

For Sale

# Office Building

\$375,000



## 2931 N. Front Street

2931 N. Front Street  
Harrisburg, Pennsylvania 17110

### Property Highlights

- Tudor style mansion with riverfront views
- Ten private offices across three floors
- Charm and character throughout the building
- Features 15 parking spaces in rear parking lot, kitchen, two conference rooms, fireplace, etc

### Property Description

Take your place among the mansions of Front Street in this Tudor style office building. Enjoy access to Riverfront Park and views of the Susquehanna from one of 10 private offices across three floors. Features a rear parking lot, kitchen and two conference rooms on first floor, fireplace, and original wood paneling. Property has charm and character throughout but in need of some renovation and updating.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$375,000
<b>Lot Size</b>	0.38 Acres
<b>Building Size</b>	5,243 SF



For more information

**Daniel J. Alderman**

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dalderman@naicir.com



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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB024320A

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## Central PA Office Sale

OS15021

**2931 N. Front Street, Harrisburg, PA 17110**

**Dauphin County**

Take your place among the mansions of Front Street in this Tudor style office building. Enjoy access to Riverfront Park and views of the Susquehanna from one of 10 private offices across three floors. Features a rear parking lot, kitchen and two conference rooms on first floor, fireplace, and original wood paneling. Property has charm and character throughout but in need of some renovation and updating.



## Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

## Availability Information

<b>Sq Ft Available</b>	5,243 SF
<b>Min Contiguous SF</b>	5,243 SF
<b>Max Contiguous SF</b>	5,243 SF
<b>Availability</b>	Immediately
<b>Space Available</b>	Entire property
<b>Rooms &amp; Sizes</b>	First floor - three offices, two conference rooms, kitchen, reception area, clerical, copy room, bathroom Second floor - six offices, clerical, bathroom Third floor - one office, conference room/library, bathroom
<b>Additional Info</b>	See attached floor plans

## Building Information

<b>Total Bldg Sq Ft</b>	5,243 SF
<b>Construction</b>	Stone and stucco
<b>Year Constructed</b>	1926

<b>Basement</b>	Yes
<b>Elevator</b>	None
<b>Restrooms</b>	Three
<b>No. Of Floors</b>	Three
<b>Ceiling Height</b>	Varies; 8' to 9'5"
<b>Sprinklers</b>	None
<b>HVAC</b>	Oil hot water/heat electric, wall A/C units
<b>Roof</b>	Slate
<b>Walls</b>	Plaster, drywall, paneling
<b>Floor Type</b>	Wood
<b>Lighting</b>	Fluorescent
<b>Business ID Sign</b>	Yes; monument
<b>Additional Info</b>	Property has Zinsco and Federal Pacific electric panels. Wainscotting and paneled walled office

## Land Information

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<b>Tax Parcel #</b>	14-032-011
<b>Acres</b>	0.380 AC
<b>Sq. Ft.</b>	16,552.8 SF
<b>Frontage</b>	75' on N. Front Street
<b>Dimensions</b>	75' x 224.7' x 75.15' x 219.7'
<b>Fencing</b>	Some
<b>Parking</b>	15 parking spaces
<b>Parking Restrictions</b>	Shared driveway entrance with 2933 N. Front Street
<b>Topography</b>	Level

## Utilities & Zoning Information

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<b>Water</b>	Public
<b>Sewer</b>	Public
<b>Zoning</b>	RF - Riverfront; permits offices, medical or dental office, business services, essential services, etc.

## Office Buildout Details

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<b>Total Size</b>	5,243 SF
<b>Rooms &amp; Sizes/Lots</b>	Ten offices, conference rooms, kitchen, reception area, clerical
<b>Restroom Facilities</b>	Three
<b>HVAC</b>	Oil heat, window AC units
<b>Additional Info</b>	See attached floor plans

## Sales Information

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<b>Price</b>	\$375,000
<b>Real Estate Tax</b>	\$16,568.39
<b>Transfer Tax</b>	Divided equally between buyer and seller
<b>Financing</b>	Conventional or cash
<b>Additional Info</b>	May be asbestos containing materials in property. Some areas of basement are wet.

