

For Sale

Office Buildings

\$2,500,000



123-125 N. Enola Drive

Enola, Pennsylvania 17025-2500

Property Highlights

- Two office buildings on the same parcel totaling approximately 42,000 SF
- Building 1: Converted school building with multiple office suites
- Building 2: Newer office building available for end-user or investment
- Renovated offices and common areas
- Affordable lease terms
- Great neighborhood setting

Property Description

Two office buildings located on the same parcel for sale: 30,000 SF converted school with multiple office suites and a newer 12,200 SF office building available for end user or for investment. Properties are located in a West Shore neighborhood setting near East Pennsboro High School.

OFFERING SUMMARY

Sale Price	\$2,500,000
Lot Size	1.94 Acres
Building Size	42,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,456	\$56,593
3 Miles	51,405	\$71,113
5 Miles	126,277	\$70,304

For more information

E. Peter Higgins

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
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125 N. Enola Drive

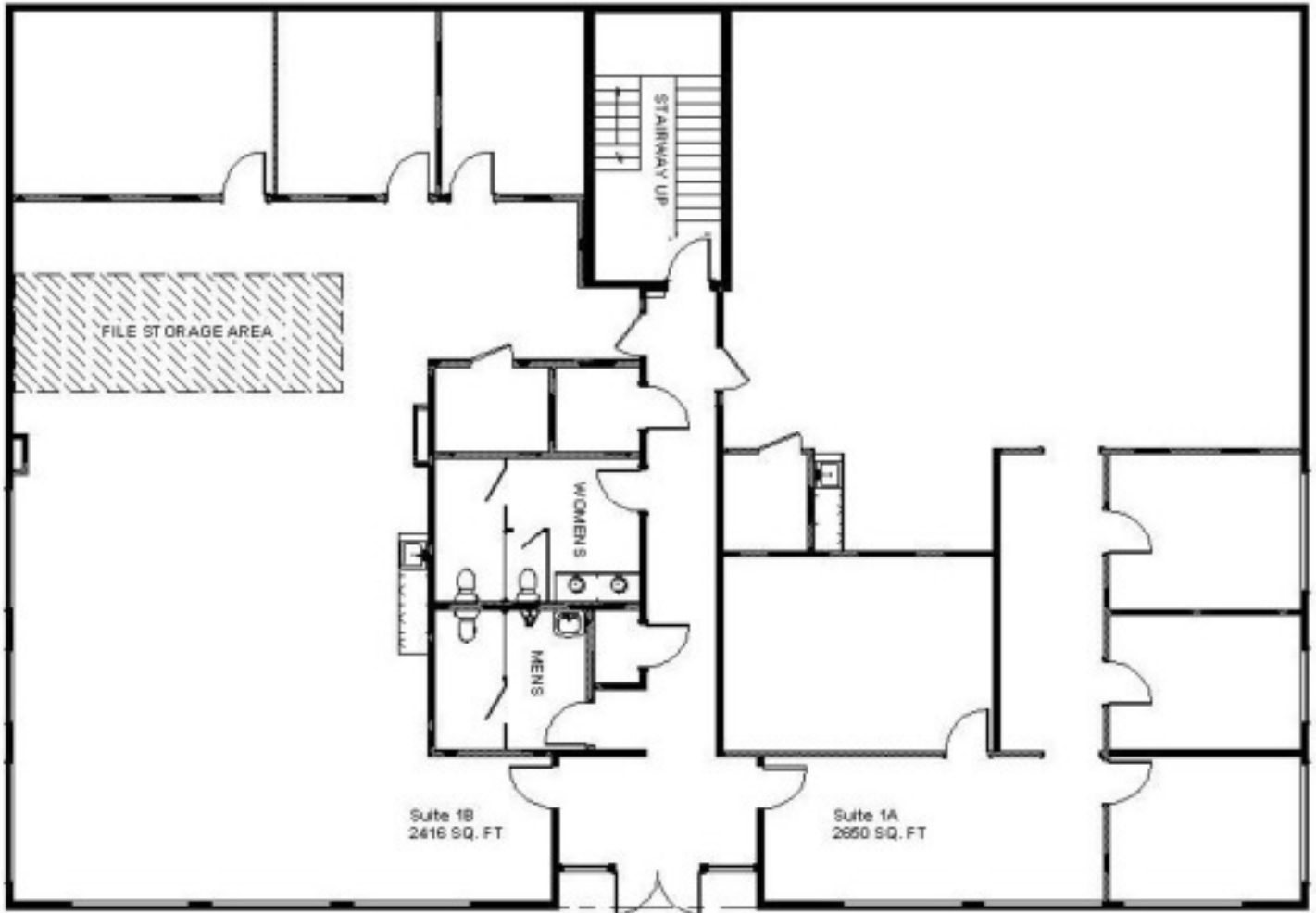


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123 N. Enola Drive - Floor Plan



