

OFFICE BUILDING
FOR SALE

5925 STEVENSON AVENUE
HARRISBURG, PA 17112



Daniel J. Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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5925 STEVENSON AVENUE

PROPERTY DETAILS

FOR SALE
\$330,000

OFFERING SUMMARY

Sale Price	\$330,000
Real Estate Taxes	In condo fee
Lot Size	2.47 Acres
Building Size	3,299 SF; Unit E-1,183 SF, Unit G-2,116 SF

PROPERTY SUMMARY

Address	5925 Stevenson Avenue, Harrisburg, PA 17112
Municipality	Lower Paxton
County	Dauphin
Tax Parcel #	35-014-448 & 450
Year Built	2006

PROPERTY HIGHLIGHTS

- Functional layout with large open floorplan with 7 private offices, a conference room, cubicles, and kitchenette
- Condo fee is \$1,164.43
- Suburban location
- Ask listing agent for condo by-laws and balance sheet

PROPERTY DESCRIPTION

Two-story modern office building with condominium ownership. The building is masonry and dryvit construction and features operable windows. The property is managed by PMI. This offering applies to Suite E & Suite G.

LOCATION DESCRIPTION

Suburban Harrisburg area of Linglestown. Good access to I-81 and Route 22 and 39.

UTILITIES & ZONING

Zoning	CN - Commercial Neighborhood; permits professional and business offices, retail stores, financial institutions, health services, studios, daycare facilities, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses
Water & Sewer	Public
Electric	PPL

BUILDING INFORMATION

# of Floors	2
Restrooms	2 per floor; in common area
HVAC	Electric
Electrical Capacity	200 amps
Roof	Rubber and shingle
Ceiling Height	8'9"
Ceiling Description	Suspended acoustic tiles
Walls	Drywall
Floor Type	Concrete and carpet
Basement	No
Sprinklers	No
Elevators	Yes
Business ID Sign	Yes



