

4785 LINGLESTOWN ROAD, HARRISBURG

**CAMPBELL**

Commercial Partners LLC

13,800 +/- SF OFFICE BUILDING

**FOR SALE**

**FULLY LEASED**



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# OFFERING SUMMARY

## FULLY LEASED OFFICE BUILDING FOR SALE

Building SF: 13,800 +/- SF

Sale Price: \$1,250,000

### LOCATION INFORMATION:

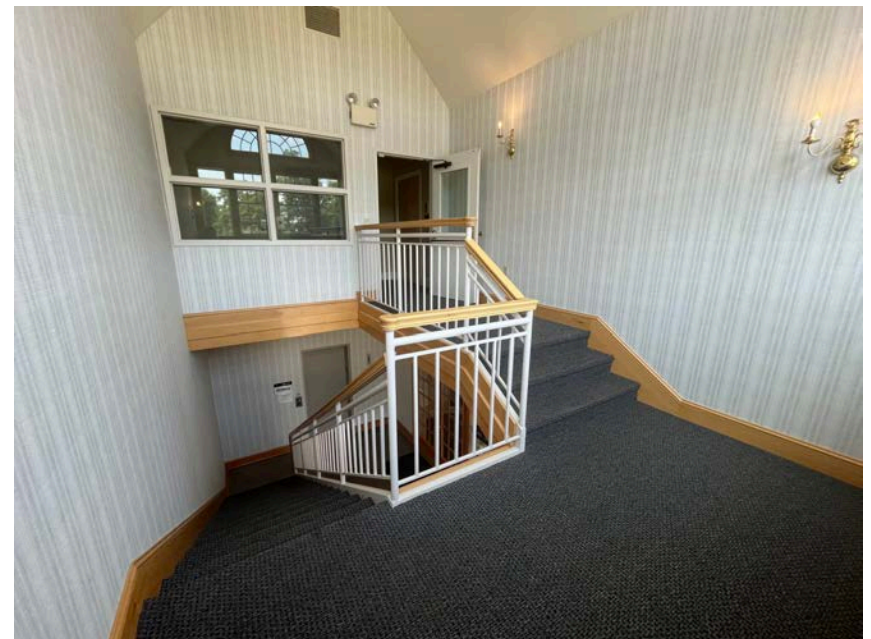
Zoning: BC - Business Campus

Municipality: Lower Paxton Township

County: Dauphin

### PROPERTY HIGHLIGHTS:

- Fully Leased Professional Office Building
- Great location & visibility on Rt. 39/Linglestown Rd
- Many nearby amenities
- Ample on-site parking
- Rent Roll and Condo Documents available with signed Confidentiality Agreement



# PROPERTY DETAILS

4785 LINGLESTOWN ROAD, HARRISBURG

Building SF	13,800 +/- SF
Construction Type	MASONRY
Number of Floors	2
Elevator	1
Flooring	CARPET
Lighting	FLOURESCENT/LED
HVAC	ELECTRIC & GAS HEAT; CENTRAL AIR
Ceiling Type	2X2 ACOUSTIC TILES
Restrooms	4 IN COMMON
Signage	IN-COMMON MONUMENT SIGN AT LINGLESTOWN ROAD
Condo Fee	\$3,962.50/quarter

Condo management and fees include snow removal, landscaping, stormwater, trash, common area electric, management, insurance, and common area reserves for replacement.



