



## *2-Unit Multi-Family*

INVESTMENT FOR SALE

212 BEAVER ROAD, HARRISBURG



212 BEAVER ROAD · HARRISBURG, PA 17112

## 2-UNIT MULTI-FAMILY INVESTMENT

FOR SALE

ADDITIONAL PHOTOS



### OFFERING SUMMARY

Building Size	3,200 SF
Sale Price	\$295,000
Property Taxes	\$2,059.49
APN	035-045-139
Zoning	R2-Medium Density Residential
Municipality	Lower Paxton Township
County	Dauphin County

### PROPERTY OVERVIEW

Prime investment opportunity in Lower Paxton Township! This well-maintained two-unit multifamily property offers strong rental potential in a highly desirable location. One unit features three bedrooms, while the other boasts four, providing spacious living for tenants. Situated on a quiet street with convenient off-street parking, the property is just minutes from major national retailers, dining, and essential services. Its strategic location near I-81, Route 22, and the Jonestown Road commercial corridor ensures easy access to key destinations, including downtown Harrisburg, which is less than 15 minutes away. Perfect for investors or owner-occupants looking to generate steady income in a thriving area!

### PROPERTY HIGHLIGHTS

- 2 units, one (1) 3 bedroom and one (1) 4 bedroom
- Close to national shopping brands and eateries on Route 22 & Jonestown Rd
- Less than 15 minutes to Downtown Harrisburg
- Major interior renovations in 2018. In 2024, a commercial grade water softener system and a new well pump were added
- Close to major highways  and 



LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

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### PROPERTY DETAILS

Number of Buildings	1
Number of Units	2
Building Size	3,200 SF
Lot Size	0.19 Acres
Occupancy	100%
Building Class	B
Number of Floors	2
Parking	Two (2) off street   Street
Year Built   Renovated	1945   2018/2024

### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat Rubber
Power	Single Phase   200 Amp
HVAC	Gas Heat
Sprinklers	No

### MARKET DETAILS

Cross Streets	Beaver Rd & S Johnson St.
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	R2-Medium Density Residential

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LOCATION



PAXTON TOWN CENTER



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AREA



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### DEMOGRAPHICS

#### POPULATION

1 MILE	6,195
3 MILE	59,974
5 MILE	135,631

#### HOUSEHOLDS

1 MILE	2,499
3 MILE	24,716
5 MILE	55,168

#### AVERAGE HOUSEHOLD INCOME

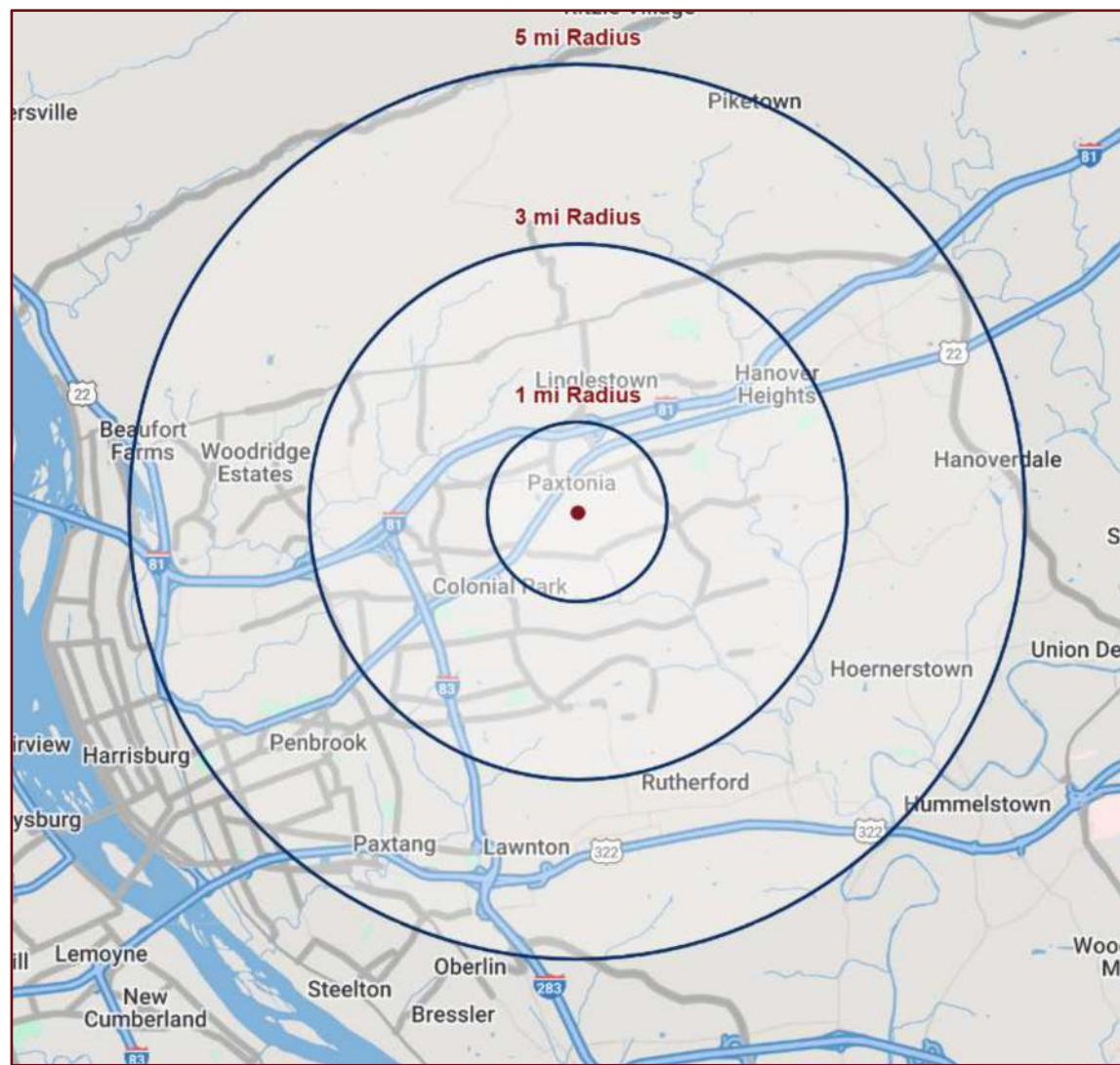
1 MILE	\$105,505
3 MILE	\$112,186
5 MILE	\$110,865

