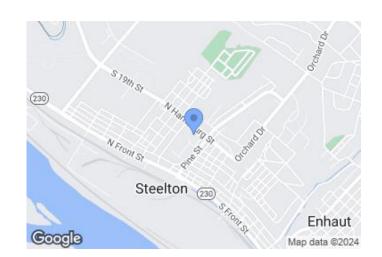
Client Full

Commercial Sale





7,216.00

82.46

1880

Good

Recent Change:

05/08/2024 : New Active : ->ACT

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

Available SqFt: Price / Sq Ft: Business Use:

> Year Built: Property Condition:

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

Non-Conforming R-2

School District: High School: Middle/Junior School: Elementary School: Steelton-Highspire

Religious Facility

Apartment Building, Banquet

Steelton-Highspire Jr-Sr High School Steelton-Highspire Jr-Sr High School Steelton-Highspire Elementary School

Facility/Lodge, Bed and Breakfast, Day

Care Facility, Flex, Funeral Home, Health

Club, Institutional, Medical, Professional,

Association / Community Info

No

Property Manager:

Zoning Description:

Taxos and Assossment

Association Recreation Fee: No

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

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: Building Area Total: Gross Schedld Income:	Multiple 7,216 / Estimated \$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: Insurance: Maintenance: Annual Heating:	Electric, Landscaping, Pest Control, Rep \$6,104 \$6,373 \$5,564	Annual Gross Expense: air/Maintenance, Sewer, Wa Annual Electric: Trash: Other Expense:	\$39,232 ater, Insurance, Snow Removal \$1,456 \$1,189 \$5,500
Building Info			
Building Total SQFT: Foundation Details:	7,216 / Estimated Stone	Building Classification: Construction Materials: Flooring Type: Roof:	Class C Brick Carpet, Vinyl, Wood Rubber, Slate

		Total Loading Docks: Total Levelers:	0
		Total Drive In Doors:	0
Lot			
Lot Acres / SQFT: Fencing Y/N:	2.73a / 118918sf / Estimated Yes	Road: Lot Features:	370 / Paved / Boro/Township Front Yard, Level, Partly Wooded, Rear Yard, SideYard(s)
Ground Rent			
Ground Rent Exists:	No		
Parking			
Truck/Trailer Parking S Car Parking Spaces	Spaces 2 10	Features: Off Site,	Parking Lot, Paved Parking, Private
Total Parking Space	es 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 apar	rtments.	
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

Listing Details				
Original Price: Annual Rental Income: Sale Type: Listing Term Begins: Possession:	\$595,000 100,520.00 Standard 05/08/2024 Settlement	DOM: Listing Terms: Lease Considered: Documents Available:	3 All Negotiation Thru Lister No Other	
Acceptable Financing:	Cash, Conventional			
Disclosures:	Exempt - Disclosure/Disclaimer			
Other Equipment:	Negotiable			
Compensation				
For more information about offers of compensation, see <u>BrightMLS.com/offer-comp</u> .				
Buyer Agency Comp: Transaction Broker:	2.5% Of Gross 2.5% Of Gross	Sub Agency Comp: Dual/Var Comm:	2.5% Of Gross Yes	

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