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INTERIOR PHOTOS

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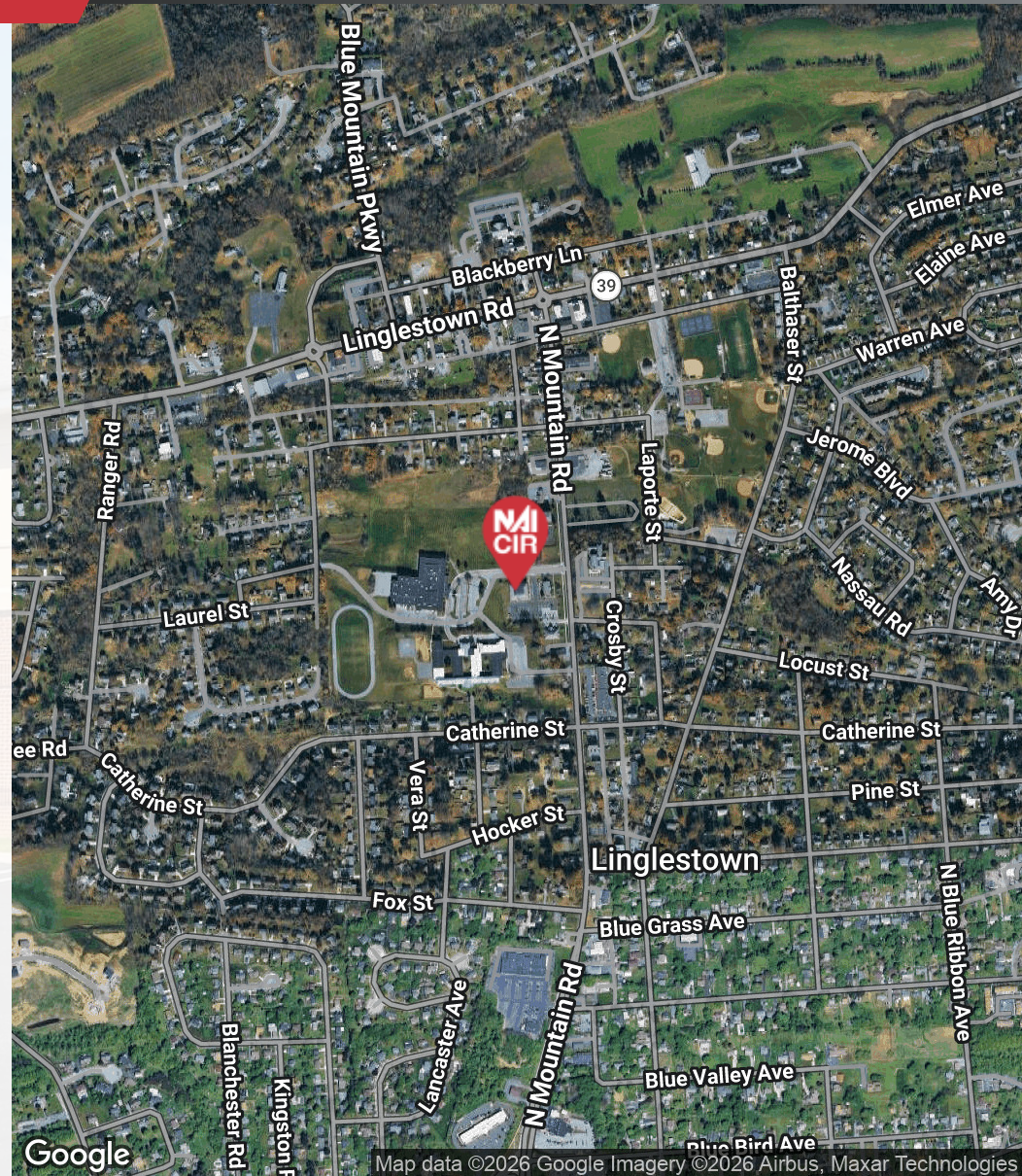
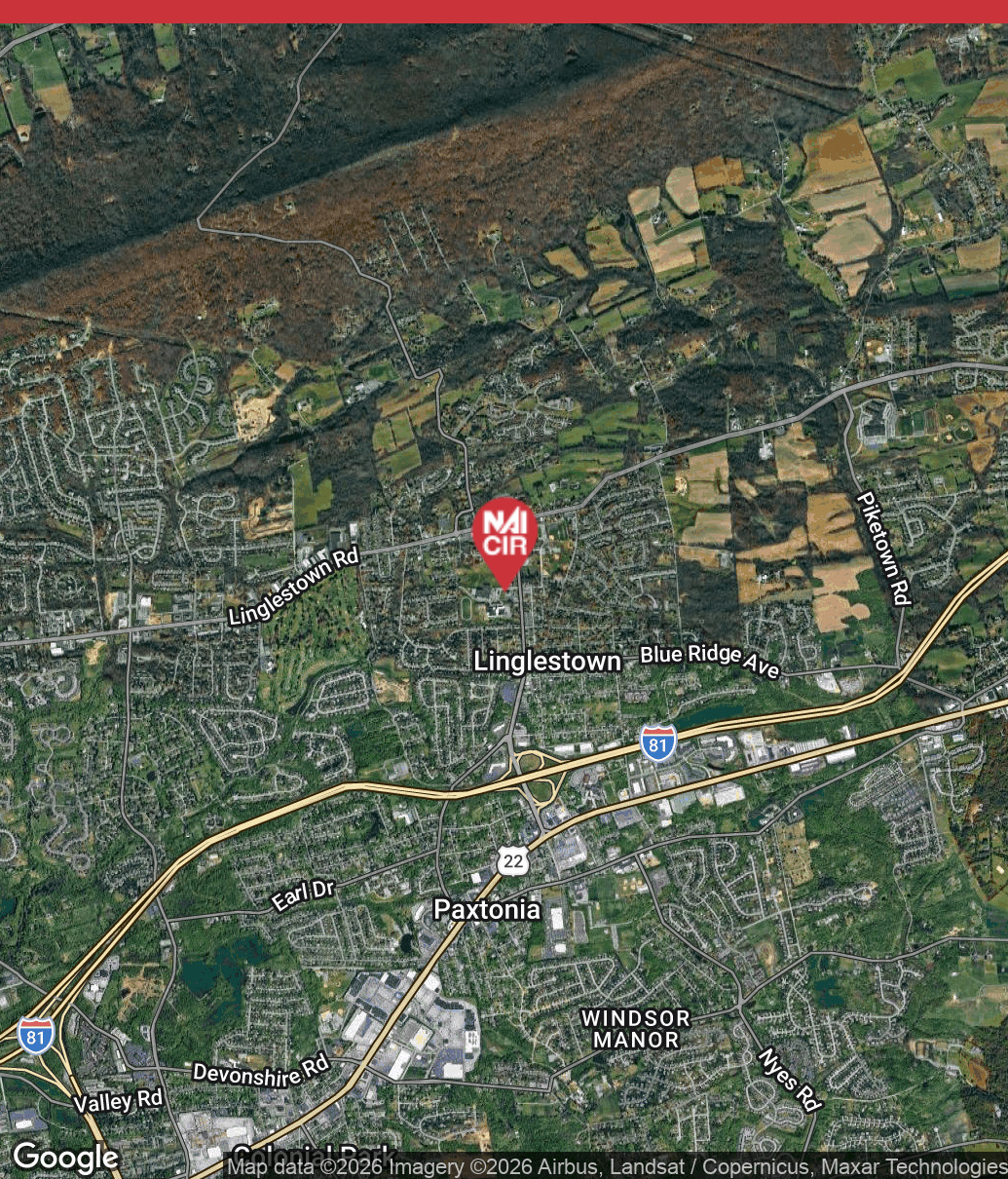
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LOCATION MAP

