



East Shore Car Wash
FOR SALE

4714 QUEEN AVENUE, HARRISBURG, PA

4714 QUEEN AVENUE · HARRISBURG, PA 17109

EAST SHORE CAR WASH

FOR SALE



OFFERING SUMMARY

Sale Price	\$650,000
Price per SF	\$195.08
Property Taxes	\$6,143
APN	35-052-205
Zoning	Commercial General
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present a prime redevelopment opportunity in Harrisburg—a 6-bay car wash located just off heavily traveled Jonestown Road. Positioned behind M&Z Carpet and adjacent to Olde Liberty Square, this property offers exceptional visibility and accessibility in a thriving commercial corridor. The building is well-suited for a variety of retail or commercial uses, with its best potential being redevelopment into a modern retail or commercial space or an expansion opportunity for M&Z Carpet.

PROPERTY HIGHLIGHTS

- Well maintained by Seller - Owner of BD Mechanical
- Convenient to major interstates , , & 
- Potential to integrate with the rapidly expanding retail corridor along Jonestown Road

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	3,332 SF
Lot Size	0.63
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	None
Parking	45 Spaces
Year Built	?

BUILDING SPECIFICATIONS

Construction	Metal
Roof Type	Flat
Power	3-Phase 400 Amp
HVAC	Gas Heat Electric
Sprinklers	No
Signage	On Building

MARKET DETAILS

Cross Streets	Jonestown Rd
Traffic Count at Intersection	13,866 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	CG - Commercial General

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LOCATION



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DEMOGRAPHICS

POPULATION

1 MILE	9,032
3 MILE	73,001
5 MILE	175,026

HOUSEHOLDS

1 MILE	3,805
3 MILE	30,299
5 MILE	71,940

AVERAGE HOUSEHOLD INCOME

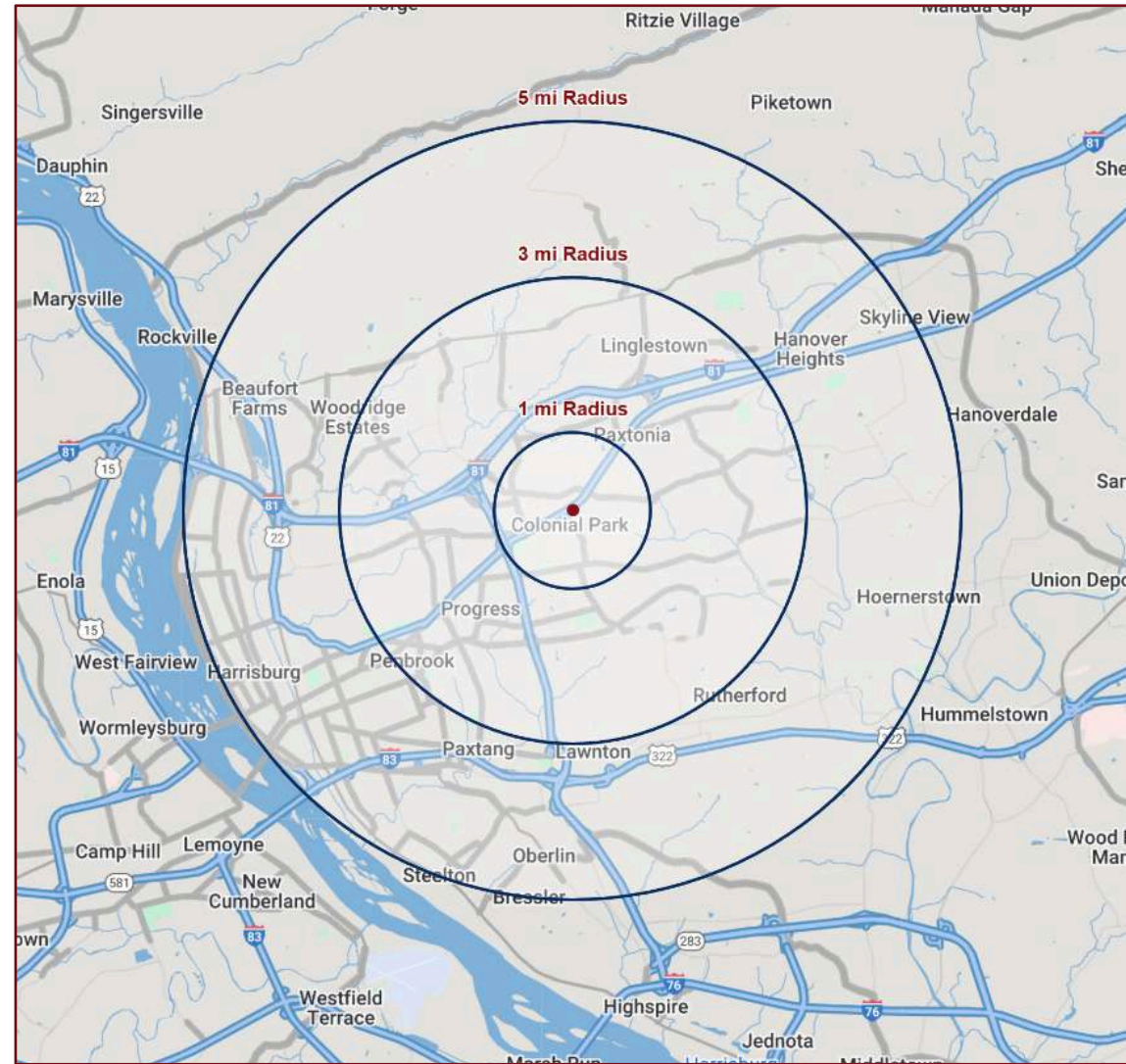
1 MILE	\$83,265
3 MILE	\$105,224
5 MILE	\$99,106

