

Client Full

112 N Harrisburg St, Steelton, PA 17113

Active

Commercial Sale

\$595,000



Recent Change: **05/08/2024 : New Active : ->ACT**

MLS #: PADA2033636
Tax ID #: 59-009-016-000-0000
Ownership Interest: Fee Simple
Unit Entry Floor: 1
Sub Type: Special Purpose
Waterfront: No

Available SqFt: 7,216.00
Price / Sq Ft: 82.46
Business Use: Apartment Building, Banquet Facility/Lodge, Bed and Breakfast, Day Care Facility, Flex, Funeral Home, Health Club, Institutional, Medical, Professional, Religious Facility
Year Built: 1880
Property Condition: Good

Location

County: Dauphin, PA
MLS Area: Steelton Boro - Dauphin County (14057)
Subdiv / Neigh: STEELTON BOROUGH
Transportation: Airport less than 10 Miles, Bus Stop less than 1 mile
School District: [Steelton-Highspire](#)
High School: Steelton-Highspire Jr-Sr High School
Middle/Junior School: Steelton-Highspire Jr-Sr High School
Elementary School: Steelton-Highspire Elementary School

Association / Community Info

Property Manager: No
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$13,047 / 2022
School Tax: \$7,215 / Annually
County Tax: \$1,893 / Annually
City/Town Tax: \$3,939 / Annually
Clean Green Assess: No
Municipal Trash: Yes
Zoning: R-2 RESIDENTIAL
Zoning Description: Non-Conforming R-2
Tax Assessed Value: \$262,600 / 2023
Imprv. Assessed Value: \$113,800
Land Assessed Value: \$148,800
Historic: No
Land Use Code: C04

Commercial Sale Information

Business Type: Apartment Building, Banquet Facility/Lodge, Bed and Breakfast, Day Care Facility, Flex, Funeral Home, Health Club, Institutional, Medical, Professional, Religious Facility
Potential Tenancy: Multiple
Building Area Total: 7,216 / Estimated
Gross Schedld Income: \$40,100
Property Use: Owner User
Gross Income: \$40,100
Net Operating Income: \$40,100
Financial Data Source: Owner
Income Includes: Apartment Rentals

Expenses

Op. Expense Includes: Electric, Landscaping, Pest Control, Repair/Maintenance, Sewer, Water, Insurance, Snow Removal
Insurance: \$6,104
Maintenance: \$6,373
Annual Heating: \$5,564
Annual Gross Expense: \$39,232
Annual Electric: \$1,456
Trash: \$1,189
Other Expense: \$5,500

Building Info

Building Total SQFT: 7,216 / Estimated
Foundation Details: Stone
Building Classification: Class C
Construction Materials: Brick
Flooring Type: Carpet, Vinyl, Wood
Roof: Rubber, Slate

Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 2.73a / 118918sf / Estimated Road: 370 / Paved / Boro/Township
Fencing Y/N: Yes Lot Features: Front Yard, Level, Partly Wooded, Rear Yard, SideYard(s)

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces 2 Features: Off Site, Parking Lot, Paved Parking, Private
Car Parking Spaces 10
Total Parking Spaces 12

Interior Features

Interior Features: Accessibility Features: 32"+ wide doors, 36"+ wide Halls

Utilities

Utilities: Ductless/Mini-Split; Cooling Fuel: Electric; Electric Service: 200+ Amp Service, Circuit Breakers; Heating: Steam; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable, DSL

Remarks

Inclusions: Refrigerators and Ranges in all apartments.

Public: Grand building with 7,216 square feet for living space comprised of a funeral home formerly the Stone-Hall Funeral Home and eight residential rental units located on 2.73 acres with park like setting. Property parameter mostly all fenced featured majestic trees and a detached four bay garage and a RV parking stall. Property is a zoned non-conforming R-2 Residential. Constructed in 1880 for Bethlehem Steel executive and features high ceilings, wrap around porch, stunning oak woodwork, shadow boxes, trims and chandeliers. Beautiful ground with trees, lawns and paved parking to accommodate tenants and business. Property has great upside potential for investment and can accommodate various business uses. Grounds can be subdivided or developed. Use the building as office space while generating supplemental rental income from eight rentals each with separate electric meters. Property has lots to offer. Please call for additional information or to schedule a showing.

Directions

From Eisenhower Blvd., Swatara Township take Orchard towards Steelton; Turn right on Pine Street; Turn right onto N. Harrisburg Street to property on left.

Listing Details

Original Price: \$595,000 DOM: 3
Annual Rental Income: 100,520.00 Listing Terms: All Negotiation Thru Lister
Sale Type: Standard Lease Considered: No
Listing Term Begins: 05/08/2024 Documents Available: Other
Possession: Settlement
Acceptable Financing: Cash, Conventional
Disclosures: Exempt - Disclosure/Disclaimer
Other Equipment: Negotiable

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 2.5% Of Gross
Transaction Broker: 2.5% Of Gross Dual/Var Comm: Yes

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