

OFFICE BUILDING
FOR SALE

2151 GREENWOOD STREET
HARRISBURG, PA 17104



Daniel J. Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

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2151 GREENWOOD STREET

PROPERTY DETAILS

FOR SALE

\$996,000

OFFERING SUMMARY

Sale Price	\$996,000
Property Tax	\$15,105.48
Lot Size	0.63 Acres
Building Size	9,960 SF
Available	February 2024

PROPERTY SUMMARY

Address	2151 Greenwood Street Harrisburg, PA 17104
Municipality	Harrisburg City
County	Dauphin
Tax Parcel #	13-082-016
Year Built	1936
Year Last Renovated	2020

PROPERTY HIGHLIGHTS

- Full renovation in 2020
- Fenced and gated parking lot
- Generator for data center and emergency lighting
- One-story office building with open floor plan and private offices

PROPERTY DESCRIPTION

This professionally renovated one-story office building spans nearly 10,000 SF and boasts a spacious parking lot. The extensive renovations were completed in 2020, incorporating high-end features and equipping the premises with a generator to ensure uninterrupted power supply for the data center and emergency lighting. Its strategic location offers convenient access to I-83; the Capital Beltway.



BUILDING INFORMATION

Construction	Masonry
# of Floors	1
Restrooms	6
HVAC	Gas and electric
Electrical Capacity	400A 480/277V
Lighting	LED; power over ethernet
Roof	Rubber; new September 2018
Ceiling Description	2x4 suspended acoustic tiles
Walls	Drywall and block
Floor Type	Vinyl plank and carpet
Basement	None
Business ID Sign	Yes; mounted on building

UTILITIES & ZONING

Gas	Available
Water & Sewer	Public
Zoning	IND - Industrial; permits office, testing center, laboratory, research and/or engineering facility, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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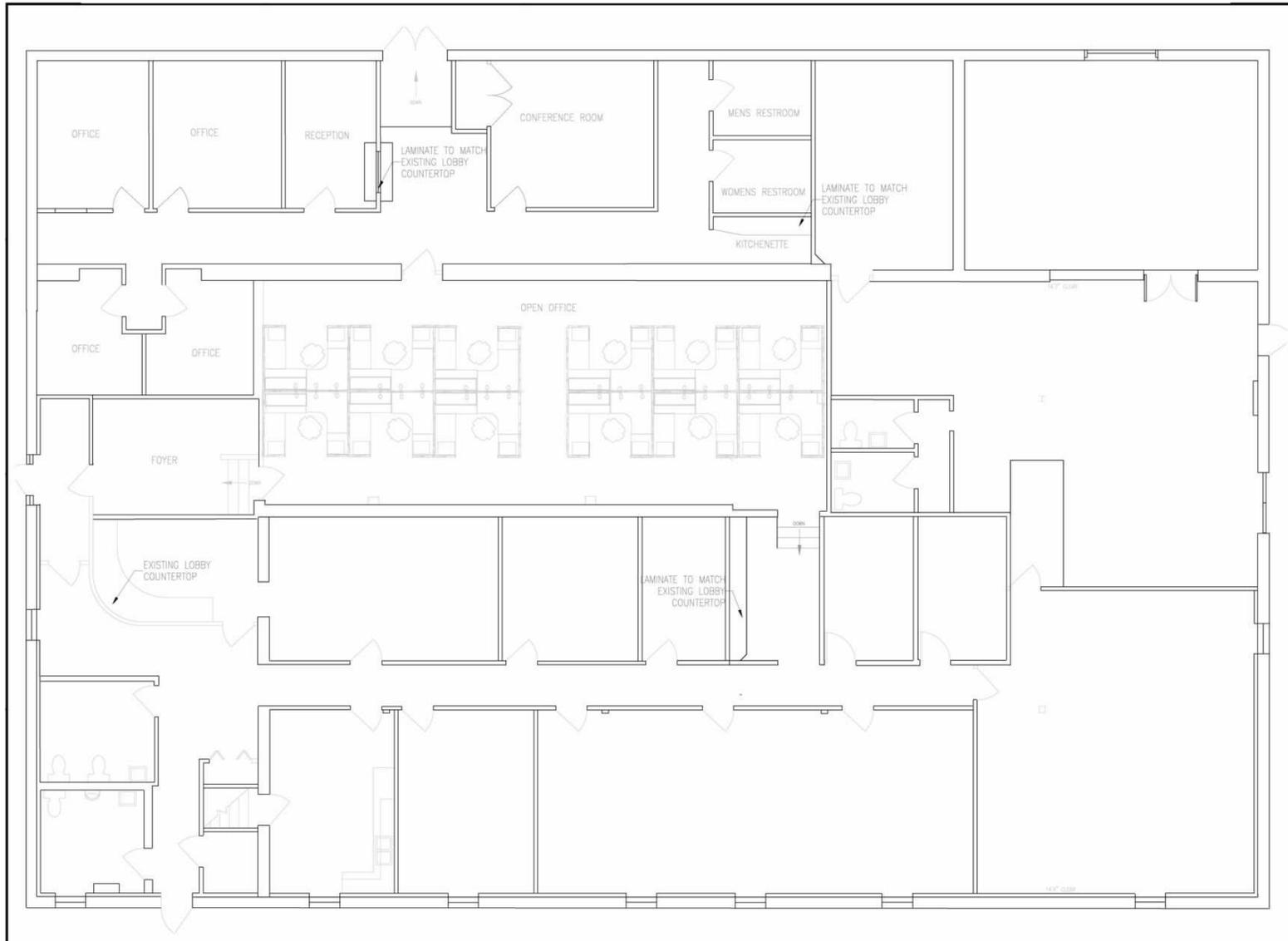
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FLOOR PLAN