TOTAL BUSINESSES

1 MILE	519
3 MILE	2,766
5 MILE	7,119

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	5,266
3 MILE	36,803
5 MILE	118,211



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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.

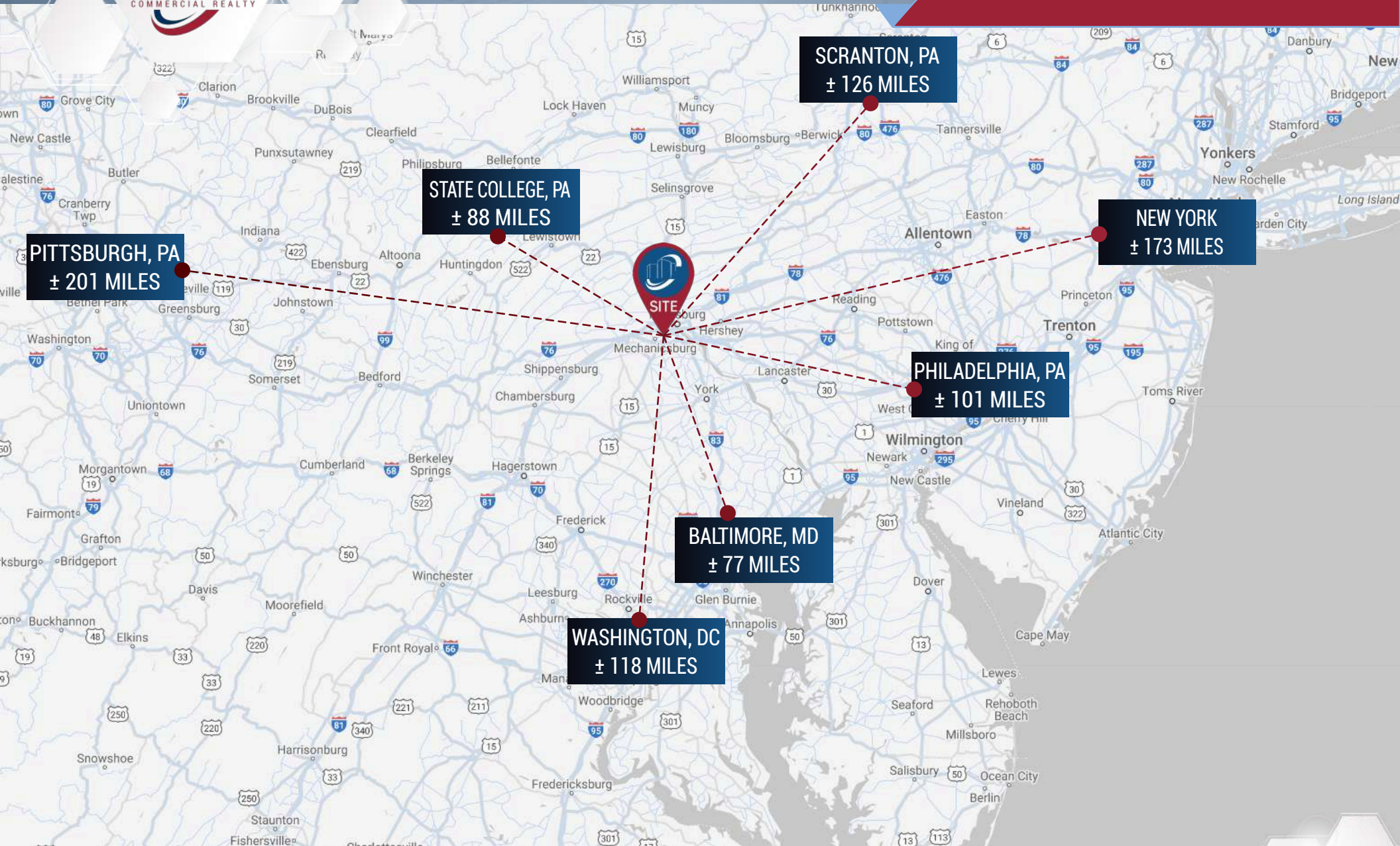
UNION DEPOSIT - Nestled near the vibrant city of Harrisburg, the community of Union Deposit offers an enticing proposition for savvy business investors seeking strategic opportunities in a burgeoning market. Boasting a prime location with easy access to major transportation arteries like Interstate 83, 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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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.