

MIDTOWN OFFICE BUILDING FOR SALE



1910 N 2ND STREET
HARRISBURG, PA 17102





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PROPERTY OVERVIEW

Great opportunity for a single-tenant office building or multifamily conversion with an outstanding Midtown/Olde Uptown location on the 2nd Street corridor. 3,658 SF building currently built out as a counseling office with off-street parking. Just blocks from the Governor's Residence and a short drive down Second or Front Street to midtown Harrisburg amenities. Residential Medium zoning presents the possibility of a grandfathered office use for a similar service or non-profit, community center, group home, or a conversion to multifamily.

PROPERTY HIGHLIGHTS

- Midsize office building in a prime 2nd Street corridor location
- Kitchen, conference room, full bathroom and off-street parking
- Ideal for conversion to multifamily

OFFERING SUMMARY

Building Size	3,658 SF
Sale Price	\$375,000
Price per SF	\$102.52
APN	11-006-008
Zoning	Residential Medium
Municipality	City of Harrisburg
County	Dauphin County

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Building Size	3,658 SF
Lot Size	0.08 AC
Property Subtype	Office
Building Class	B
Tenancy	Vacant
Number of Floors	3 floors + basement
Year Built	1900
Restrooms	Private
Parking Type	Off Street
Ceiling Height	8'
Ceiling Type	Acoustical Tile
Construction	Masonry
Roof	Shingle
Lighting	Fluorescent
Power	120/240
HVAC	Central
Sprinklers	No
Security	Yes
Signage	Can be installed
Submarket	Midtown Harrisburg



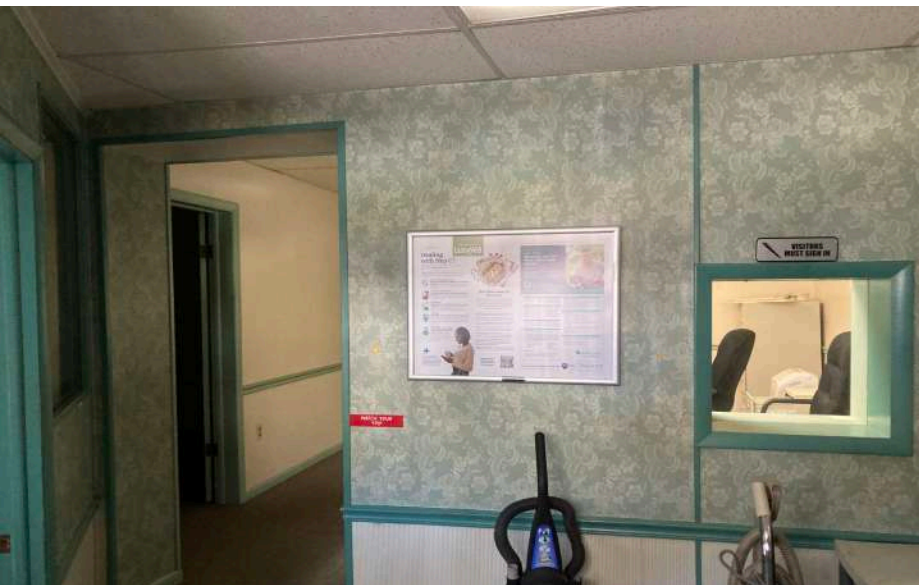
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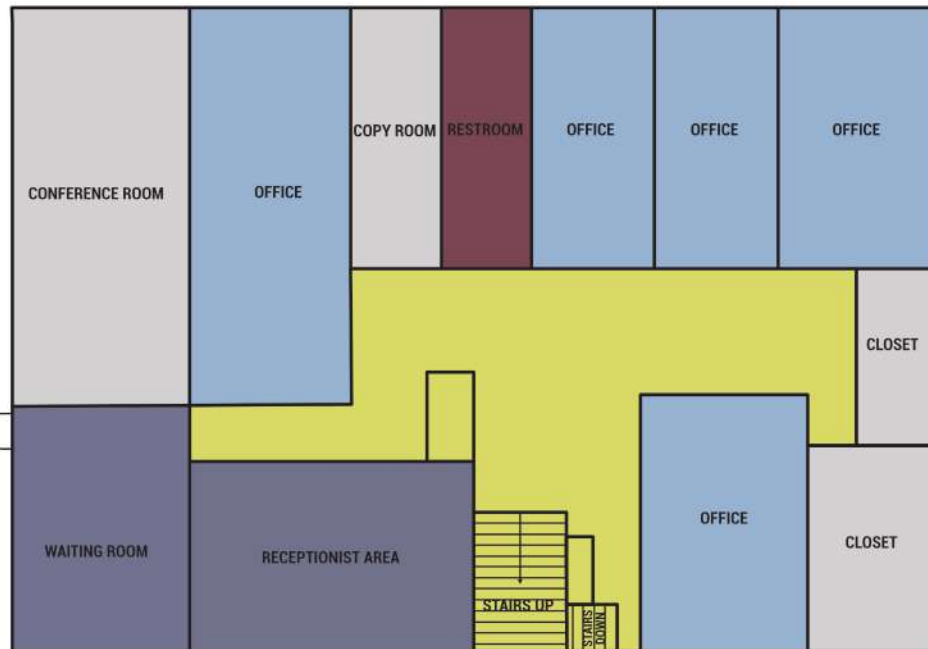
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ADDITIONAL PHOTOS

