



*6340-6390 Derry Street
Harrisburg, PA 17111
Dauphin County, Swatara Township*

Multi-tenanted building that is currently 80% leased, leaving 2,300+/- SF office for the Buyer to occupy. Nearly 11,000 SF single-story flex building on heavily traveled Derry Street. The property features two office tenants (2,300+/- SF and 2,268+/- SF) and a warehouse user in the rear (6,400+/-). Perfect investor or owner/user opportunity.

Square Feet Available	10,968 SF
Lot Size	0.410 AC
Date Available	Immediately
Price	\$675,000

Zoning

General Commercial District (CG) which permits bakery, catering, construction company or tradesperson's headquarters, exercise club, financial institutions, office, repair service, retail store, and more.

Building Information

SF Available	10,968
Total SF in Building	10,968
Construction	Masonry block
Year Constructed	1996
Elevator	None
Number of Floors	One
Sprinklers	None
HVAC	Gas heat, electric A/C
Ceiling Type	Tile in office areas, exposed in warehouse area
Ceiling Height	8'1" in office areas; 10-12'2" in the warehouse
Floor Type	Carpet, vinyl and tile in office areas, concrete in warehouse area
Business ID Sign	On building
Basement	None
Restroom	Four total (two in each office area)
Electrical Capacity	200 amp
Roof	Flat rubber
Walls	Varies throughout: painted drywall, panel and block
Lighting	Fluorescent and canned lighting

Land Information

Acres	0.410 AC
Land SF	17,860
Fencing	None
Frontage	100' along Derry Street
Parking	13 parking spaces in the front; additional parking available on 64th Street
Topography	Generally level
Tax Parcel Number	63-017-182 and 63-017-158

Industrial Information

Drive-in Doors	Two
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Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

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For Sale	Yes
For Lease	No
Price	\$675,000
Real Estate Tax	Approximately \$11,450 annually (2021)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	Owner pays all utilities to the building. Taxes, insurance and utilities total between \$21,850 - \$24,000 annually.
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately
Additional Information	See listing agent for tenant income information.



Google

RMap data ©202



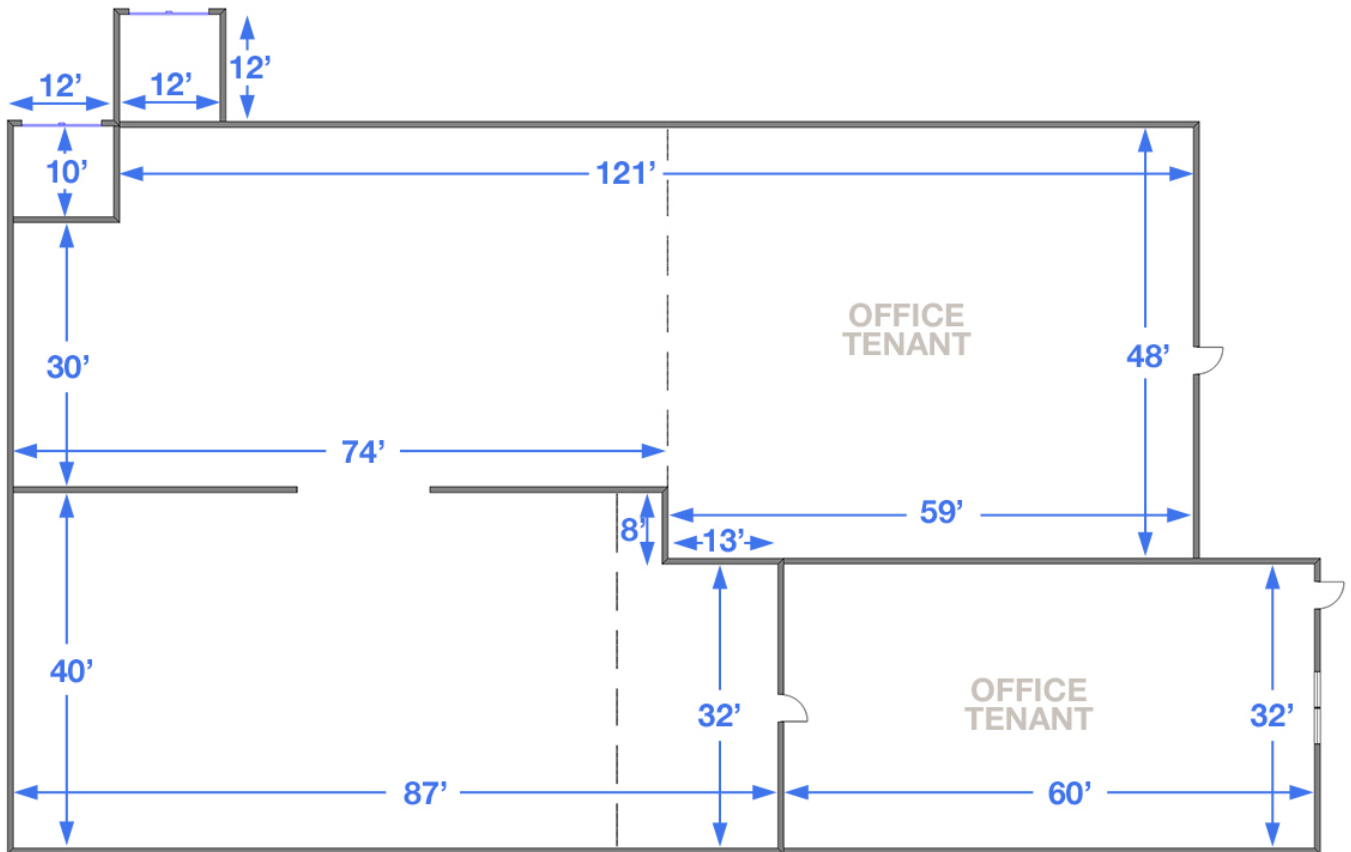












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