

509 N. 2ND STREET

Harrisburg, PA 17101

CAMPBELL

Commercial Real Estate, Inc.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size: 4,000 SF

Available SF: 4,000 SF

Sale Price: \$399,000

Lease Rate: \$17.50 SF/ yr.
plus janitorial

Lot Size: .08 Acres

Municipality: City of Harrisburg

Zoning: CN - Commercial
Neighborhood

PROPERTY OVERVIEW

JEM Group is expanding and relocating. This conveniently located, beautifully restored, office is for sale or lease. Owner may consider a sale/leaseback.

PROPERTY HIGHLIGHTS

- 7 Off Street Parking Spaces
- Walking Distance to Capitol Complex
- Many Nearby Amenities, Including "Restaurant Row"
- Renovations Completed in 2007
- Beautiful Finishes Including Hardwood Floors throughout, Chair Rail, Crown Molding, Ceramic Tiles in Restrooms and Break Room, Pocket Door in Conference Room, and a 2nd Floor Deck.

FOR MORE INFO CONTACT:

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ARTHUR CAMPBELL
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PROPERTY DETAILS

Property Details

Property Type	Office
Lot Size	.08 Acres
Flood Zone	Zone X - "Area of Minimal Flood Hazard"

Location Information

Street Address	509 N. 2nd Street
County	Dauphin
Municipality	City of Harrisburg
Tax Parcel No.	04-017-004
Zoning	CN - Commercial Neighborhood

Building Information

Building Size	4,000 SF
Sale Price	\$399,000
Lease Rate	\$17.50/ SF plus janitorial
Taxes	\$12,668 / yr (approximately)
Stories	3
Construction	Masonry & Brick
Roof	Slate & Rubber
Walls	Plaster
Flooring	Hardwood & Ceramic Tile
Lighting	Recessed & Ceiling Fixtures
Miscellaneous	Ceiling Fans
Year Built	1900, Renovated in 2007
HVAC	Electric (3 Separate units)
Elevator	No
Sprinkler	No
Restrooms	3 (1 per floor; shower on 2nd floor)
Parking	7 Off street spaces

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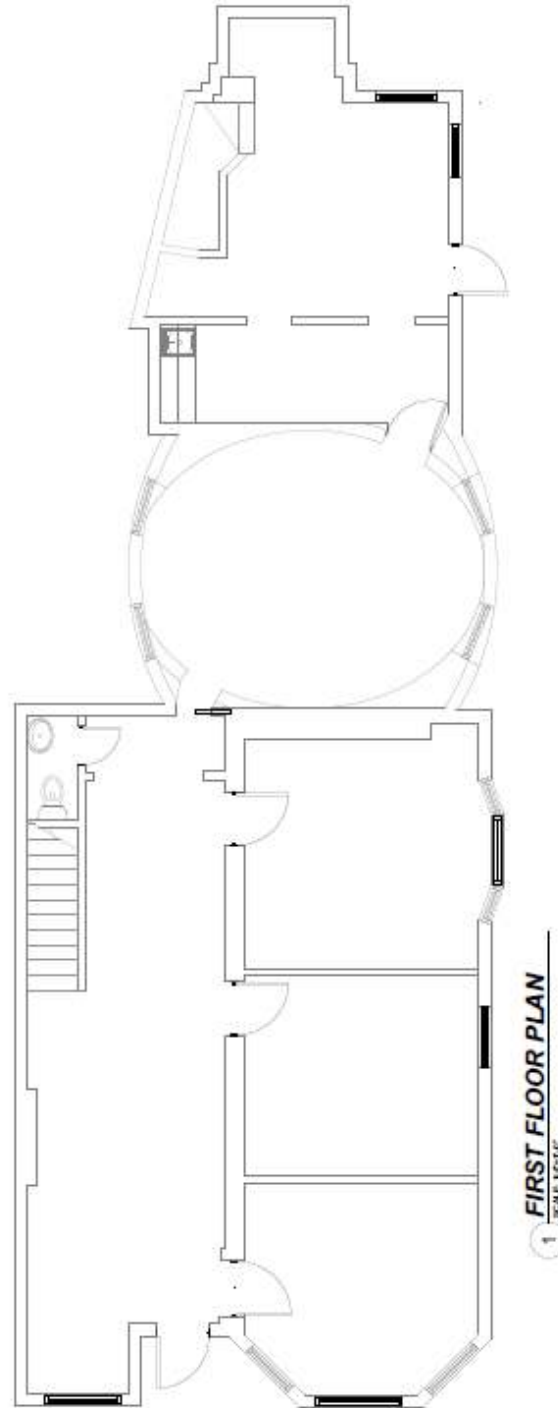
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1ST FLOOR PLAN



