


INVESTMENT
FOR SALE

55 S. PROGRESS AVENUE
HARRISBURG, PA 17109



Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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55 S. PROGRESS AVENUE

PROPERTY DETAILS

FOR SALE

\$900,000

OFFERING SUMMARY

Sale Price	\$900,000
Lot Size	0.64 Acres
Building Size	7,560 SF

PROPERTY SUMMARY

Address	55 S. Progress Avenue Harrisburg, PA 17109
Municipality	Susquehanna Township
County	Dauphin County
Tax Parcel #	62-037-217
Building Size	7,560 SF
Year Built	1984

PROPERTY HIGHLIGHTS

- 100% leased investment property
- Renovated suites in excellent condition
- Highly visible from signalized intersection of Route 22 and South Progress Avenue
- Easily accessible to I-81 and I-83

PROPERTY DESCRIPTION

7,560 SF investment property available for sale. The fully leased property is constructed over three (3) floors, each floor occupied by one tenant. Situated on the heavily traveled Progress Avenue and visible from the signalized intersection of Route 22 and South Progress Avenue. Minutes from the Pennsylvania State Capitol Complex, I-81 and I-83, and several national retailers along Route 22.

LOCATION DESCRIPTION

Property is located at a signalized intersection of Progress Avenue and Route 22. Minutes from the State Capitol Complex, Interstate 81 & Interstate 83.



BUILDING INFORMATION

Restrooms	Two (2)
HVAC	Forced hot air, central air
Roof	Pitched shingles/ flat rubber
Ceilings	Drop
Walls	Drywall
Elevators	None
Business ID Sign	Yes

UTILITIES & ZONING

Gas	Available
Water & Sewer	Public
Zoning	Mixed Use Corridor

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Operating Income			
Unit	Square Feet	Rent	Proforma
1	2,520	\$34,800.00	\$35,400.00
2	2,520	\$29,046.00	\$34,800.00
3	2,520	\$22,866.00	\$34,800.00
Total	7,560	\$86,712.00	\$105,000.00

Operating Expenses		
Expense	Rent	Proforma
Taxes	\$13,148.08	\$13,148.08
Electric	\$9,000.00	\$9,000.00
Insurance	\$1,435.00	\$1,435.00
Water/Sewer	\$2,563.11	\$2,563.11
Trash	\$1,573.72	\$1,573.72
Total Expenses	\$27,719.91	\$27,719.91



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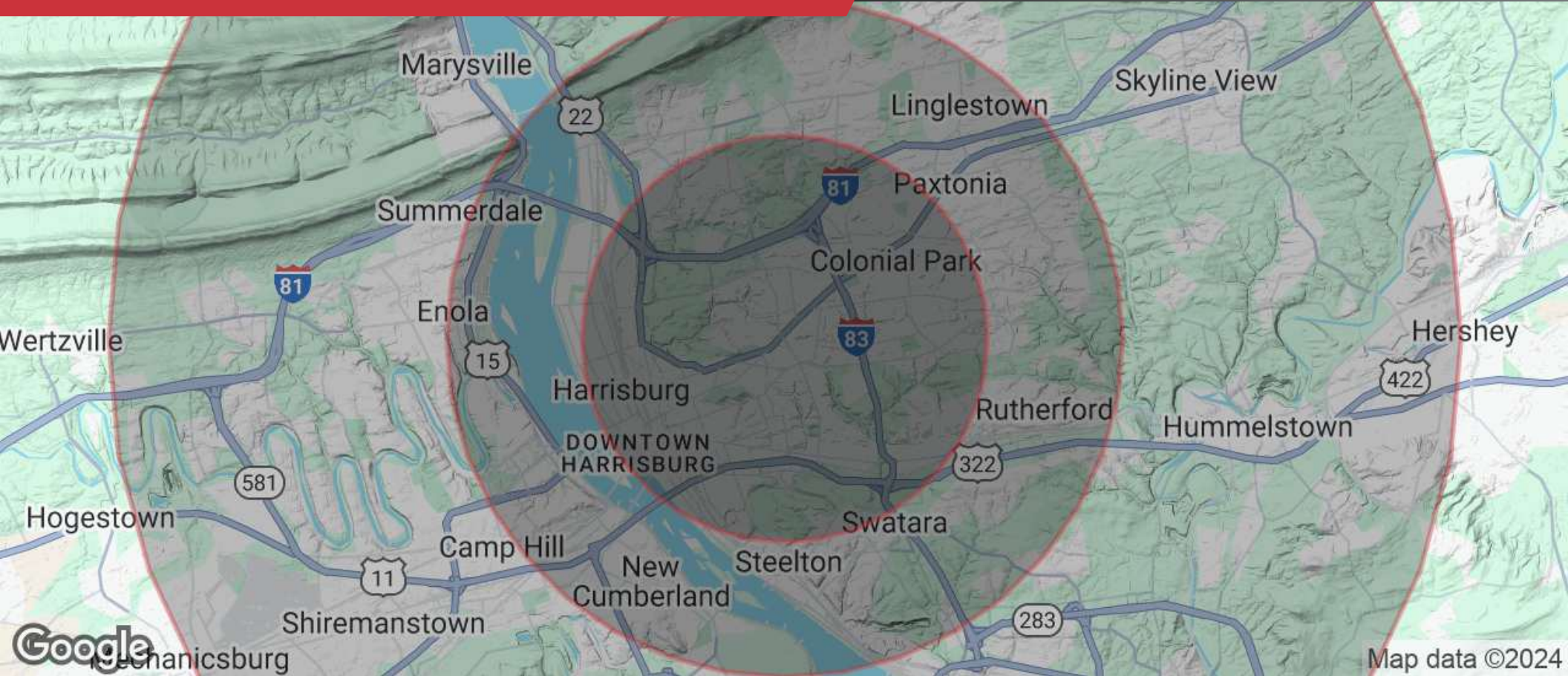
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55 S. PROGRESS AVENUE

DEMOGRAPHICS

FOR SALE

\$900,000



POPULATION

3 MILES	5 MILES	10 MILES
101,253	197,030	377,484



HOUSEHOLDS

3 MILES	5 MILES	10 MILES
41,683	81,580	154,189



INCOME

3 MILES	5 MILES	10 MILES
\$74,348	\$90,025	\$104,351

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