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TAX MAP

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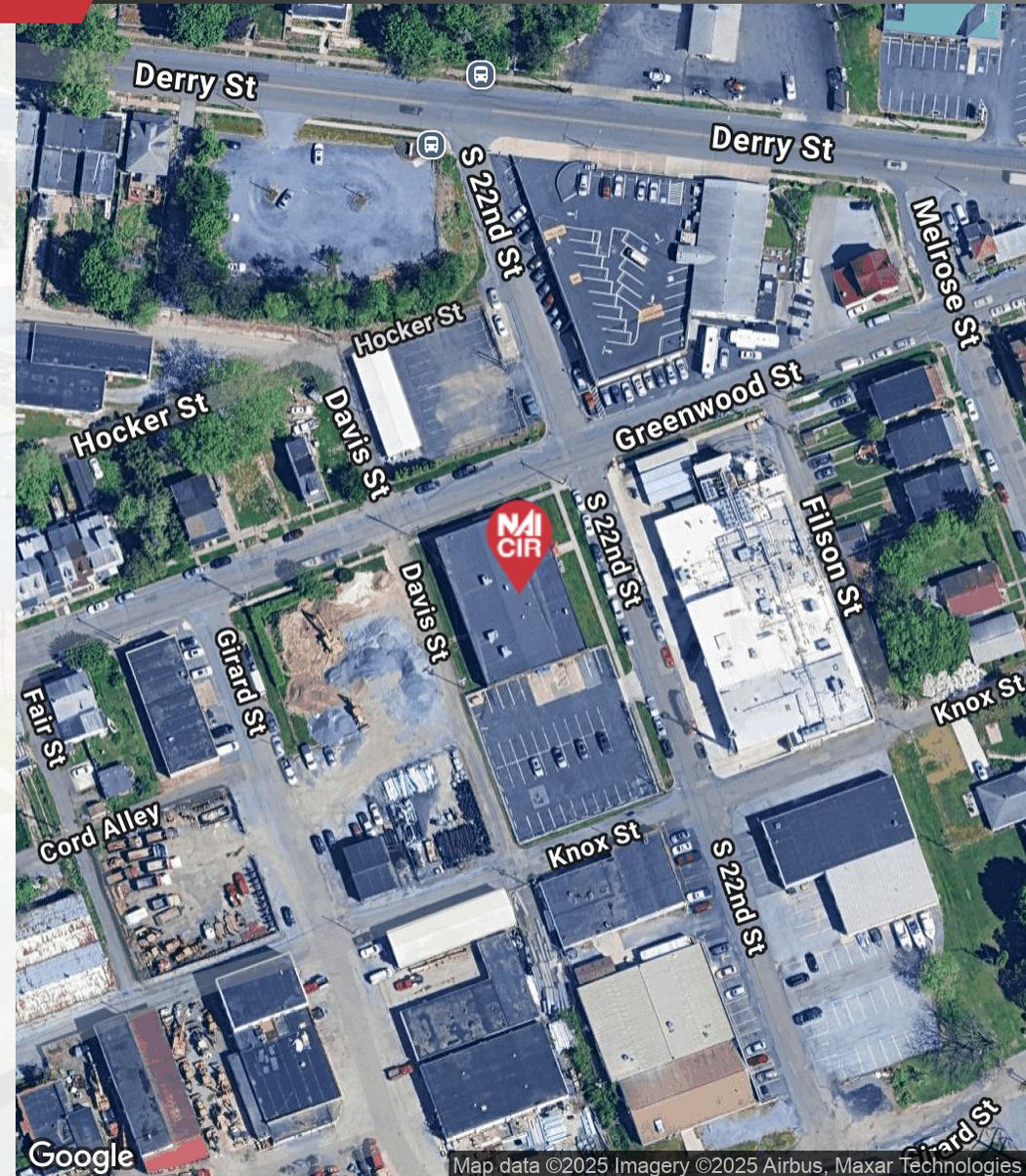
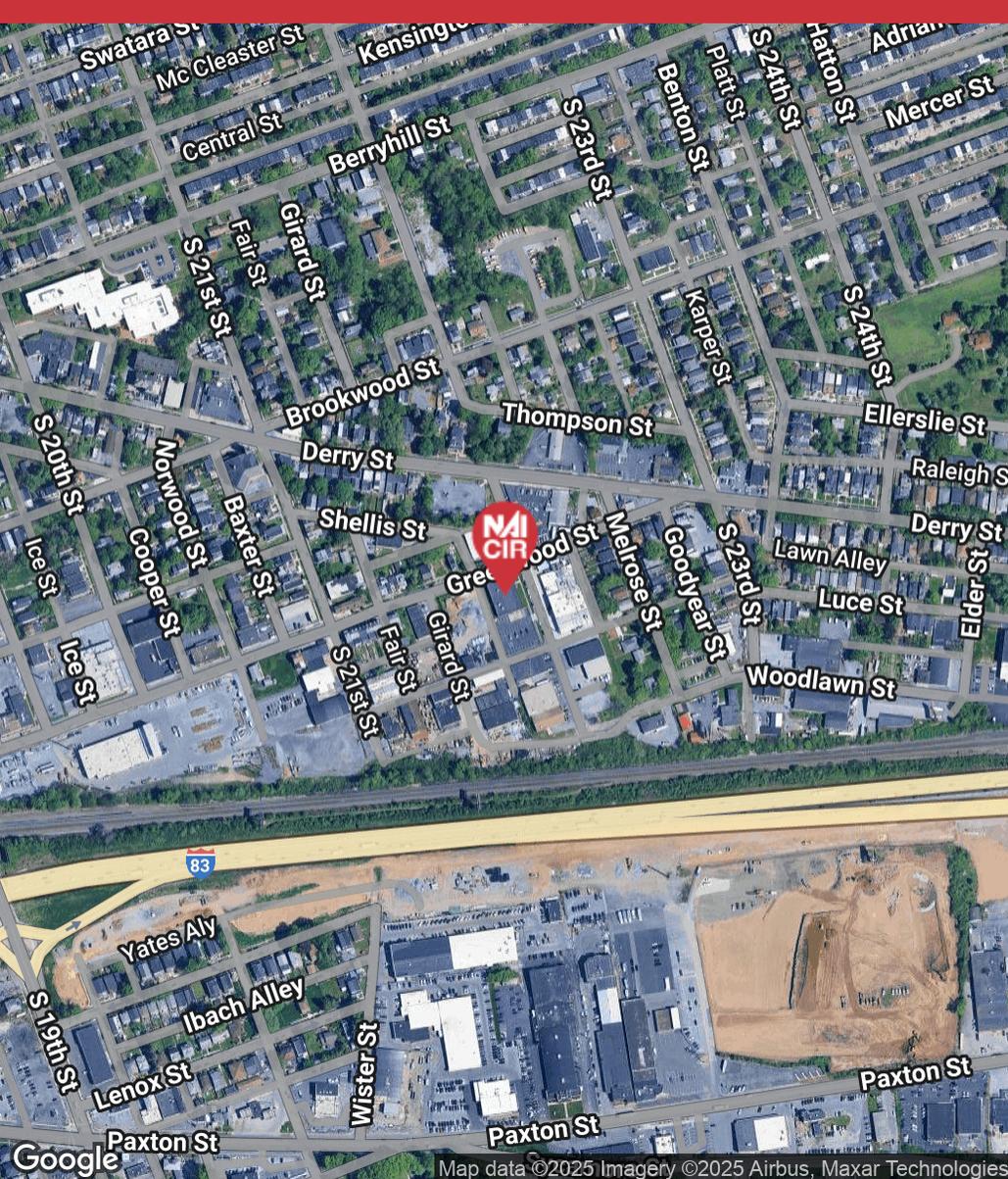
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LOCATION MAP

