



UPSCALE LOUNGE & BAR

AVAILABLE FOR SALE

702-704 N 3RD STREET, HARRISBURG, PA



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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LANDMARKCR.COM

BO MANGAM
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TCN 
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Upscale lounge and bar in Harrisburg available for sale. This is a confidential offering requiring a Confidential Agreement from prospective buyers for showings an additional details.

PROPERTY HIGHLIGHTS

- Beautiful establishment in Harrisburg, PA appropriate for business meetings, private parties and other gatherings or events
- Complete recent renovations and expansion designed and completed by high level professionals. Owner invested over \$1 million in renovations, equipment, furnishings and business.
- Magnificent location surrounded by other businesses, restaurants, bars, government buildings. Walking area with parking close by.
- Sale includes real estate of 5,220 SF on 2 floors (including the dance floor), liquor license, beer lines, equipment, furnishings and business. Can be easily converted for restaurant use. Establishment preped for kitchen equipment to be installed.
- Great business opportunity with huge potential to grow. Owner is relocating.

OFFERING SUMMARY

Sale Price:	\$998,000
Lot Size:	0.05 Acres
Building Size:	5,220 SF



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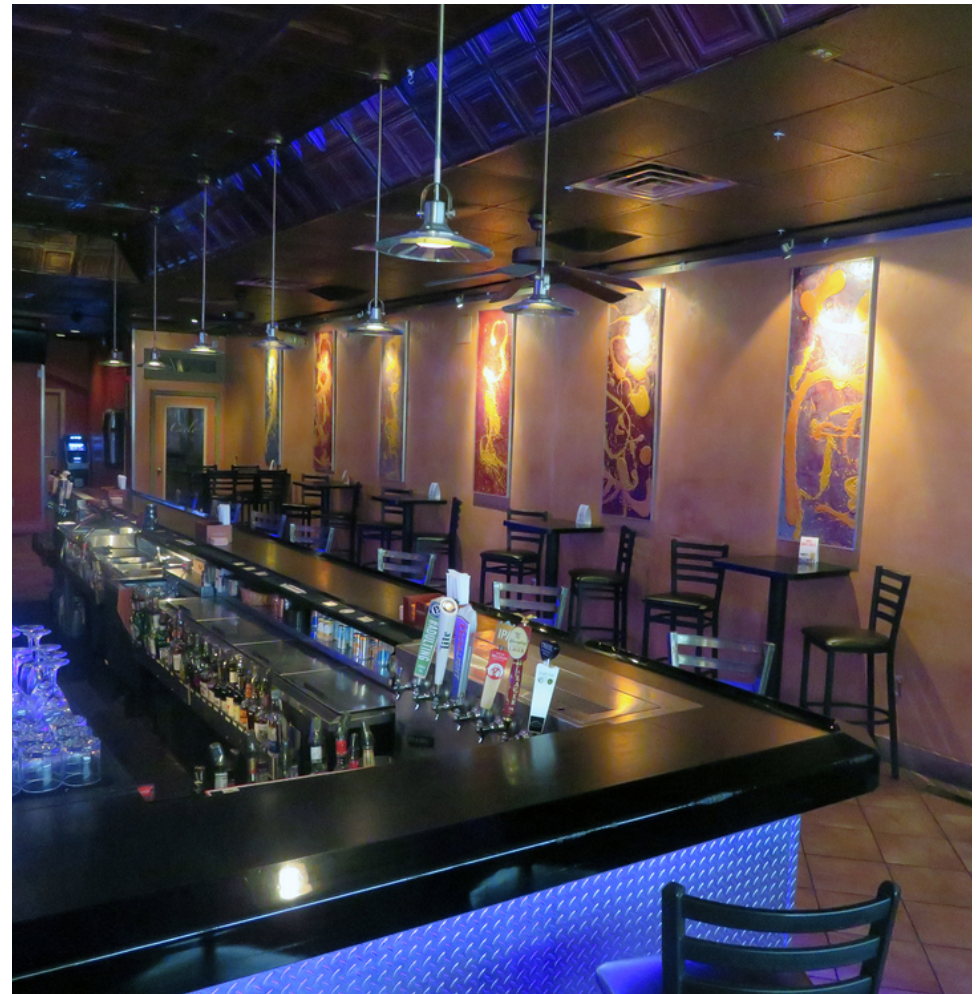
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UPSCALE LOUNGE/BAR FOR SALE