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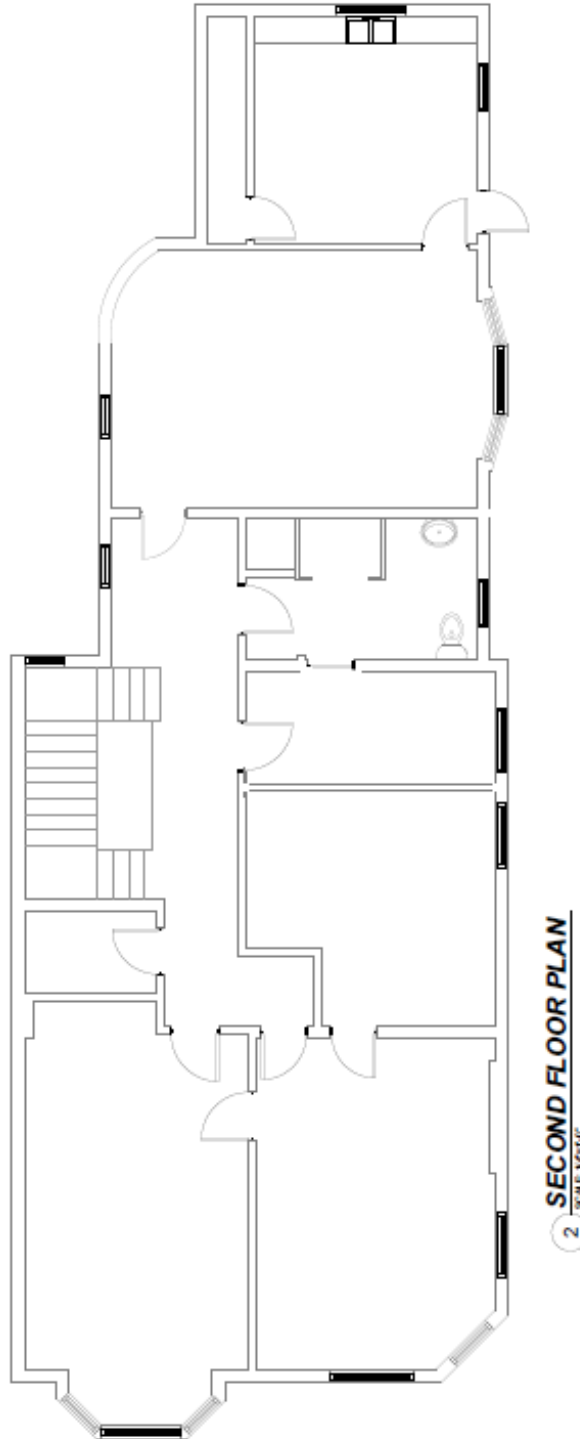
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2ND FLOOR PLAN