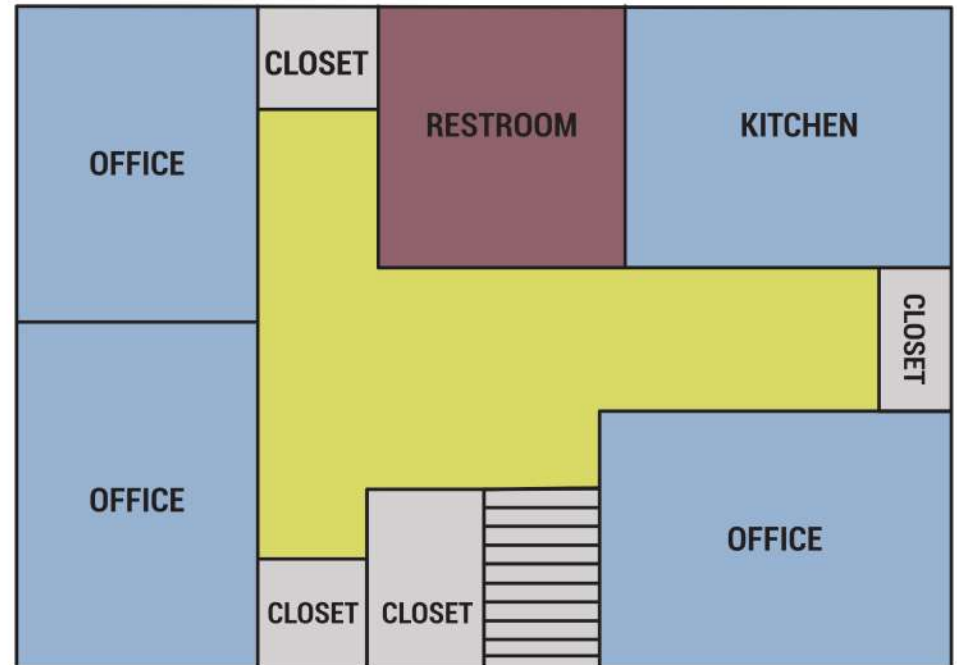


FLOORPLANS

FIRST FLOOR



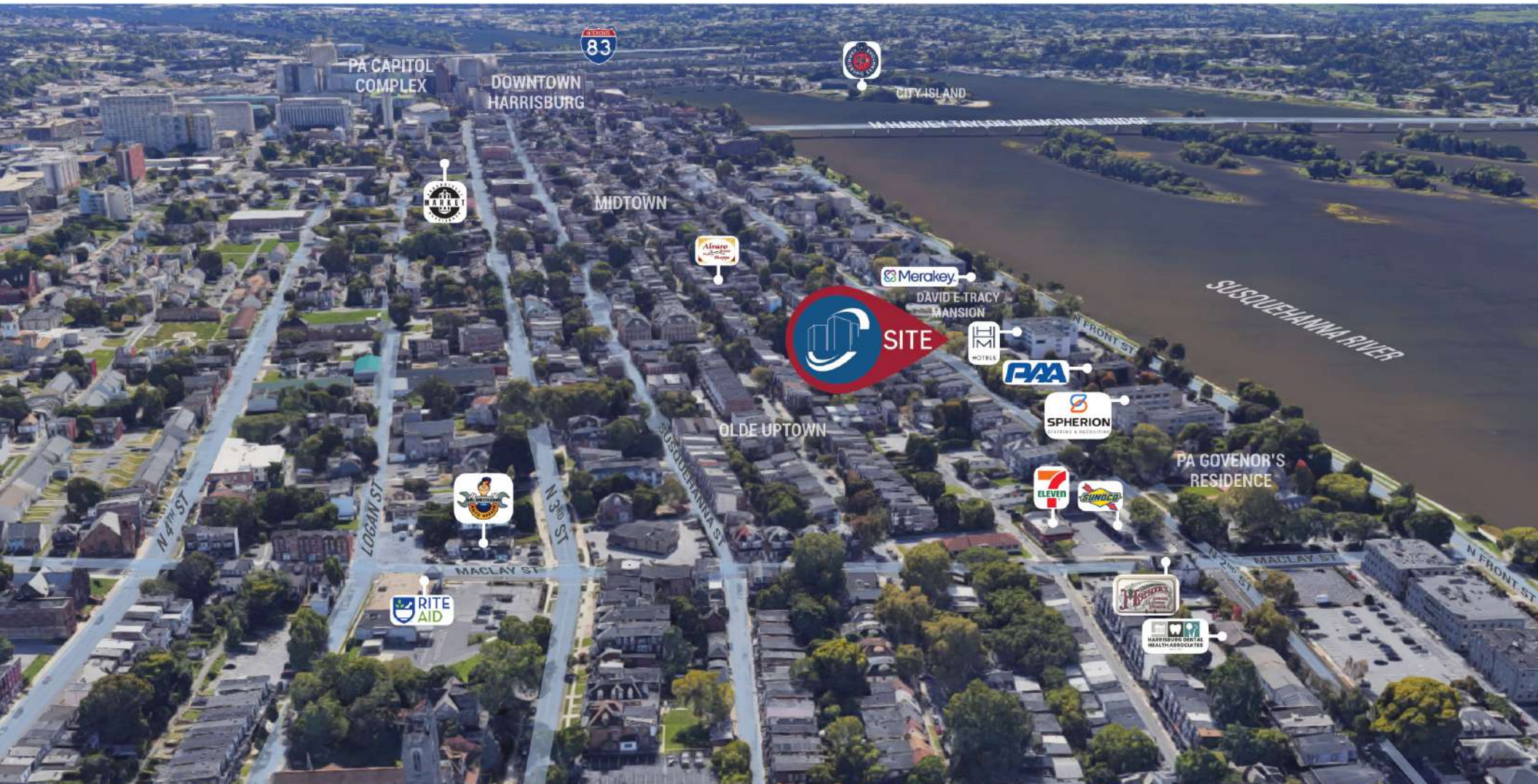
SECOND FLOOR



