

**SALE**

**3301 Schoolhouse Lane  
Harrisburg, PA 17109**



## 3301 Schoolhouse Lane

Harrisburg, PA 17109

Susquehanna Twp., Dauphin County

For more information, contact

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## Property Features

- 4,330 SF of Beautifully appointed Office
- Flexible layout
- Fronts S. Progress Ave.
- Large offices
- Take a Virtual Tour:

<https://tour.giraffe360.com/858f227d2be243beaf94f344ab2eb163>

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**FACT SHEET**

GENERAL DATA	
<b>Address:</b>	3301 Schoolhouse Lane (at S. Progress Avenue) Susquehanna Township, Dauphin County Harrisburg, PA 17109
<b>Property Type:</b>	Office, current use is for a Chiropractor and Wellness Center
<b>Parcel ID #:</b>	62-038-001
<b>Age:</b>	1962, Renovated 2021-2022
<b>Lot Size:</b>	0.341 Acre parcel with frontage on South Progress Ave.(163'), Schoolhouse Lane (199') and Pilgram Alley (45')
<b>Building Size:</b>	<b>4,330 SF Total</b> or 2,165 SF per floor
<b>Building Details:</b>	Painted masonry exterior with vertical siding at window line. Soffits re-done 5/2022. Approximately 22 windows replaced 7/2023. Interior remodeling to support a chiropractic and wellness center. Floor plan is readily adaptable to many other uses. Interior is painted drywall, hard ceilings on main floor, open and grid style on ground floor, laminate flooring. on main floor. Lighting is well done. Seven (7) large offices currently used as exam rooms. Lobby with seating, bathroom access and a built in front desk counter. Ground floor has concrete floor with stud walls, one bathroom, 9' ceilings and a mechanical room. The front lobby was opened up May 2021 and the new quartz countertops were installed throughout the space at the same time.
<b>Zoning:</b>	(BOR) Business Office Residential Proposed Zoning (UN-4) Urban Neighborhood  See: <a href="https://www.susquehannatwp.com/sites/g/files/vyhlf3896/f/uploads/current-zoning-district.pdf">https://www.susquehannatwp.com/sites/g/files/vyhlf3896/f/uploads/current-zoning-district.pdf</a>
<b>FEMA:</b>	In Flood Zone "X", in a minimal hazard area, not requiring additional insurance per FEMA map 42043C0340D, dated August 2, 2012
<b>Electric:</b>	120/240 Volts at 225 Amps
<b>Gas:</b>	Natural gas in the building.
<b>HVAC:</b>	Two natural gas fired split systems w/ A/C. One RUUD Ultra and one Lennox, new in 2024. Two offices on the main floor have window A/C units (GE Profile) for added comfort and control. The mechanical room has an electric Halcyon Mini Split serving it.



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<b>Water &amp; Sewer:</b>	Public
<b>Telecom:</b>	High Speed available. Cabled throughout w/ CAT 6.
<b>Real Estate Taxes:</b>	\$6,457 or \$1.49 per SF (2024)
<b>Parking:</b>	15 Surface spaces
<b>Misc.:</b>	Nicely cared for building in a great location fronting busy Progress Avenue. Illuminated Pylon Sign at the corner.
<b>Excluded Items:</b>	Chiropractic chairs, washer/dryer, tables and personal items.

