

FOR SALE

357 S. 2ND STREET

Steelton, PA 17113

PRESENTED BY:

IDA MCMURRAY, CCIM, SIOR

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OFFERING SUMMARY

SALE PRICE:	Reduced \$250,000
BUILDING SIZE:	6,256 SF
LOT SIZE:	0.87 Acres
PRICE / SF:	\$39.96
ZONING:	Residential Medium Density
APN:	57-001- 022,023,024,040

PROPERTY OVERVIEW

+/- 6,256 SF building consisting of +/- 4,816 SF on the first floor and +/- 1,440 SF on the second floor. First floor includes private offices, a reception area, and a large open room. The second floor features a two bedroom apartment with a full kitchen and a full bath. The property also features a 1,568 SF 4-bay heated garage. Call listing agent for deed restrictions.

PROPERTY HIGHLIGHTS

- +/- 6,256 SF commercial/apartment building
- Second floor apartment unit
- Plus 1,568 SF 4-bay heated garage
- 26 off-street parking spaces
- Easy access to I-283 and I-76 (PA Turnpike)
- Corner Property

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SVN | LATUS 2

SALE PRICE**\$325,000****BUILDING INFORMATION****PROPERTY INFORMATION**

STREET ADDRESS	357 S 2nd Street
CITY, STATE, ZIP	Steelton, PA 17113
COUNTY	Dauphin
TOWNSHIP	Steelton
APN #	57-001-022,023,024,040
LAND SIZE	0.87 Acres
TAXES	\$2,683.39

CONSTRUCTION	Masonry & Stick
ROOF	Rubber & asphalt shingles
WALLS	Plaster
CEILINGS	Drop ceiling
HVAC	Oil heat, electric A/C
WATER/SEWER	Public
RESTROOMS	2
FLOORS	2
ADDITIONAL INFO	Sale includes +/-1,568 SF 4-bay garage with gas hung heat