LOCATION AERIAL



REGIONAL AERIAL



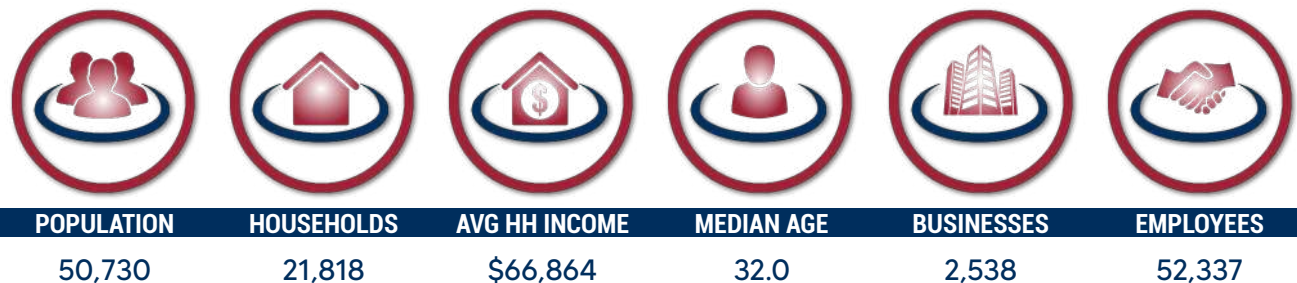
AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

