



2221 N. Sixth Street Camp Curtin Memorial-Mitchell Harrisburg, PA 17110 Dauphin County, Harrisburg City

This historic church was founded in 1890 and rebuilt in 1895 and expanded in 1916 as a memorial to Camp Curtin, the largest northern military camp of the Civil War. The church was listed in the U.S. National Register of Historic Places on August 5, 2010. This church stands out as a prominent important architectural landmark for the city of Harrisburg and the region. The property features the ability to seat over 700 congregants, beautiful stained glass windows, one of the largest organs in Harrisburg, many offices and classrooms, and a large commercial kitchen with adjacent fellowship hall.

Square Feet Available	15,852 SF
Lot Size	0.290 AC
Date Available	Immediately
Price	\$155,000

Zoning

Commercial Neighborhood which permits; adult day care, bakery, business services, child care center, coffee shop/cafe, community center, crafts or artisan's studio, emergency medical treatment center, fitness center, grocery store, library, medical or dental office, museum, offices, personal services, place of worship and much more.

Building Information

SF Available	15,852
Max Contiguous SF	15,852
Total SF in Building	15,852
Construction	Stone
Year Constructed	1896
Elevator	None
Number of Floors	Two, plus finished lower level
Sprinklers	None
HVAC	Gas fired steam heat (to three zones) Window A/C units in offices
Ceiling Type	Plaster and tile
Ceiling Height	8' - 42'9" (in sanctuary)
Floor Type	Varies throughout: carpet, hardwood and tile
Business ID Sign	Yes; along N. Sixth Street
Basement	Yes; with large commercial kitchen and adjacent fellowship hall, classrooms and restrooms
Restroom	On the first floor and lower level
Electrical Capacity	225 Amps
Roof	Slate roof
Walls	Plaster
Lighting	Fluorescent and decorative

Land Information

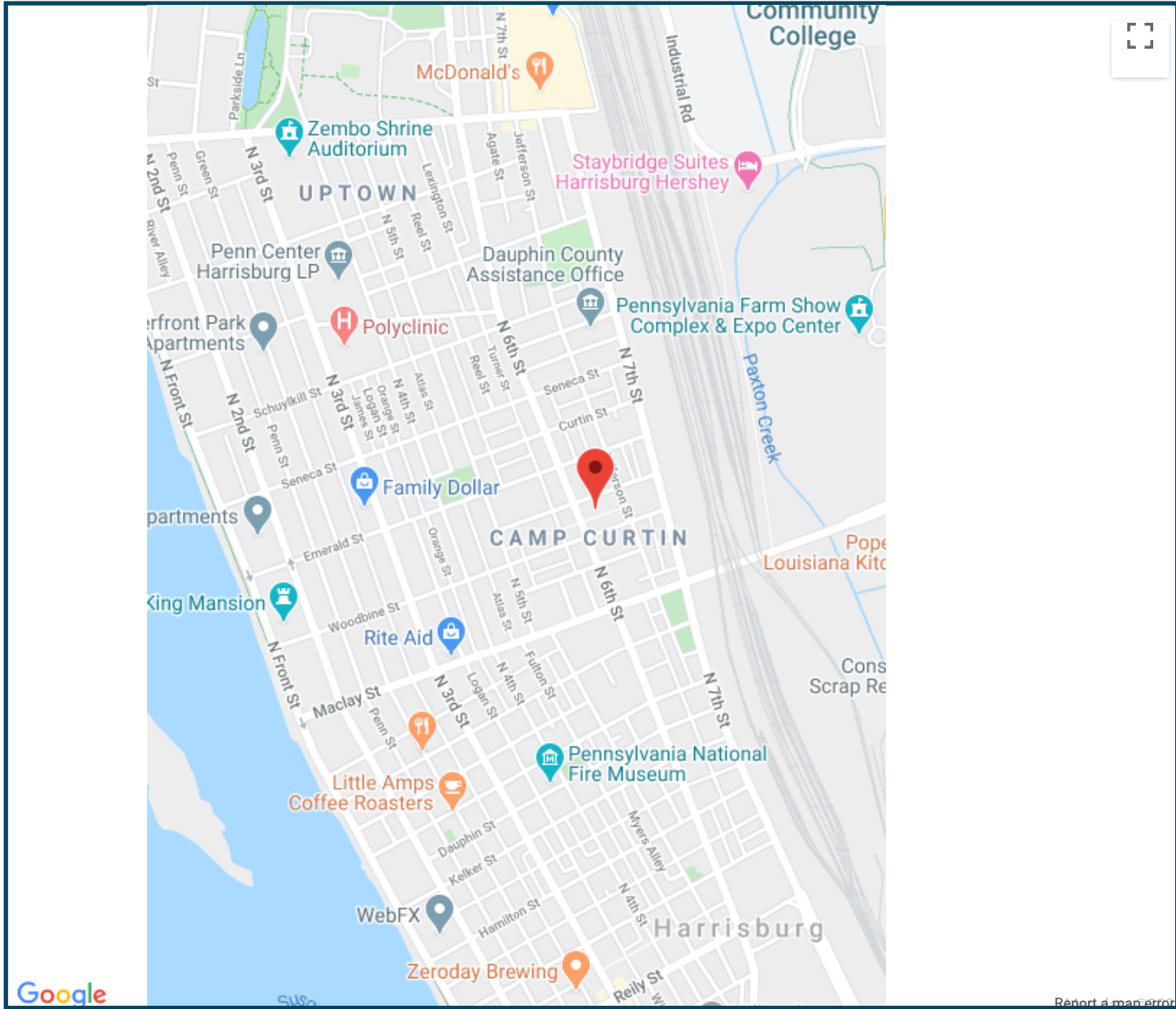
Acres	0.290 AC
Land SF	12,632
Fencing	Yes; around an outdoor play area
Frontage	100' along N. Sixth Street
Dimensions	100' x 130'
Parking	None on-site; on-street only
Topography	Level
Historic District	Yes, registered as a Federal Historic Building
Flood Zone	No
Tax Parcel Number	10-018-069

Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

For Sale	Yes
For Lease	No
Price	\$155,000
Real Estate Tax	Approximately \$22,980 annually (2019)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately



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