



RSR, REALTORS®

MULTIFAMILY PROPERTY FOR SALE

5 Units Multifamily/ Uptown Area

3217 N 3rd St
Harrisburg PA 17110

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CURT TROGNER
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3 Lemoyne Drive, Lemoyne, PA 17043 • 717.763.1212



MULTIFAMILY PROPERTY FOR SALE

5 Unit Multifamily / Uptown / Near Italian Lake • 3217 N 3rd St, Harrisburg, PA 17110



PROPERTY DESCRIPTION

Introducing a prime investment opportunity within popular Uptown Area near Italian Lake, Harrisburg, PA! This 4,588 SF, 5-unit building (built for multifamily), 1 detached garage, offers an exceptional floor plan and opportunity for multifamily. All units recently renovated (within past 10 years), include separate electric panels, electric heat, and hot water heaters. Projected NOI is \$31,188. With 100% occupancy and zoned for Residential - Medium Density, this property promises a strong return on investment. Conveniently located to Susquehanna Riverfront, I-81, downtown Harrisburg, Restaurant, Shopping, and more. This building is positioned for long-term success and promising rental income. Contact listing agent for upcoming open house dates/times. A Must See!

PROPERTY HIGHLIGHTS

- 4,588 SF building with 5 units (built for multifamily) & 1 detached garage
- All units recently renovated (within past 10 years),
- Each unit has separate electric panels, electric heat, & hot water heaters
- Strong rental income potential, Projected NOI is \$31,188
- Proven investment opportunity, 100% occupancy rate & Desirable Harrisburg location

OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	5
Lot Size:	0.2 Acres
Building Size:	4,588 SF
NOI:	\$25,239.00
Cap Rate:	5.05%
Projected Cap Rate:	6.2%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	751	991	2,942
Total Population	1,693	2,237	7,064
Average HH Income	\$78,205	\$78,111	\$73,314

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Sale Price	\$500,000
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LOCATION INFORMATION

Building Name	5 Unit Multifamily / Uptown Area
Street Address	3217 N 3rd St
City, State, Zip	Harrisburg, PA 17110
County	Dauphin
Township	City of Harrisburg

BUILDING INFORMATION

Building Size	4,588 SF
NOI	\$25,239.00
Cap Rate	5.05
Projected Cap Rate	6.2%
Tenancy	Multiple
Number of Floors	3
Year Built	1920
Year Last Renovated	All Units within past 10 Years

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	High-Rise
Zoning	Residential - Medium Density
Lot Size	0.2 Acres
APN #	14-010-006
Power	Yes
Water	Public
Sewer	Public
Parking	Street



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INCOME SUMMARY

Rental Income (\$800 per month)	\$48,000
Parking Income (\$40 per month)	\$480
Vacancy Cost	(\$3,780)
GROSS INCOME	\$44,700

EXPENSES SUMMARY

Taxes	\$6,325
Insurance	\$1,597
Management (5%)	\$2,424
Repairs/Maintenance (5%)	\$2,424
Electric (Common Area)	\$1,558
Water/Sewer/Trash	\$5,133
OPERATING EXPENSES	\$19,461

NET OPERATING INCOME	\$25,239
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PROJECTED RENTAL INCOME

Rental Income (\$900 per month)	\$54,000
Parking Income (\$75 per month)	\$900
Vacancy Cost (7%)	(\$3,843)
Total Projected Income	\$51,057

EXPENSE SUMMARY

Actual Taxes	\$6,325
Insurance	\$1,597
Management (5%)	\$2,553
Repairs/Maintenance (5%)	\$2,553
Electric (Common Area)	\$1,558
Water/Sewer/Trash	\$5,133
Total Operating Expense	\$19,719