#### TOTAL BUSINESSES

1 MILE	426
3 MILE	2,182
5 MILE	4,996

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	4,537
3 MILE	28,425
5 MILE	69,419



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### AREA OVERVIEW

**COLONIAL PARK** - The community of Colonial Park is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.

**UNION DEPOSIT** - Nestled near the vibrant city of Harrisburg, the community of Union Deposit offers an enticing proposition for savvy business investors seeking strategic opportunities in a burgeoning market. Boasting a prime location with easy access to major transportation arteries like Interstate 83, Interstate 81, and the Pennsylvania Turnpike, Union Deposit serves as a gateway to a vast consumer base and robust distribution networks. The area has witnessed significant commercial development, featuring a diverse array of retail centers, dining establishments, and service-oriented businesses. With a keen focus on demographic insights and market dynamics, investors can capitalize on Union Deposit's dynamic consumer landscape, tailoring their offerings to meet evolving demands. Moreover, by staying attuned to economic trends and regulatory nuances, investors can navigate the business landscape with confidence, ensuring compliance while maximizing growth opportunities. Engaging with the local community and forging meaningful connections further enhances the prospects for success.



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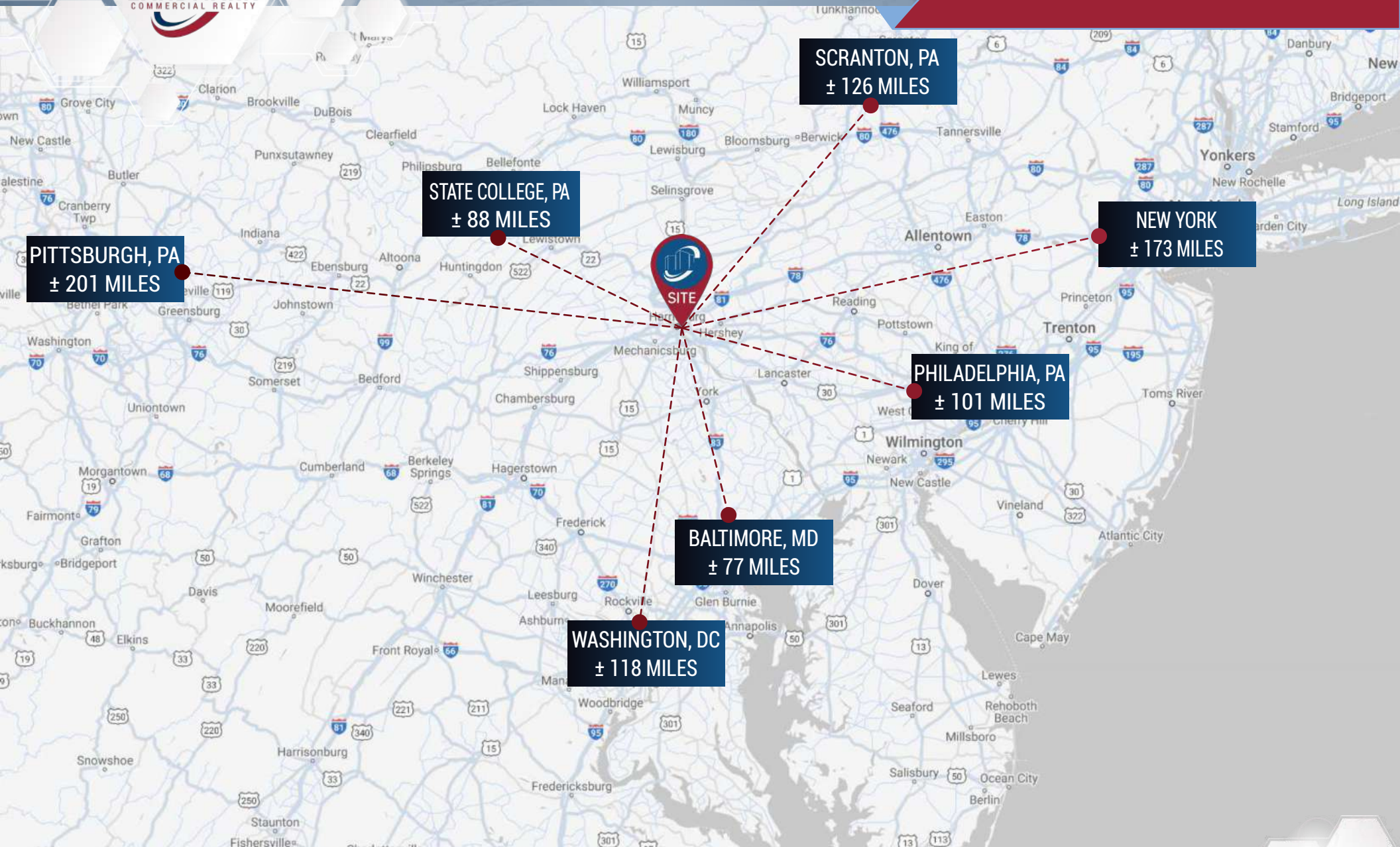
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