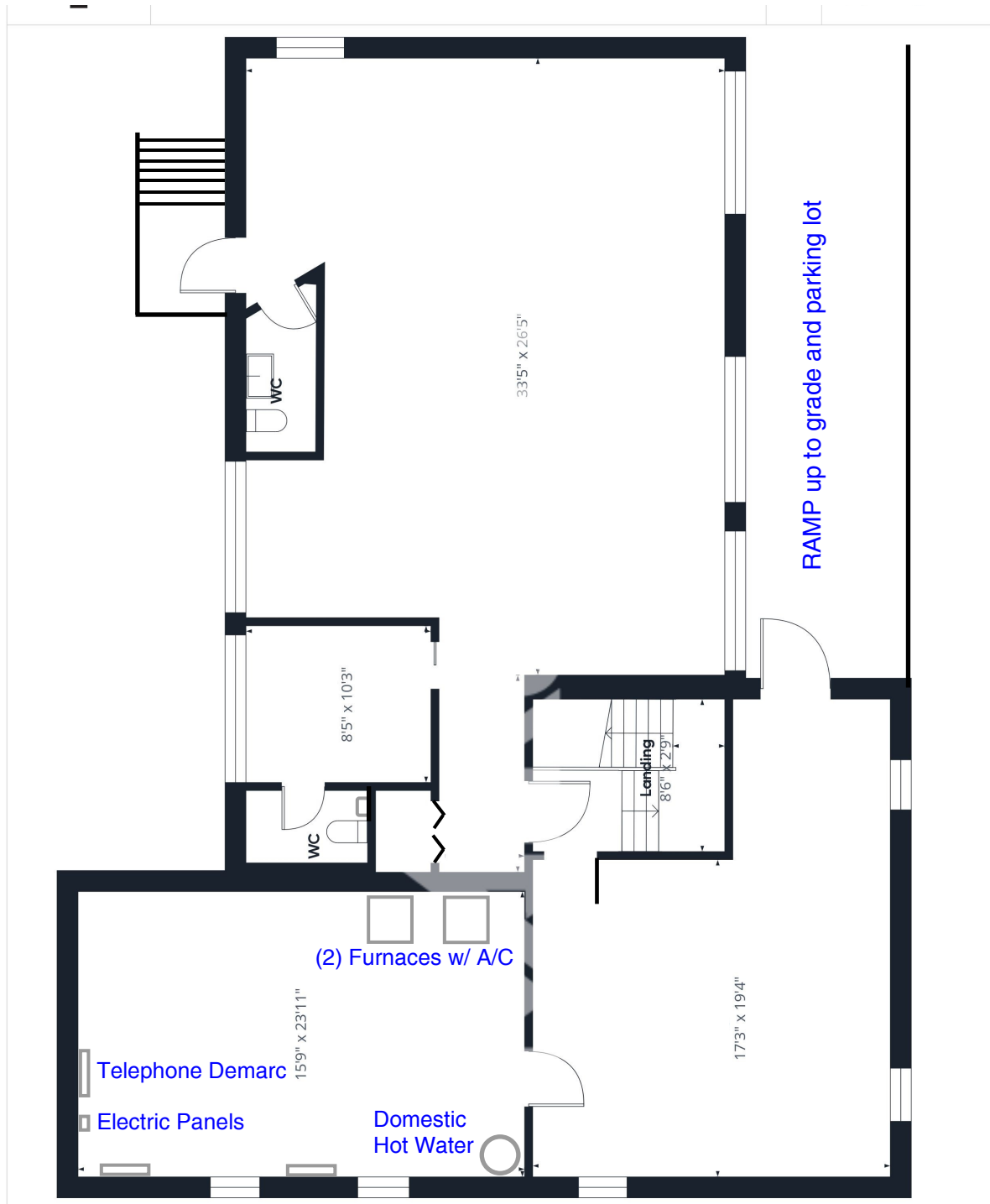
Please copy and paste this link for Virtual Realty Tour:

<https://tour.giraffe360.com/858f227d2be243beaf94f344ab2eb163>



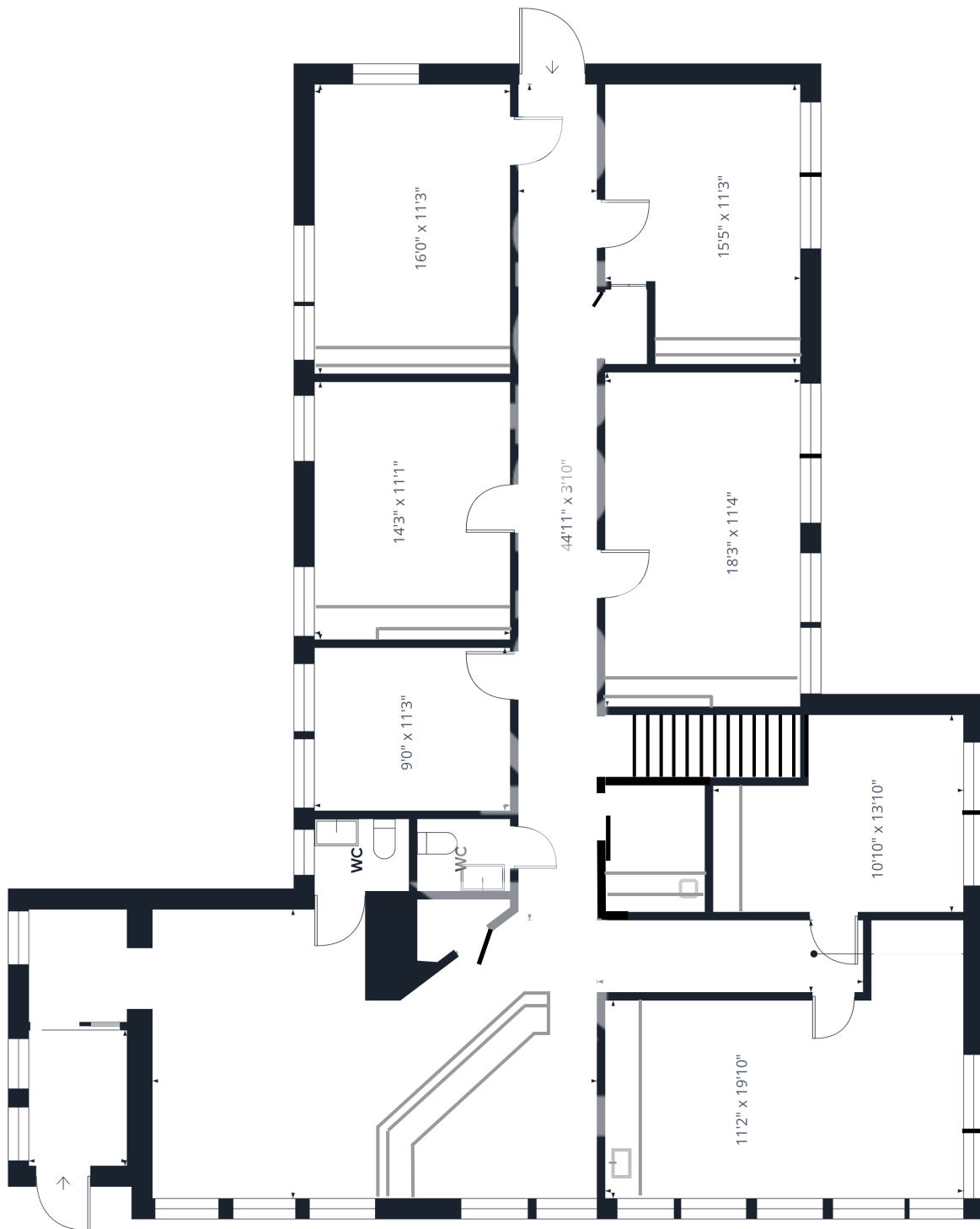
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## Ground Level Plan



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## Main Level Plan



Main Entrance



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## MAIN FLOOR PHOTOS



Reception and Waiting Room



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## Ground Floor Photos



Ground Floor





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## Main Floor Photos



Exam Room / Offices (typical)