**Total Estimated Taxes: \$18,614.22**

## Current Estimated Taxes

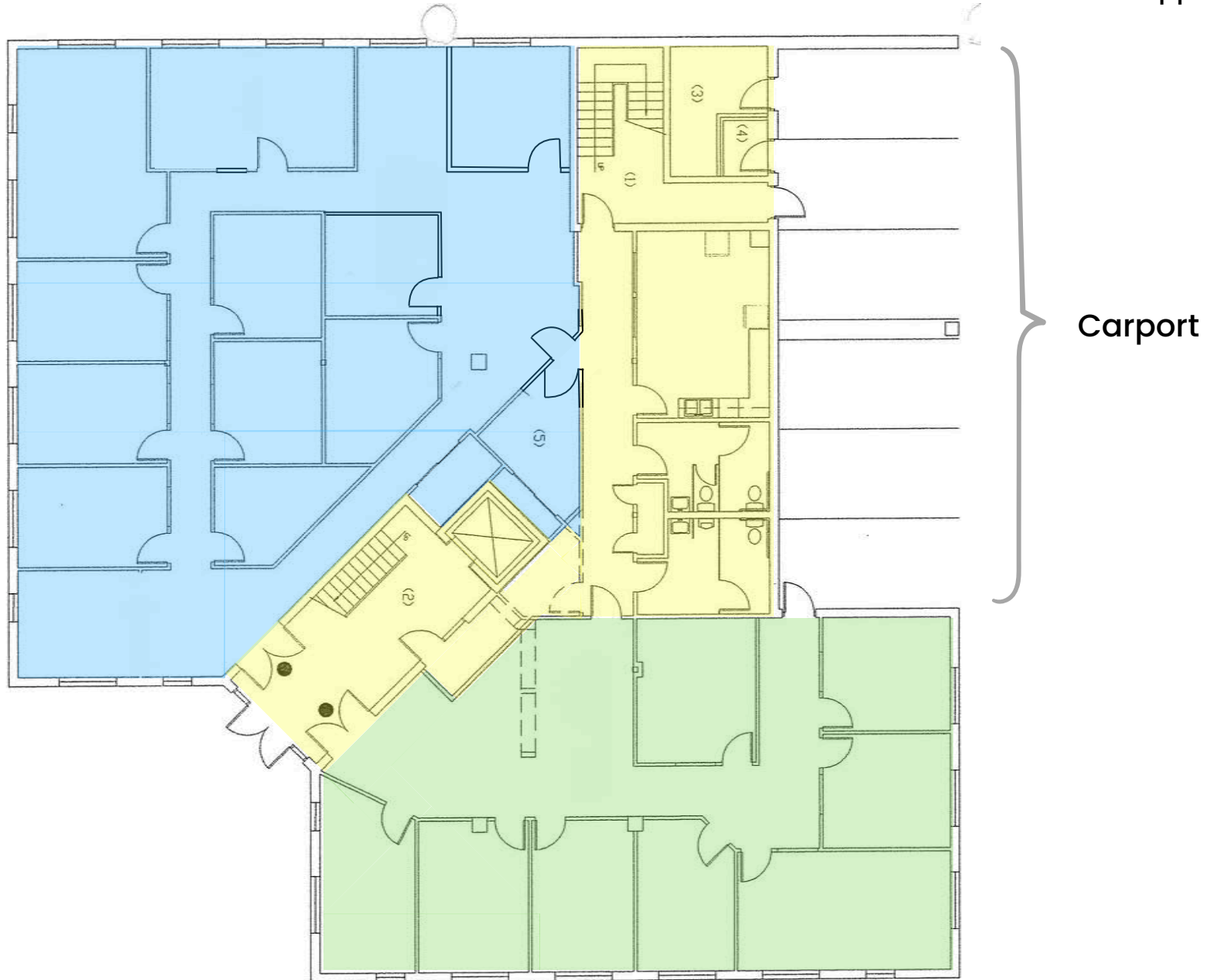
County:	\$ 623,500 x 0.0083760 =	\$ 5,222.44
Library:	\$ 623,500 x 0.0003500 =	\$ 218.23
Municipal:	\$ 623,500 x 0.0028350 =	\$ 1,767.62
School:	\$ 623,500 x 0.0182934 =	<u>\$ 11,405.93</u>
		\$ 18,614.22