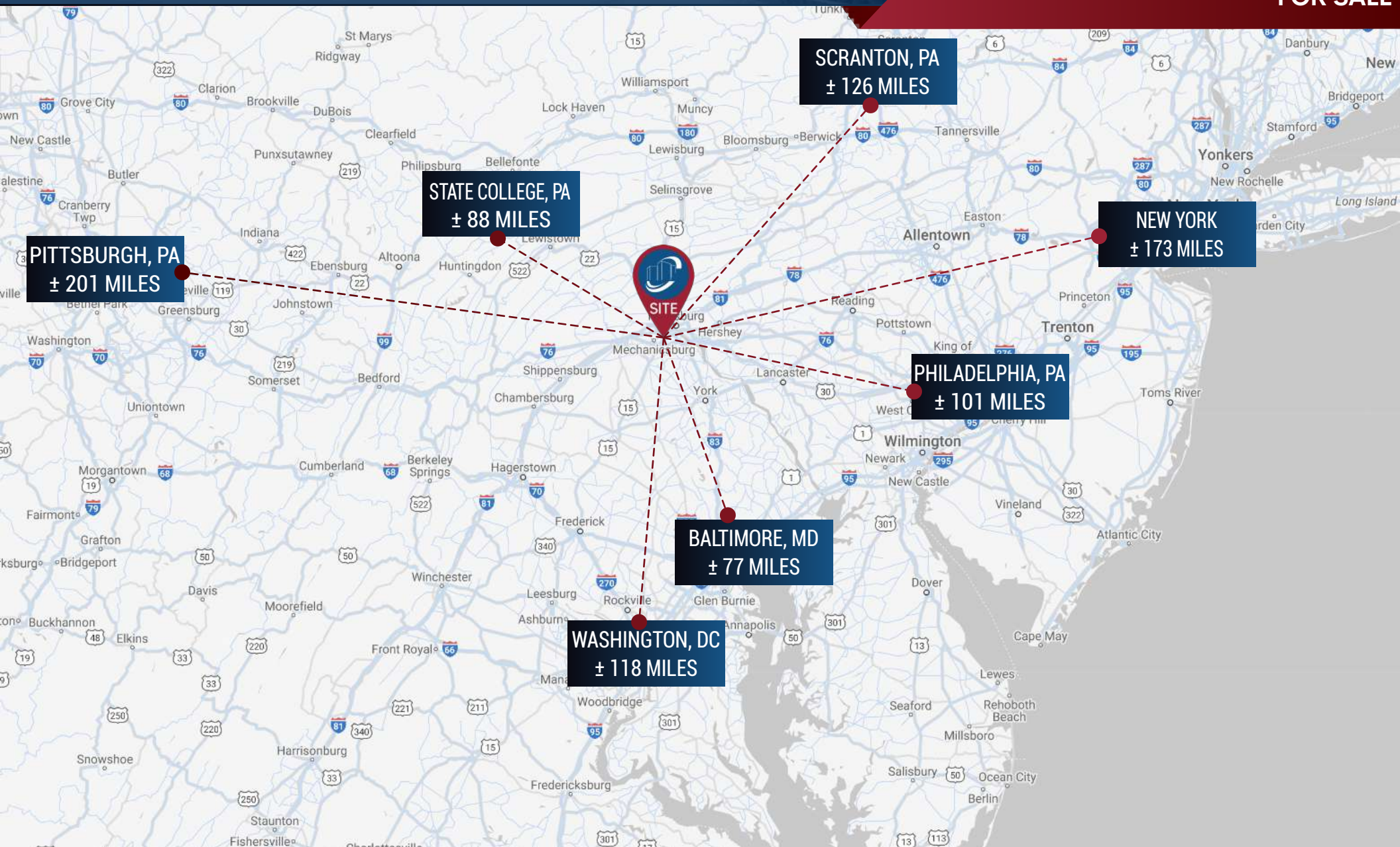


HARRISBURG DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION

1 MILE	16,350
2 MILE	96,040
3 MILE	200,716

HOUSEHOLDS

1 MILE	7,904
2 MILE	41,238
3 MILE	84,253

AVERAGE HOUSEHOLD INCOME

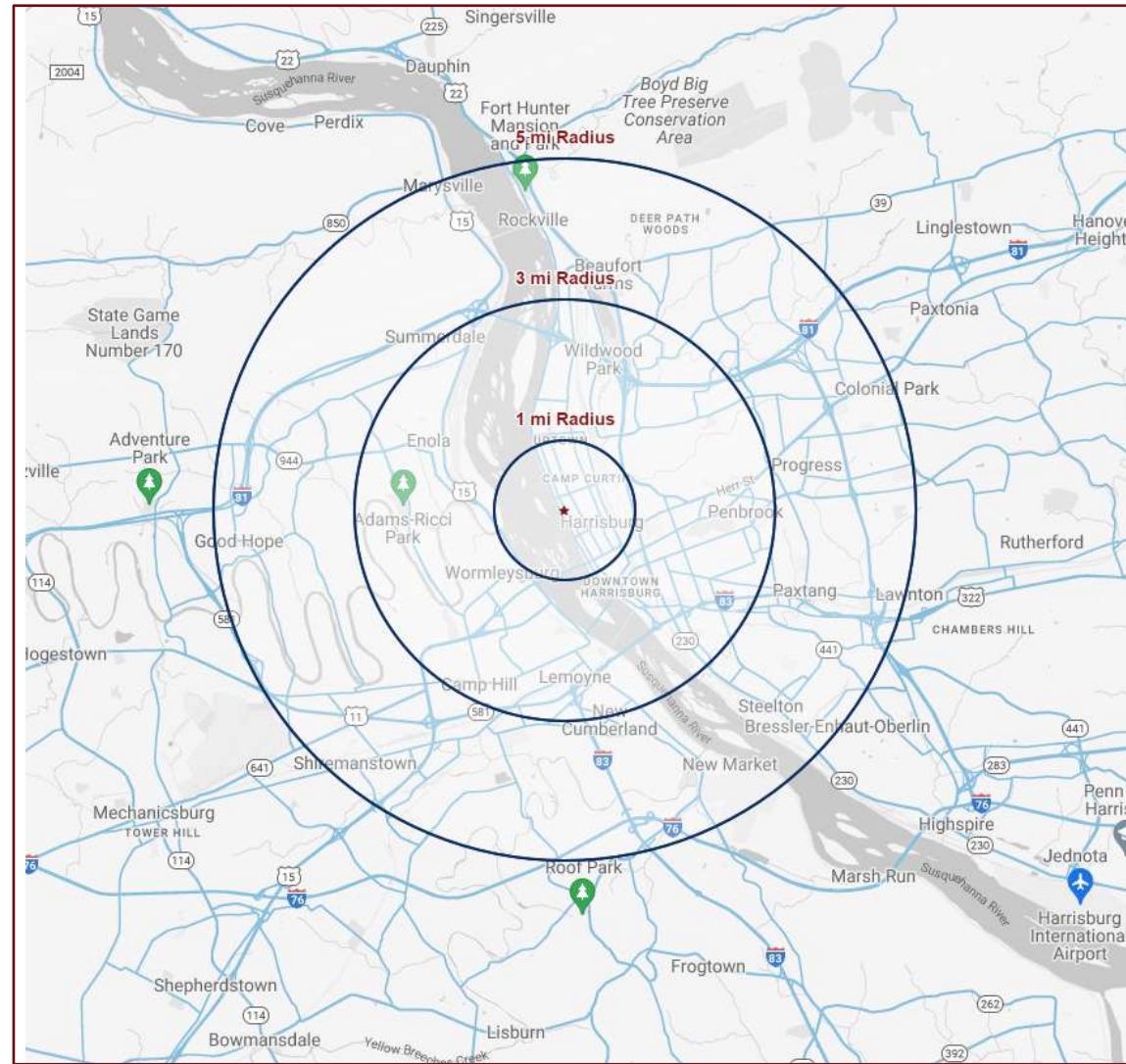
1 MILE	\$74,355
2 MILE	\$83,929
3 MILE	\$97,189

TOTAL BUSINESSES

1 MILE	975
2 MILE	4,544
3 MILE	8,967

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	17,123
2 MILE	81,292
3 MILE	135,831





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