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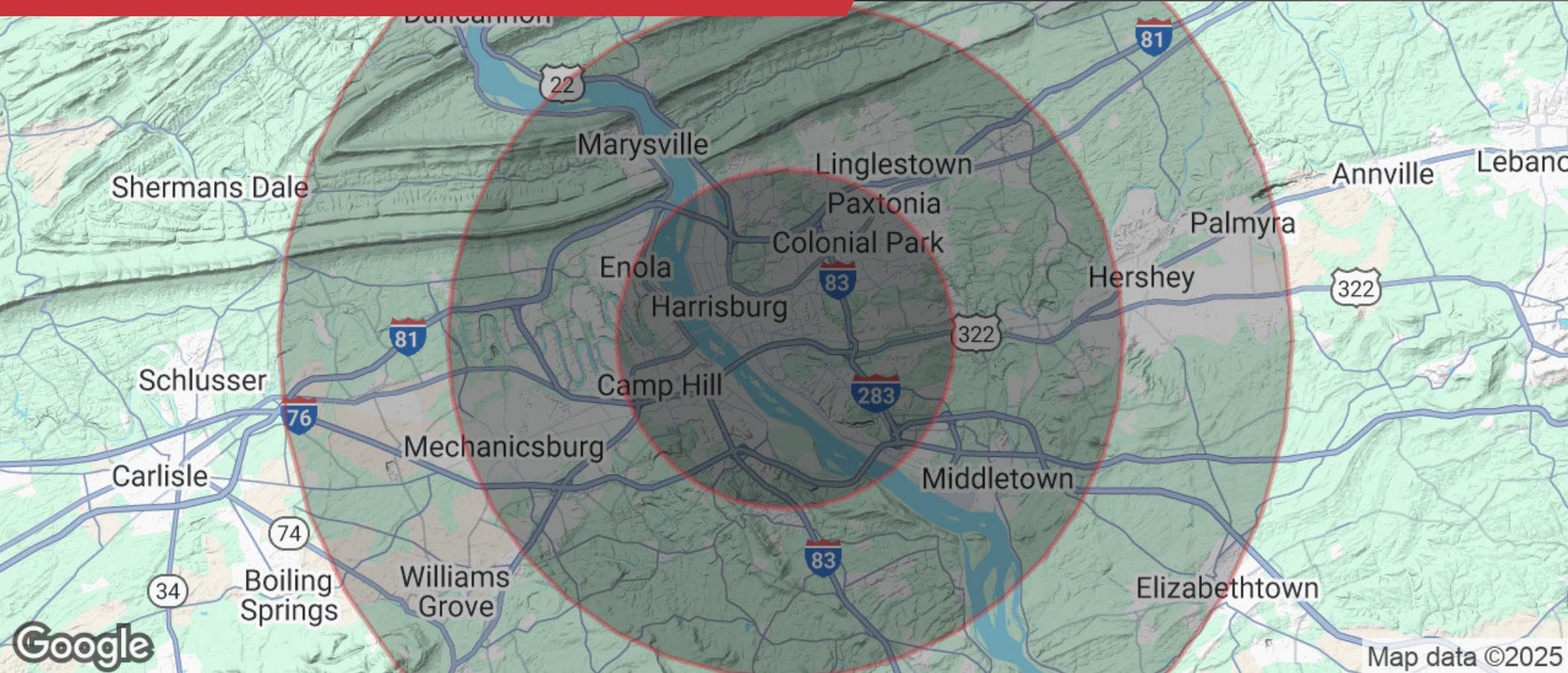
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DEMOGRAPHICS

FOR SALE

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POPULATION

5 MILES	10 MILES	15 MILES
185,921	424,265	520,563



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
77,199	172,743	209,143



INCOME

5 MILES	10 MILES	15 MILES
\$87,185	\$106,953	\$108,647

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