

LAND  
**FOR SALE**

**2521 N. FRONT STREET**  
HARRISBURG, PA 17110



**Casey Khuri**  
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1015 Mumma Road  
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**NAICIR**

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# 2521 N. FRONT STREET

## PROPERTY DETAILS

**FOR SALE**  
\$795,000

### OFFERING SUMMARY

|                   |            |
|-------------------|------------|
| <b>Sale Price</b> | \$795,000  |
| <b>Lot Size</b>   | 0.75 Acres |

### PROPERTY SUMMARY

|                     |   |
|---------------------|---|
| <b>Address</b>      | 2521 N. Front Street Harrisburg, PA 17110 |
| <b>County</b>       | Dauphin                                   |
| <b>Tax Parcel #</b> | 10-066-037                                |

### PROPERTY DESCRIPTION

0.75 acre development site; is situated along the bank of the Susquehanna River. This corner lot has picturesque views with the Capital Area Greenbelt across the street. A portion of the property already has a paved area for some parking.

### LOCATION DESCRIPTION

Located in Harrisburg City in Dauphin County

### PROPERTY HIGHLIGHTS

- 0.75 acre development site
- Corner lot with picturesque views
- Across the street is the Capital Area Greenbelt; a 20-mile loop around the city for walking, biking, hiking, walking your dog, etc.
- The site is partially paved
- Public utilities

### UTILITIES & ZONING

#### Zoning

RF - Riverfront; permits offices, medical or dental office, laboratory, adult day care, apartments (by special exception), etc.



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ADDITIONAL PHOTOS

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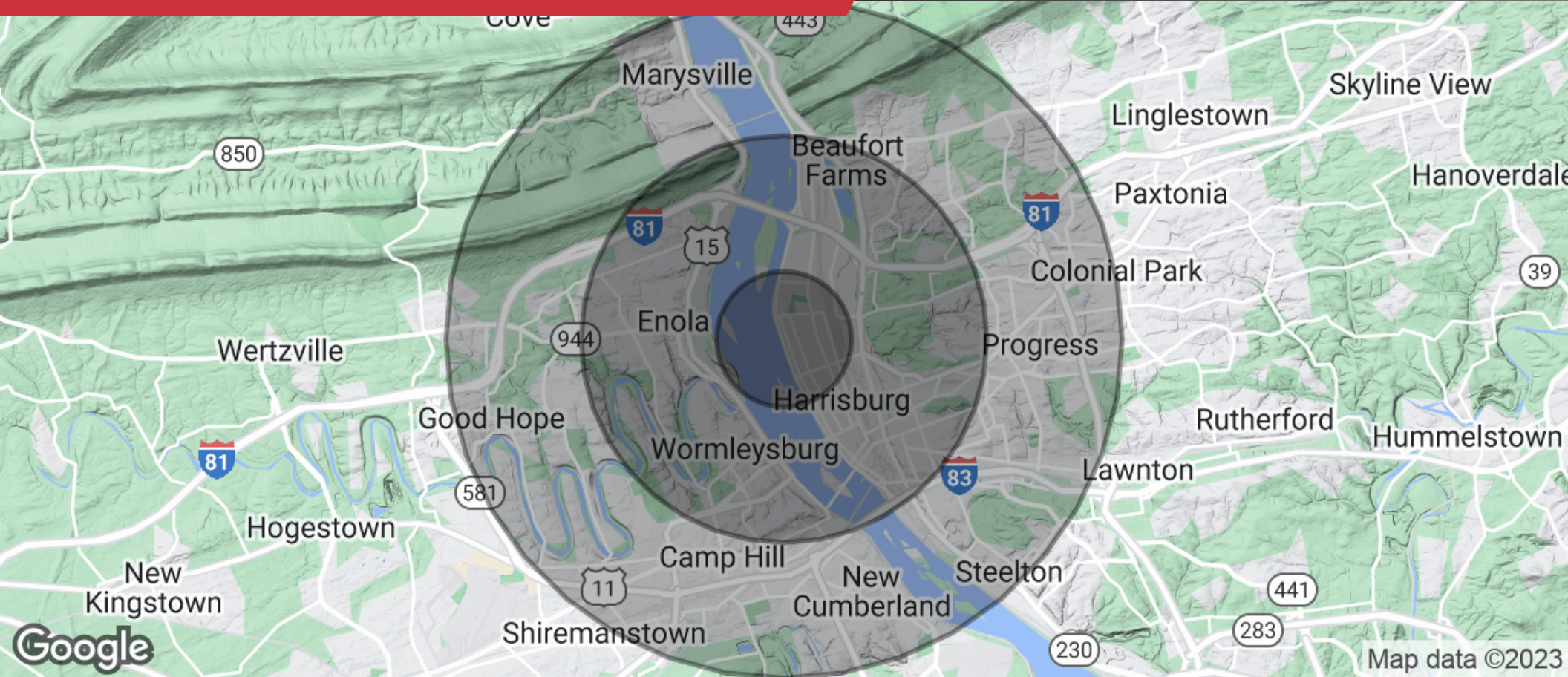


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## DEMOGRAPHICS

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| POPULATION |         |         |
|------------|---------|---------|
| 1 MILE     | 3 MILES | 5 MILES |
| 11,813     | 71,101  | 178,490 |



| HOUSEHOLDS |         |         |
|------------|---------|---------|
| 1 MILE     | 3 MILES | 5 MILES |
| 4,617      | 30,954  | 75,841  |



| INCOME   |          |          |
|----------|----------|----------|
| 1 MILE   | 3 MILES  | 5 MILES  |
| \$46,192 | \$53,674 | \$61,615 |

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