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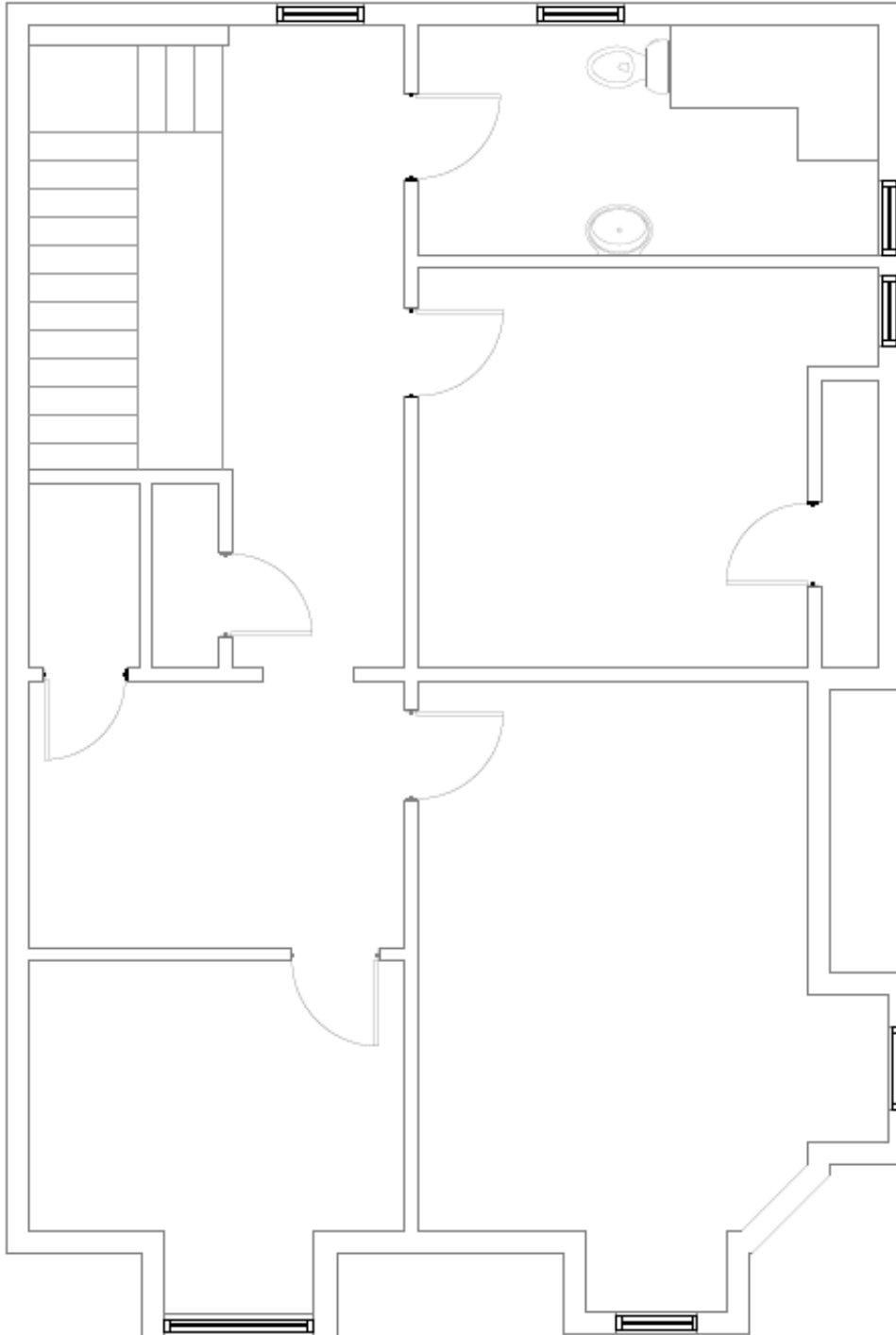
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3RD FLOOR PLAN



THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

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TAX ASSESSMENT INFORMATION

Property Information		
Tax Year 2019 ▼	Property ID 04-017-004-000-0000	Images (See All) 
Township CITY OF HARRISBURG	Property Use C01 - OFFICE	
Neighborhood C0402 - Fringe of commercial park	Site Address 509 N 2ND ST	

Assessments						
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	127,300	100,500	227,800	0	0	0
Exempt	0	0	0	0	0	0
Total	127,300	100,500	227,800	0	0	0

TAXES	
COUNTY:	\$ 227,800.00 x 0.0068760 = \$ 1,566.35
LIBRARY:	\$ 227,800.00 x 0.0003500 = \$ 79.73
LAND:	\$ 127,300.00 x 0.0309700 = \$ 3,942.48
BUILDING:	\$ 100,500.00 x 0.0051600 = \$ 518.58
SCHOOL:	\$ 227,800.00 x 0.0288008 = \$ 6,560.82
TOTAL:	\$ 12,667.97
INDICATED MARKET VALUE:	\$ 227,800.00 x 1.41 = \$ 321,198.00

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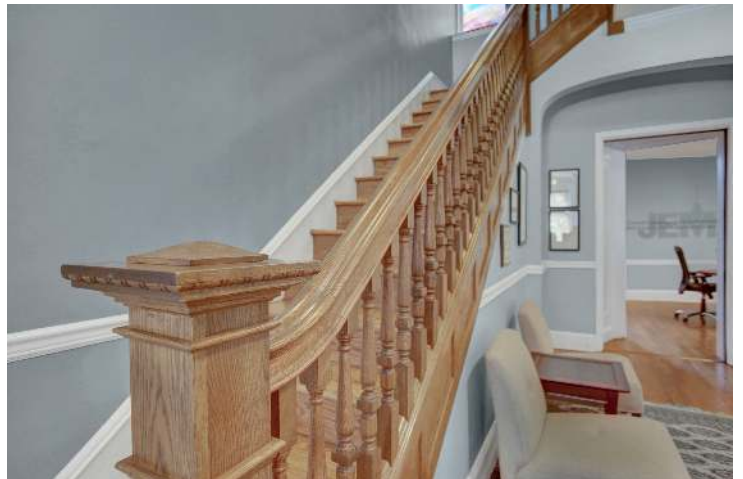
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ADDITIONAL PHOTOS