NET OPERATING INCOME

NOI	\$31,338
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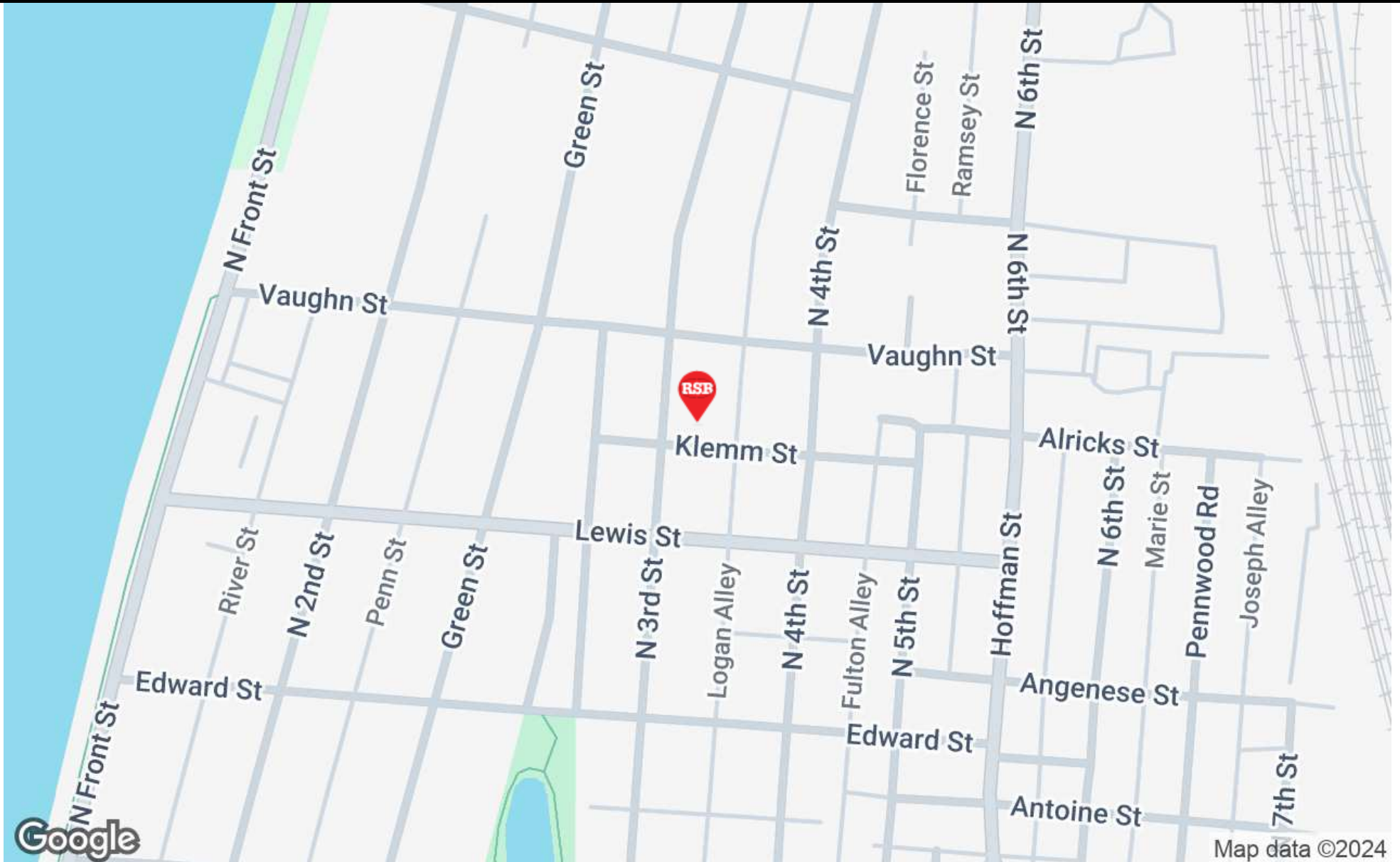
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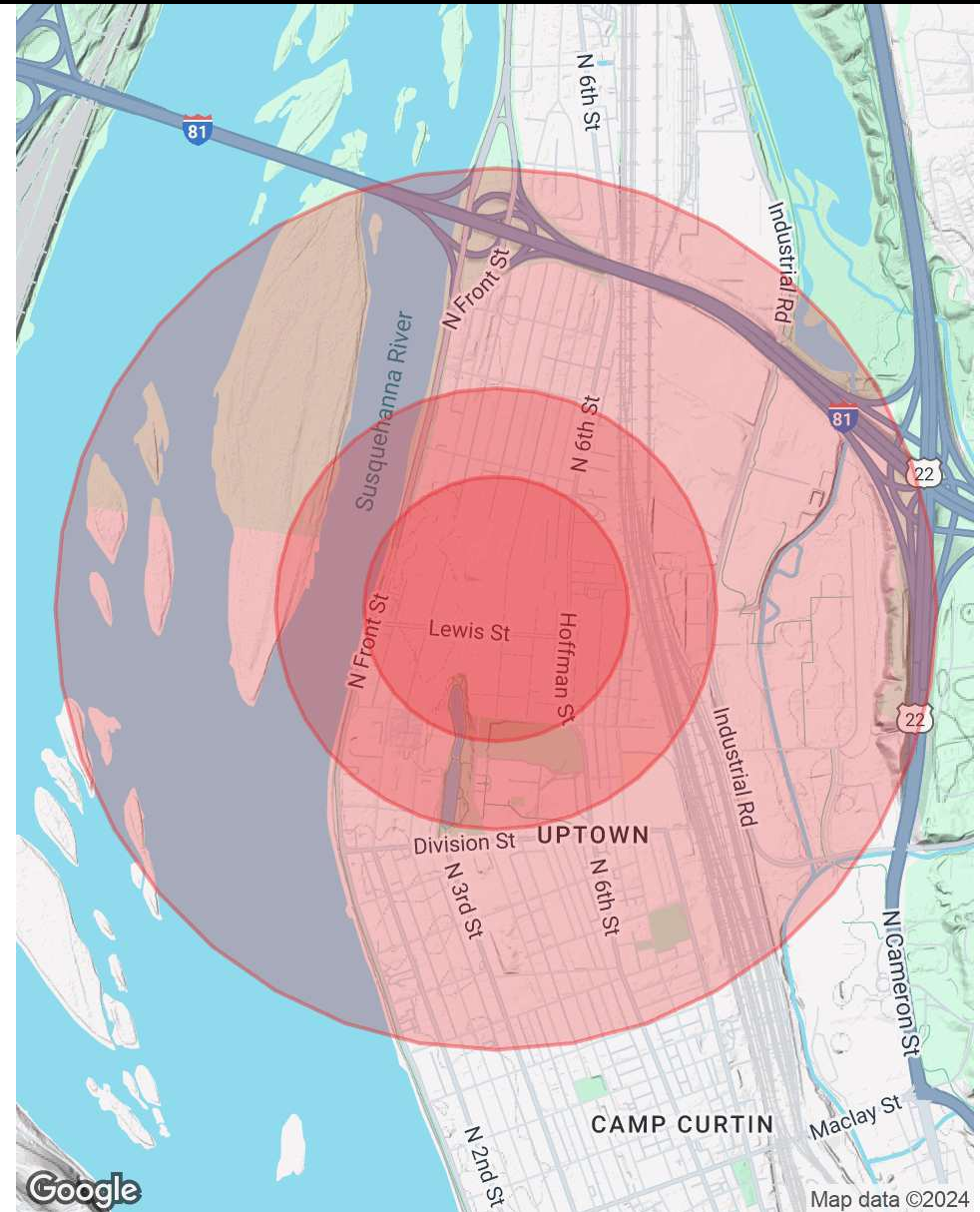
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,693	2,237	7,064
Average Age	42	42	39
Average Age (Male)	41	41	38
Average Age (Female)	43	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	751	991	2,942
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,205	\$78,111	\$73,314
Average House Value	\$156,780	\$162,107	\$156,827

Demographics data derived from AlphaMap



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