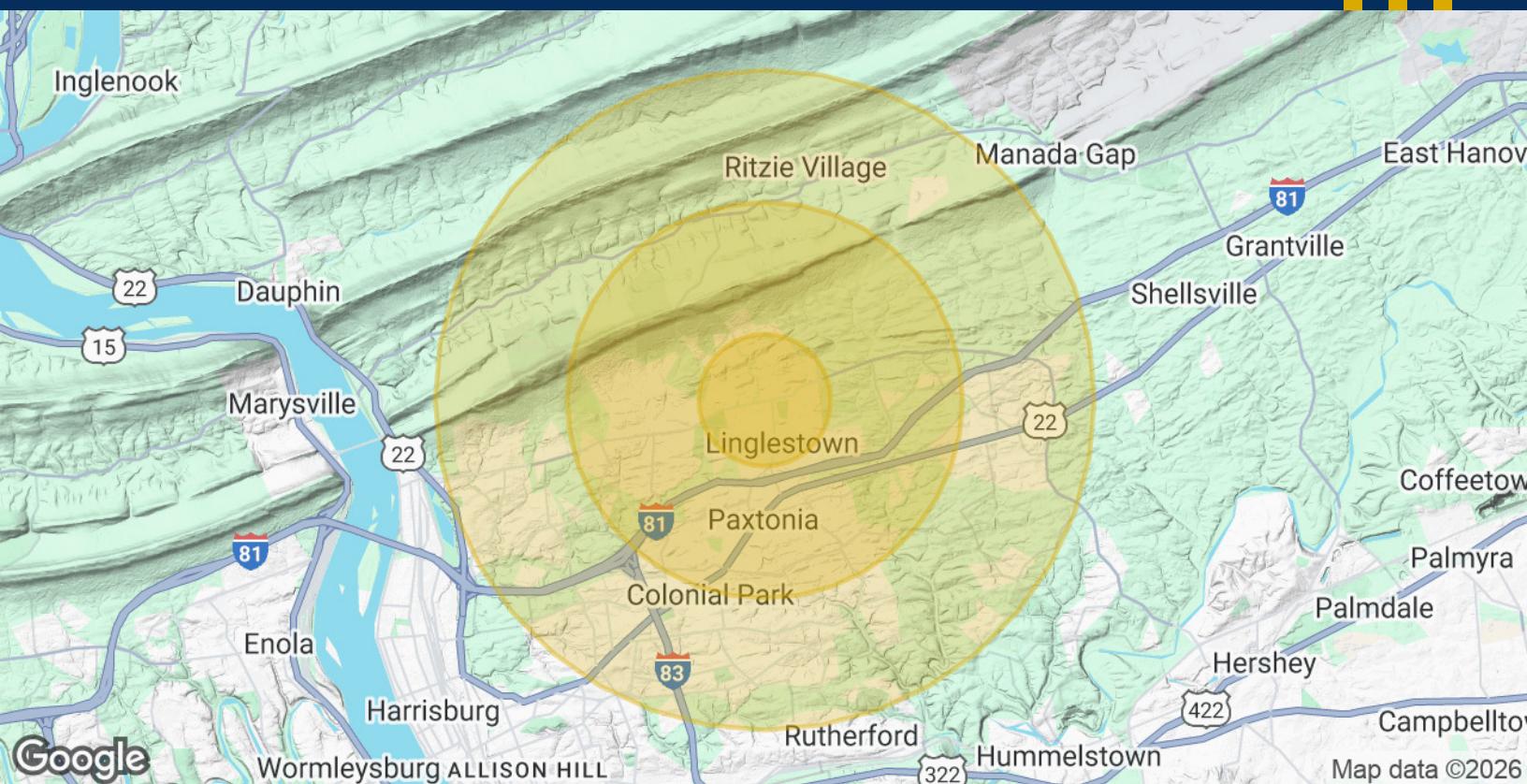
# AREA OVERVIEW

5938 Linglestown Road | Harrisburg, PA 17112



# DEMOGRAPHICS

5938 Linglestown Road | Harrisburg, PA 17112



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,574	34,571	89,182
Average Age	44	43	43
Average Age (Male)	43	42	41
Average Age (Female)	45	44	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,211	13,652	36,351
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,249	\$118,004	\$110,927
Average House Value	\$286,015	\$323,631	\$301,267

Demographics data derived from AlphaMap

# ADVISOR BIO

5938 Linglestown Road | Harrisburg, PA 17112



Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

## **Michael Kushner**

**CCIM**

Senior Advisor

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Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

# ADVISOR BIO

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Sam joins our team excited to make new connections in the industry, learn the process, and begin hands-on work. He's ready to utilize his strong communication skills and creative decision-making process to adapt to the market. Sam was raised in the farming area around Mechanicsburg. In his personal time, Sam enjoys being outside with friends, whether he's hiking, running, toasting marshmallows around a campfire, or spending time on the water. He attends West Shore Free Church with his family.

## Sam Hostetter

Associate Advisor

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# LEGAL

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