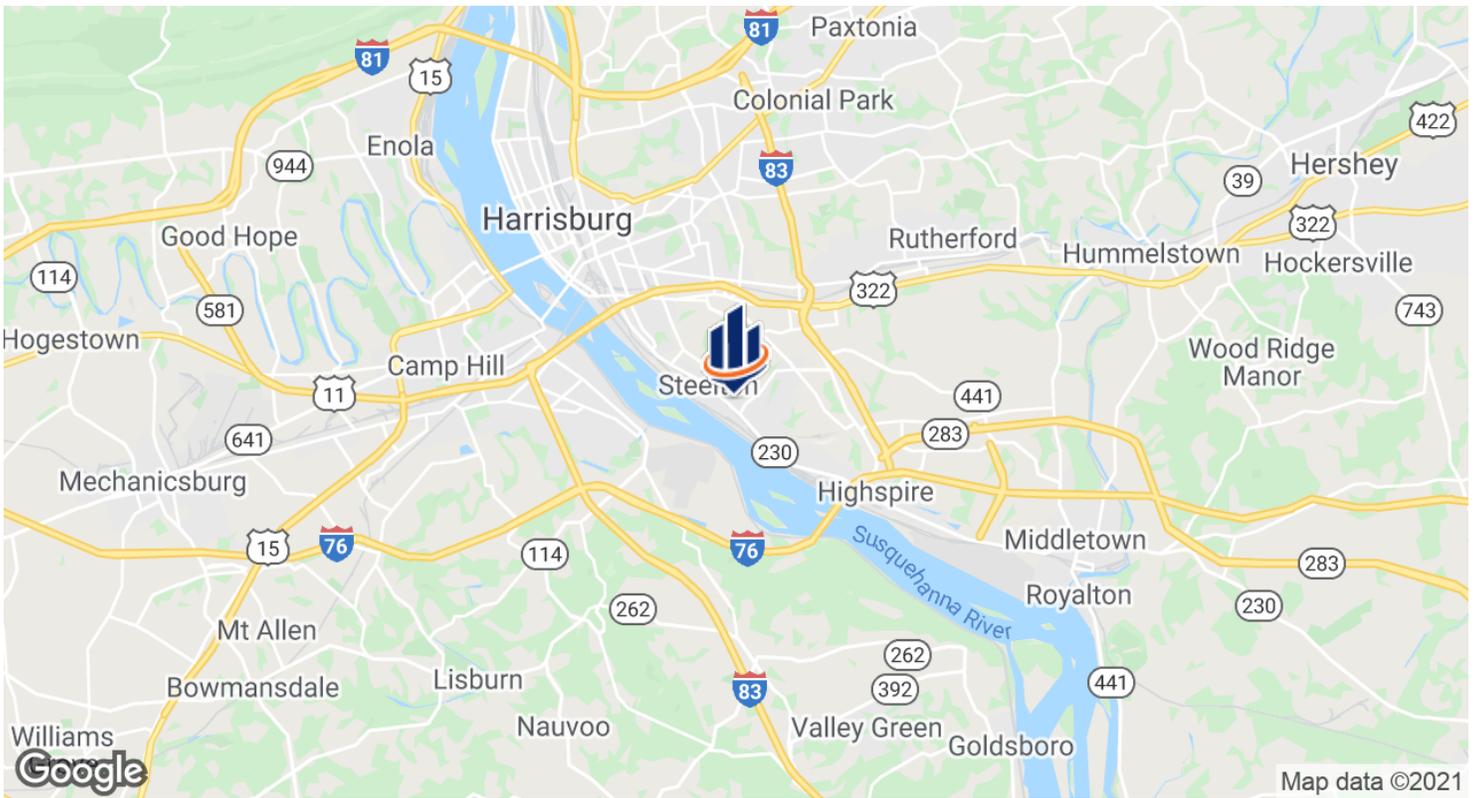
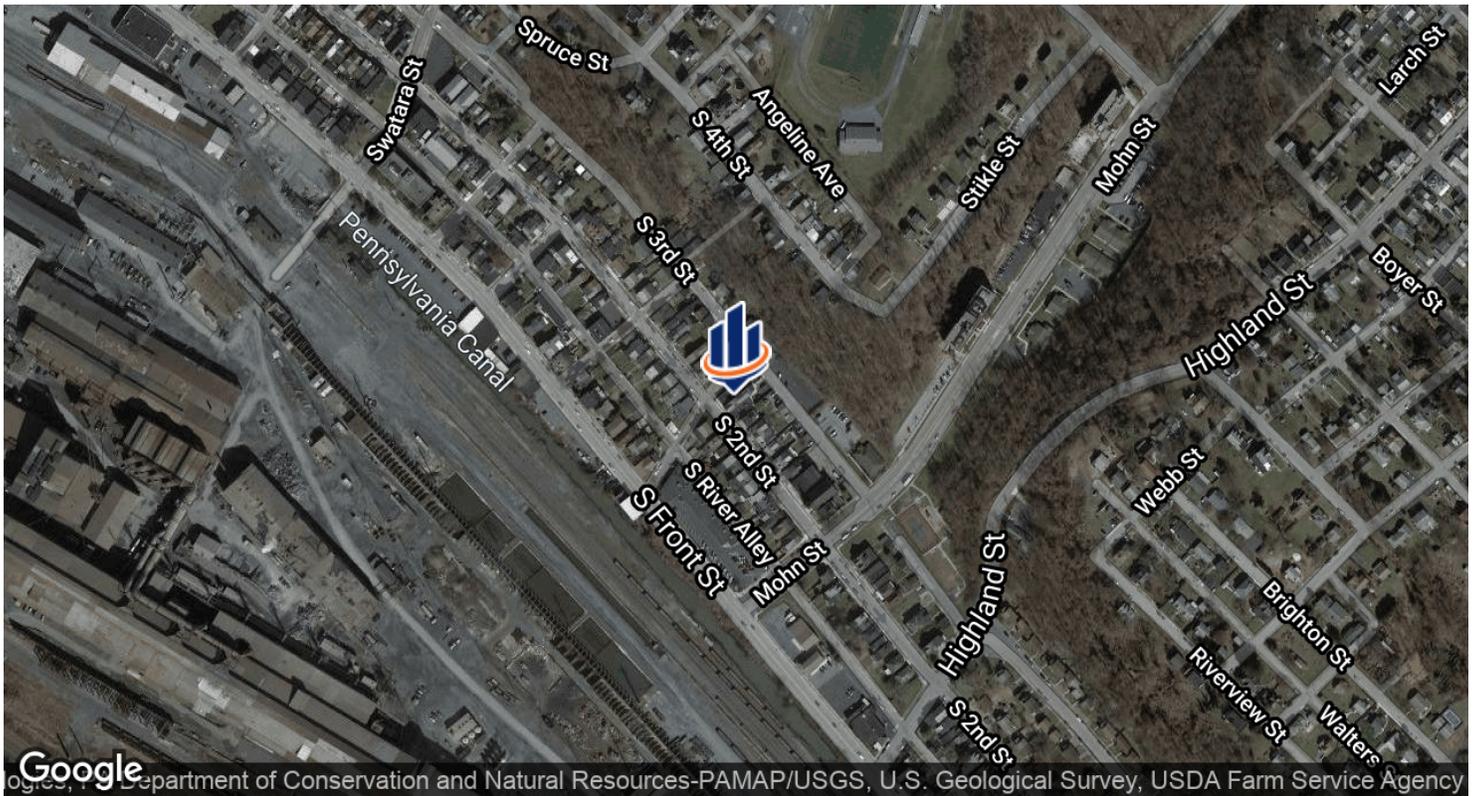
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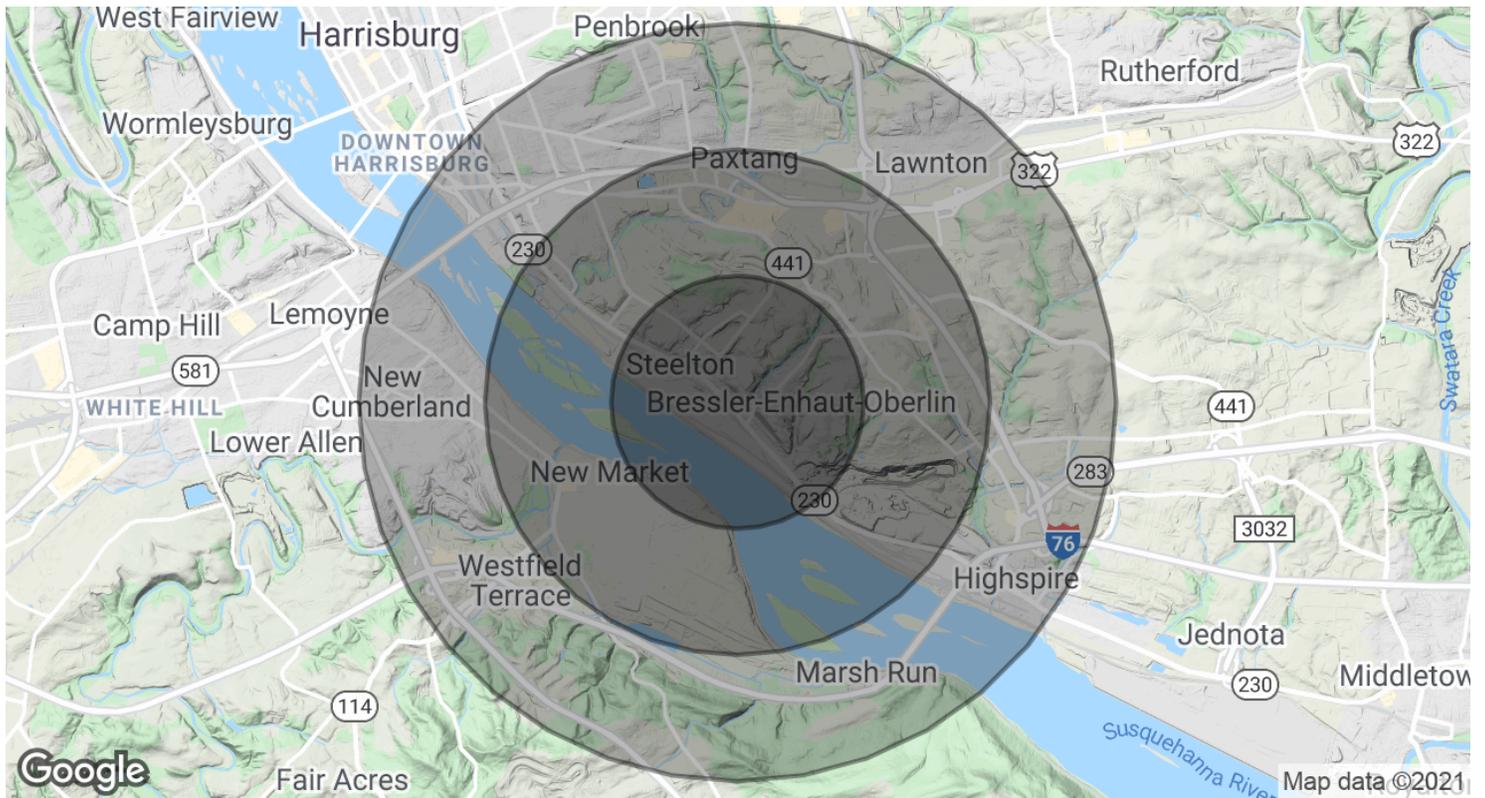
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SVN | LATUS 4



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POPULATION

1 MILE

2 MILES

3 MILES

TOTAL POPULATION	7,960	19,870	59,571
AVERAGE AGE	33.6	36.1	36.1
AVERAGE AGE (MALE)	32.4	34.5	34.2
AVERAGE AGE (FEMALE)	34.9	38.0	37.5

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

TOTAL HOUSEHOLDS	2,807	6,914	23,137
# OF PERSONS PER HH	2.8	2.9	2.6
AVERAGE HH INCOME	\$45,002	\$49,692	\$52,274
AVERAGE HOUSE VALUE	\$97,421	\$123,041	\$126,863

* Demographic data derived from 2010 US Census

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