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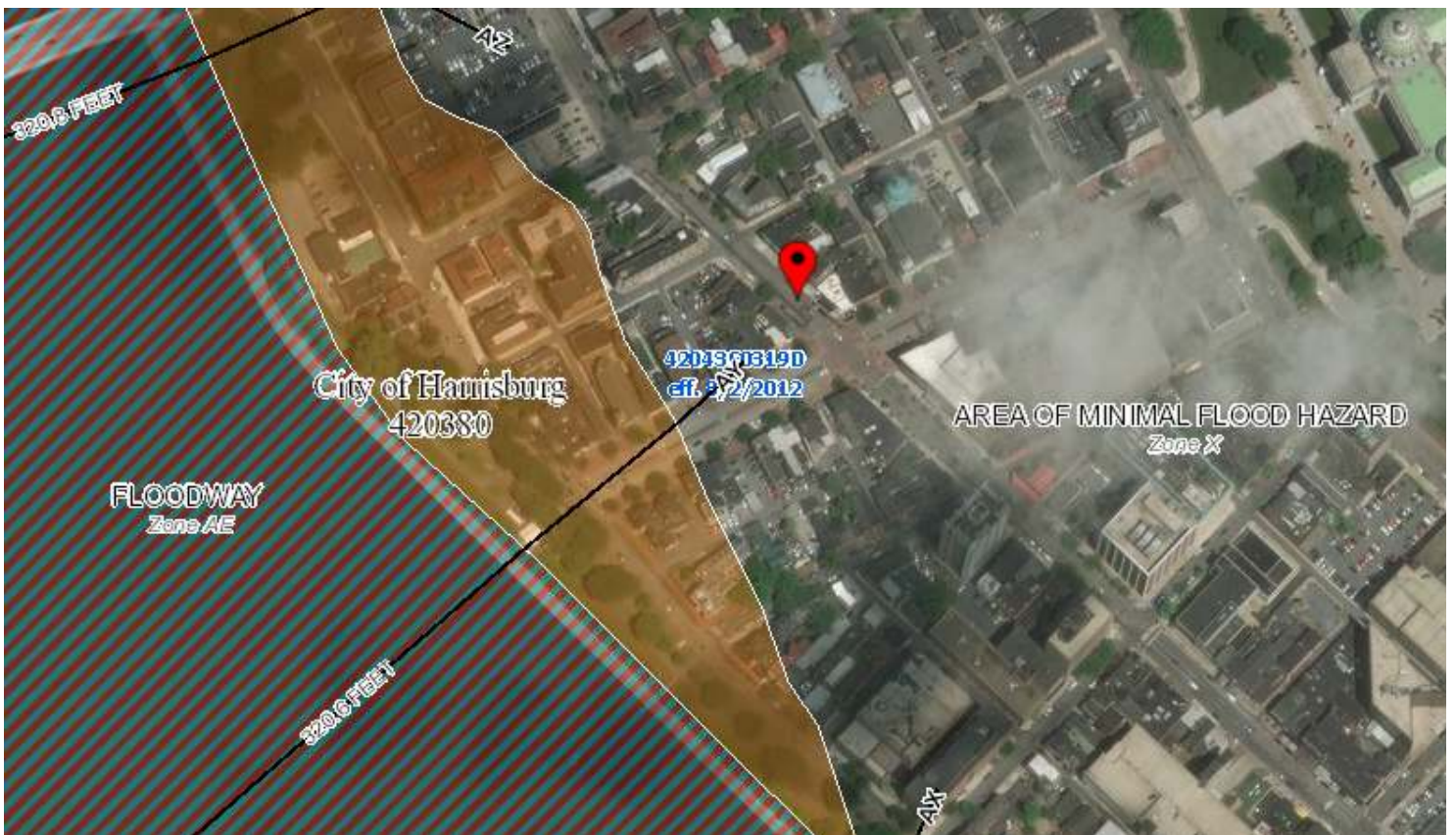
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FLOOD PLAIN MAP



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LOCATION MAPS



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