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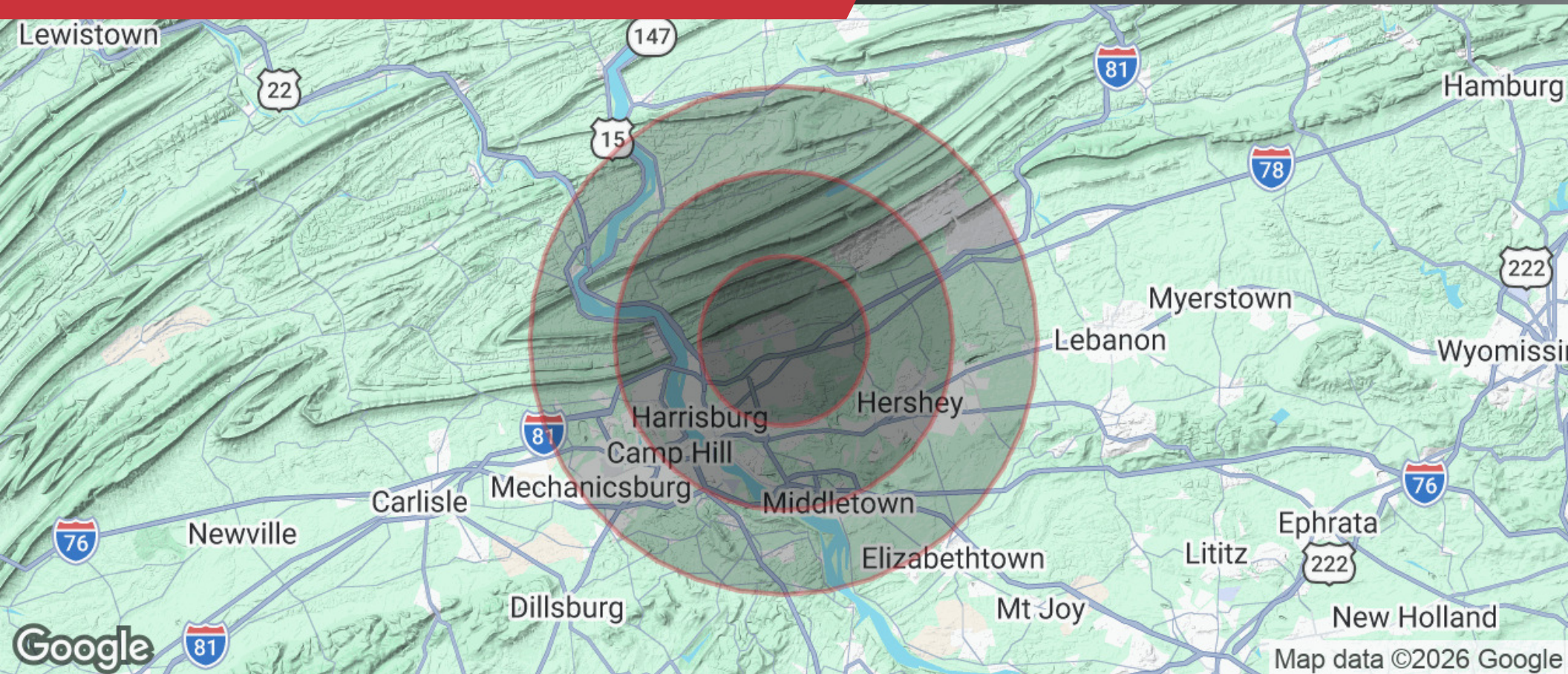
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DEMOGRAPHICS

FOR SALE

\$330,000



POPULATION

5 MILES	10 MILES	15 MILES
93,858	297,582	477,725



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
38,514	124,875	196,466



INCOME

5 MILES	10 MILES	15 MILES
\$112,810	\$101,529	\$106,106

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