702-704 N 3rd Street Harrisburg, PA 17101

MULTIPLE BAR CONFIGURATIONS



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UPSCAL LOUNGE/BAR FOR SALE
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MANY SEATING AREAS & VIEWS OF THE CAPITOL



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UPSCALE LOUNGE/BAR FOR SALE

702-704 N 3rd Street Harrisburg, PA 17101

LOCATION MAP



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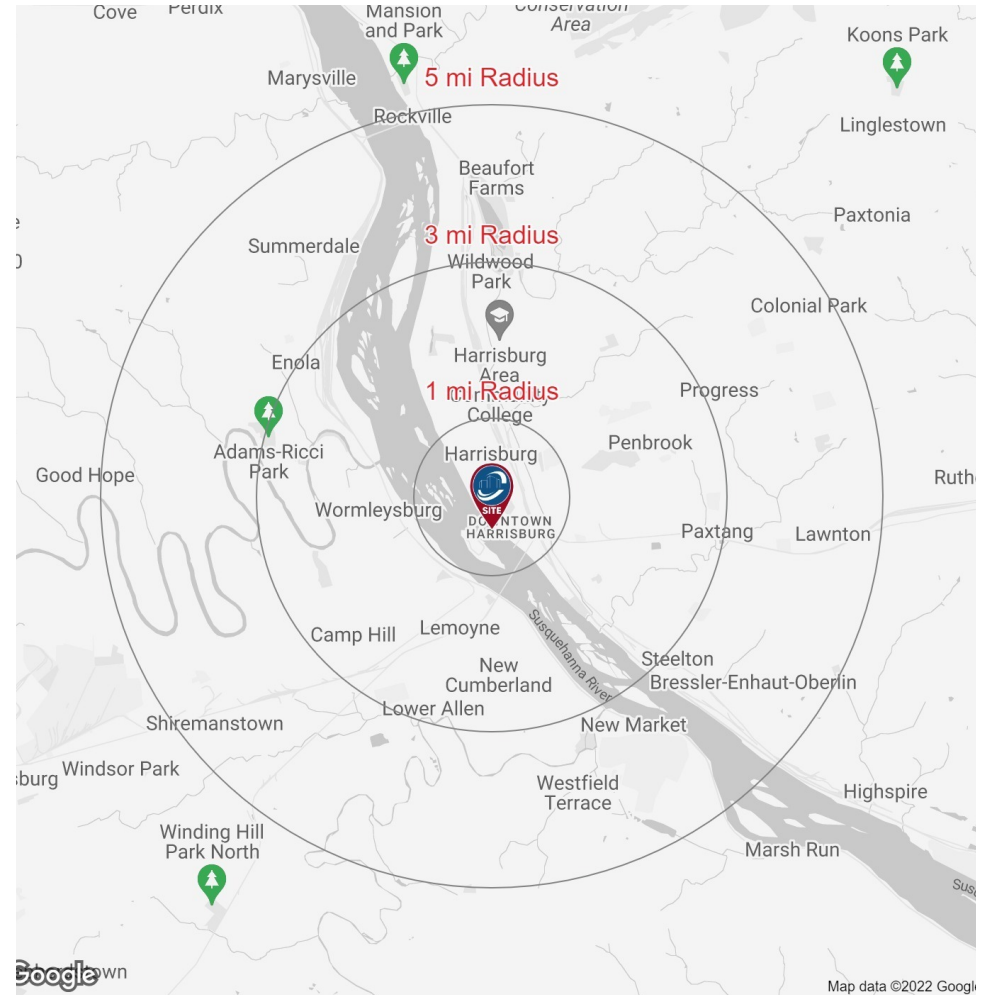
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,339	101,510	196,373
Average age	38.7	35.7	37.6
Average age (Male)	36.9	33.1	35.5
Average age (Female)	41.4	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,180	43,813	81,892
# of persons per HH	1.8	2.3	2.4
Average HH income	\$40,076	\$50,451	\$59,102
Average house value	\$107,996	\$137,060	\$158,204

* Demographic data derived from 2020 ACS - US Census



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