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# Additional Photos



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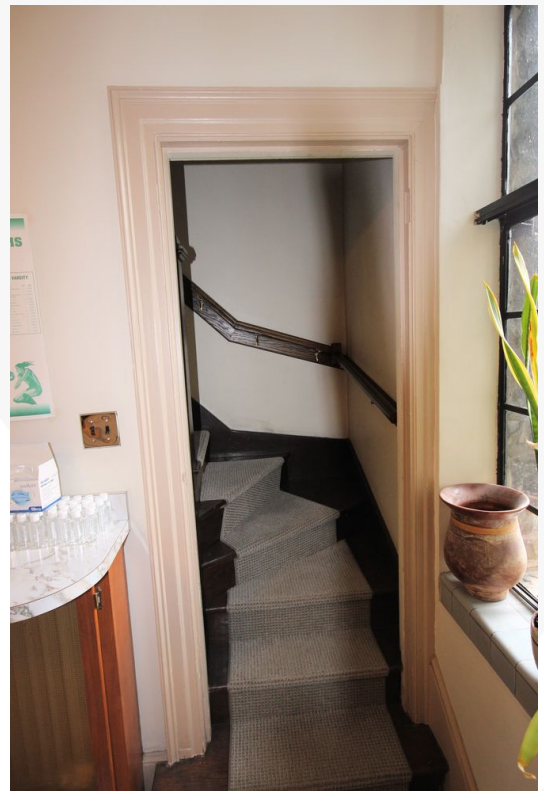
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# Additional Photos



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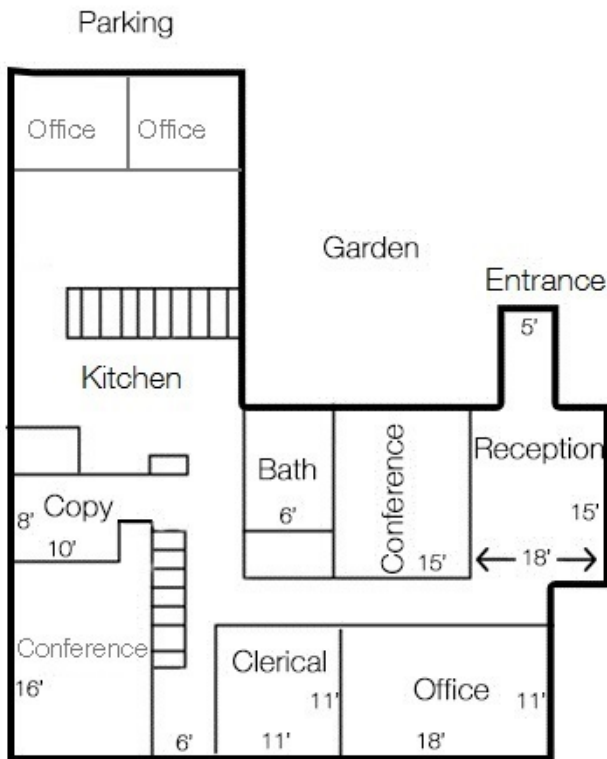
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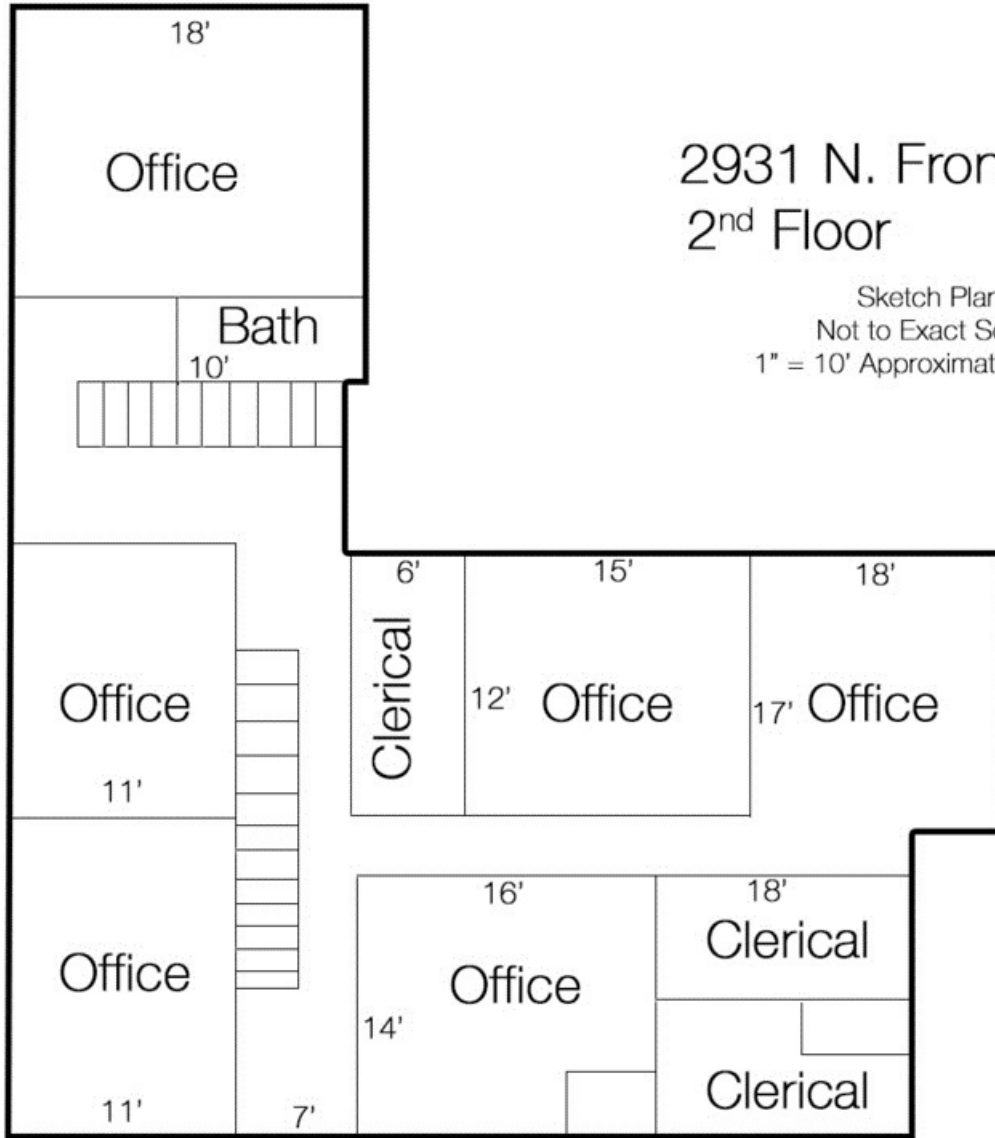
# First Floor Plan