## Current Indicated Market Value

\$ 623,500 x 2.47 (CLR) = \$ 1,540,045

# FIRST FLOOR

Plan is approximate

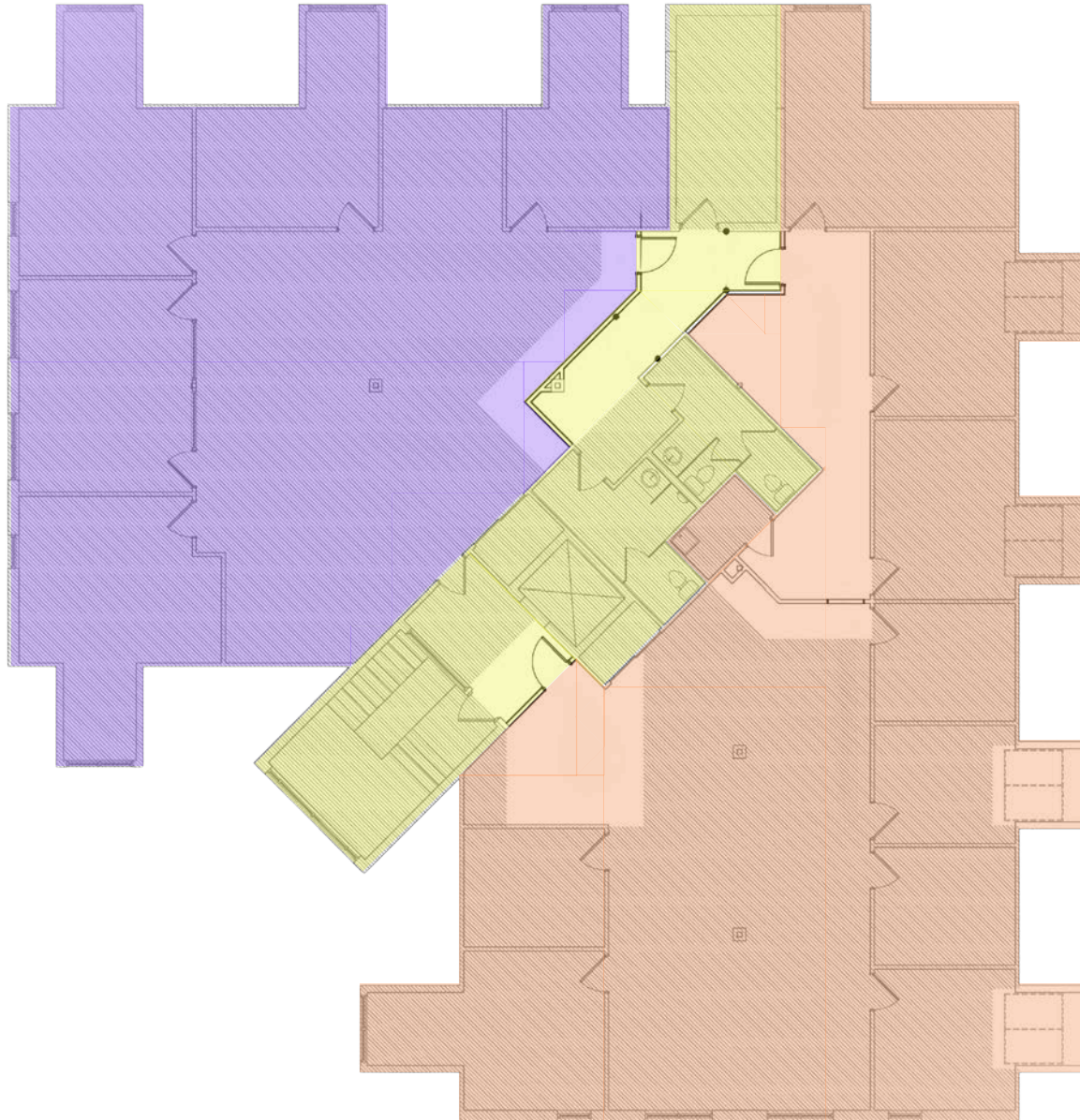




# SECOND FLOOR

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Plan is approximate





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