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Site Plan / Aerial





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**Mechanical's**



**Mechanical Room**





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## FAÇADES



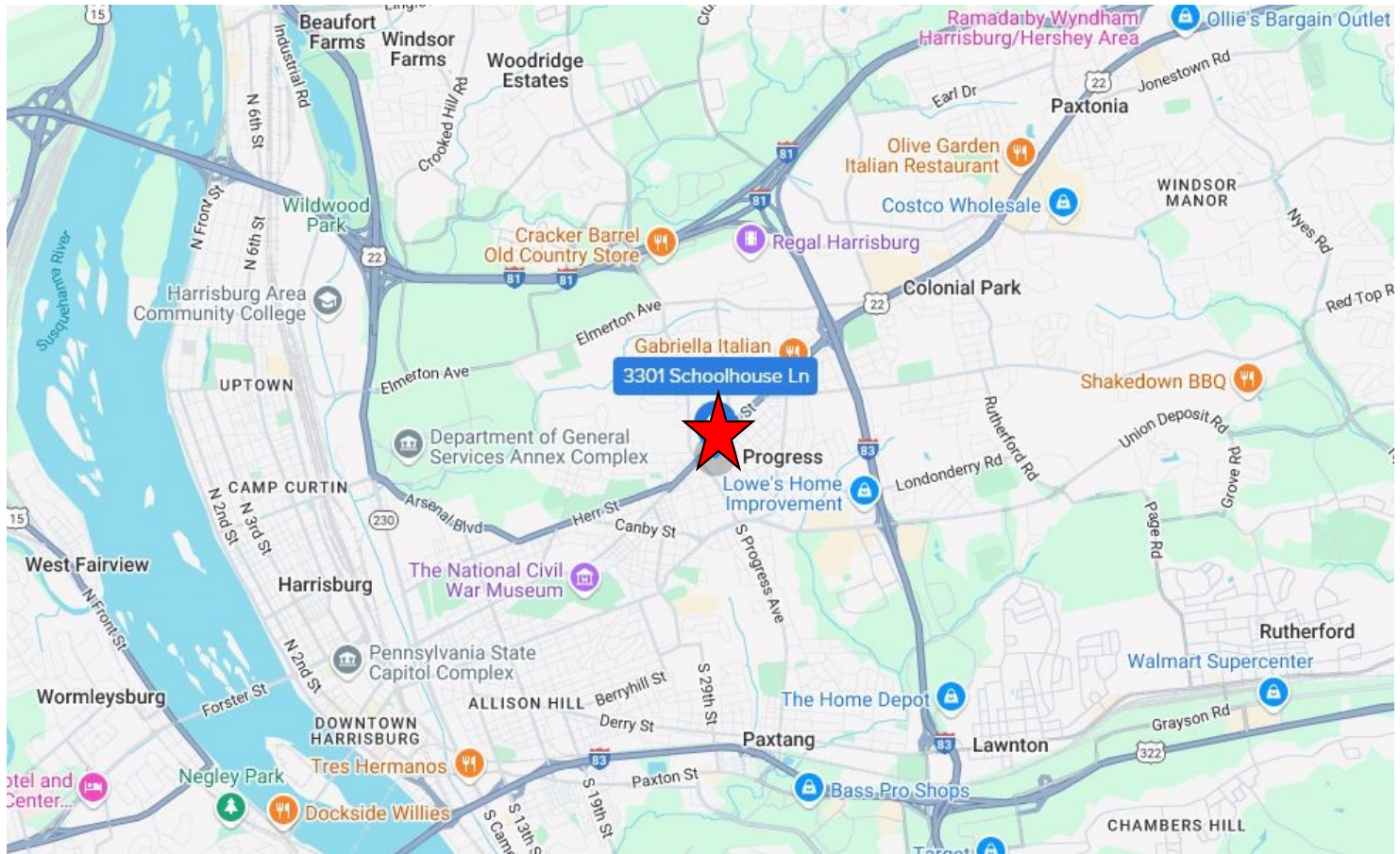


# SALE OR LEASE

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## Location



## Intersection of South Progress Ave. & Schoolhouse Lane

Shipping Center	Mileage	Driving Time
FedEx	2.4 Miles	8 Minutes
USPS	3 Miles	9 Minutes
UPS	1.1 Miles	4 Minutes
Restaurants, Banks, Service Locations	1 Mile	1 Minute

Major City	Mileage	Driving Time
I-83	1.1 Miles	3 Minutes
I-81	2.3 Miles	6 Minutes
PA 322	1.1 Mile	3 Minutes
State Capital	5.8 Miles	14 Minutes