## 2931 N. Front Street 1<sup>st</sup> Floor

Sketch Plan  
Not to Exact Scale  
1" = 10' Approximately Scale

# Second Floor Plan



2931 N. Front Street  
2<sup>nd</sup> Floor

Sketch Plan  
Not to Exact Scale  
1" = 10' Approximately Scale



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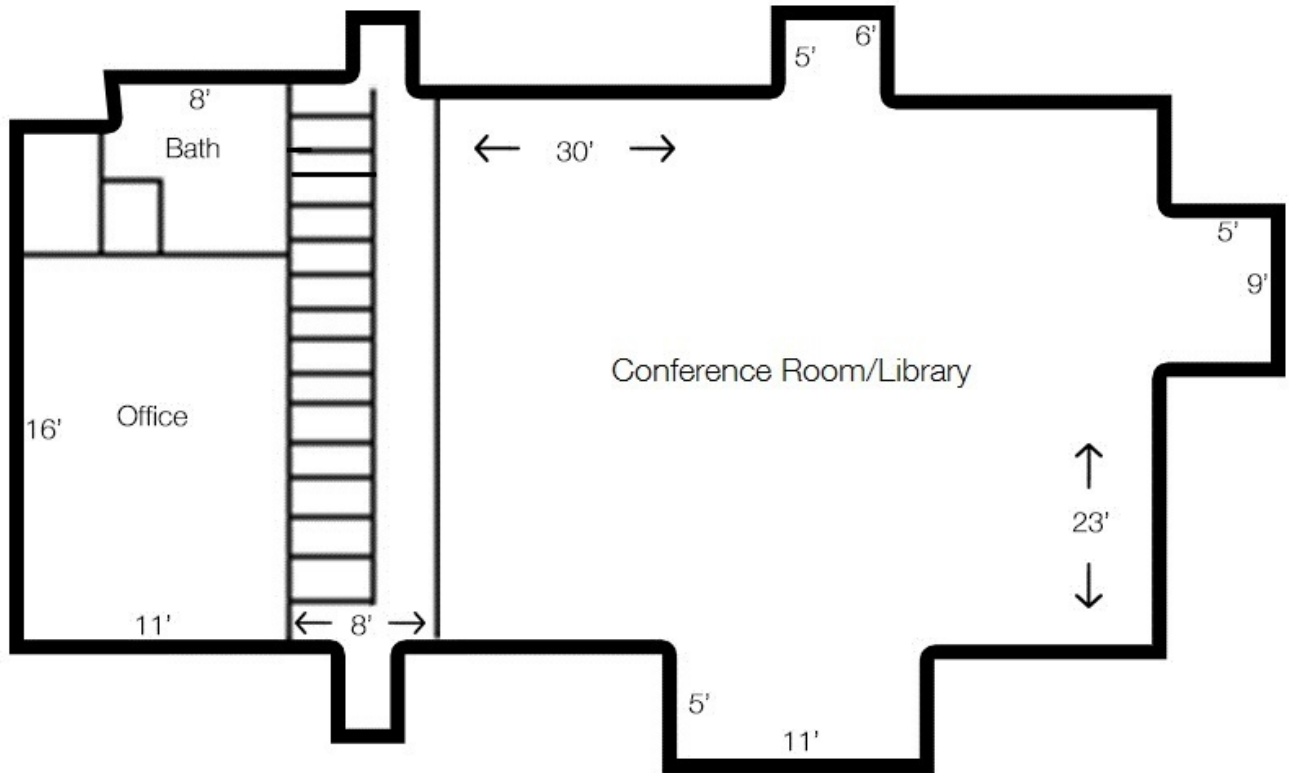
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# 2931 N. Front Street 3rd Floor

Sketch Plan  
Not to Exact Scale  
1" = 10' Approximately Scale



# Tax Map



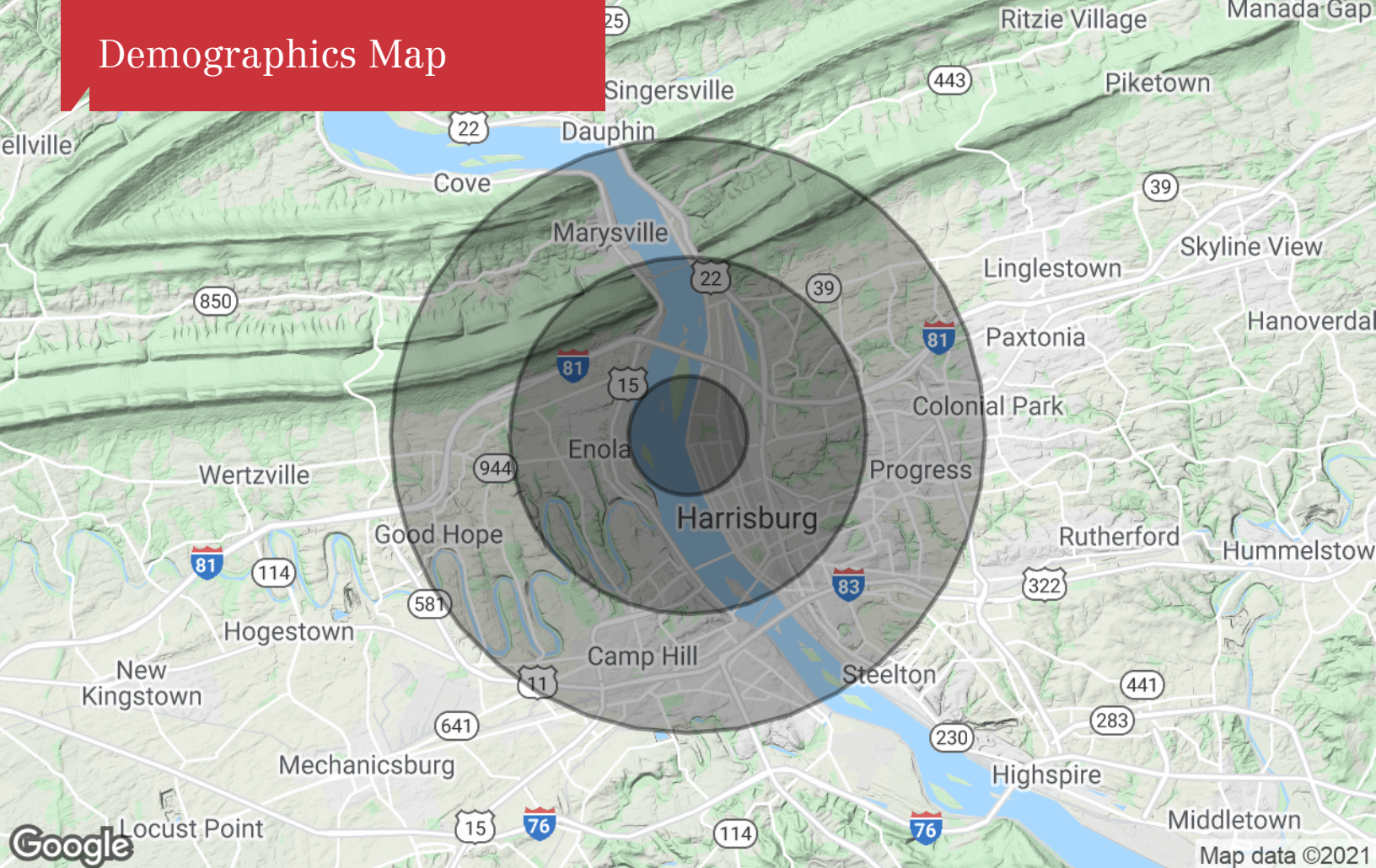
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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,066	61,757	166,792
MEDIAN AGE	33.6	36.4	37.7
MEDIAN AGE (MALE)	30.1	35.1	35.6
MEDIAN AGE (FEMALE)	35.6	37.3	39.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,114	26,739	71,483
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$52,257	\$56,454	\$61,799
AVERAGE HOUSE VALUE	\$116,623	\$151,979	\$160,834

\* Demographic data derived from 2010 US Census



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