123 N. Enola Drive, First Floor



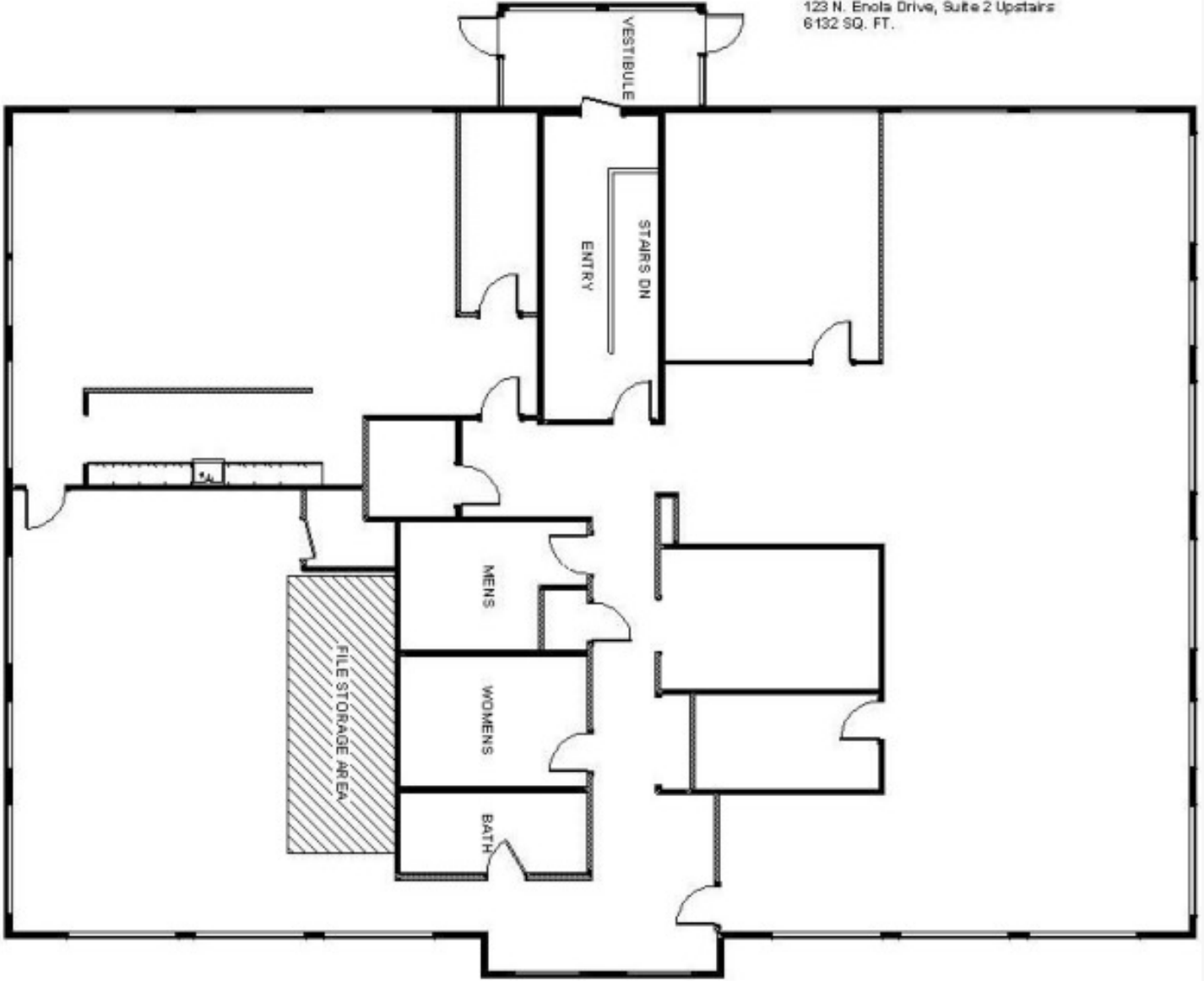
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123 N. Enola Drive - Floor Plan

123 N. Enola Drive, Suite 2 Upstairs
6132 SQ. FT.

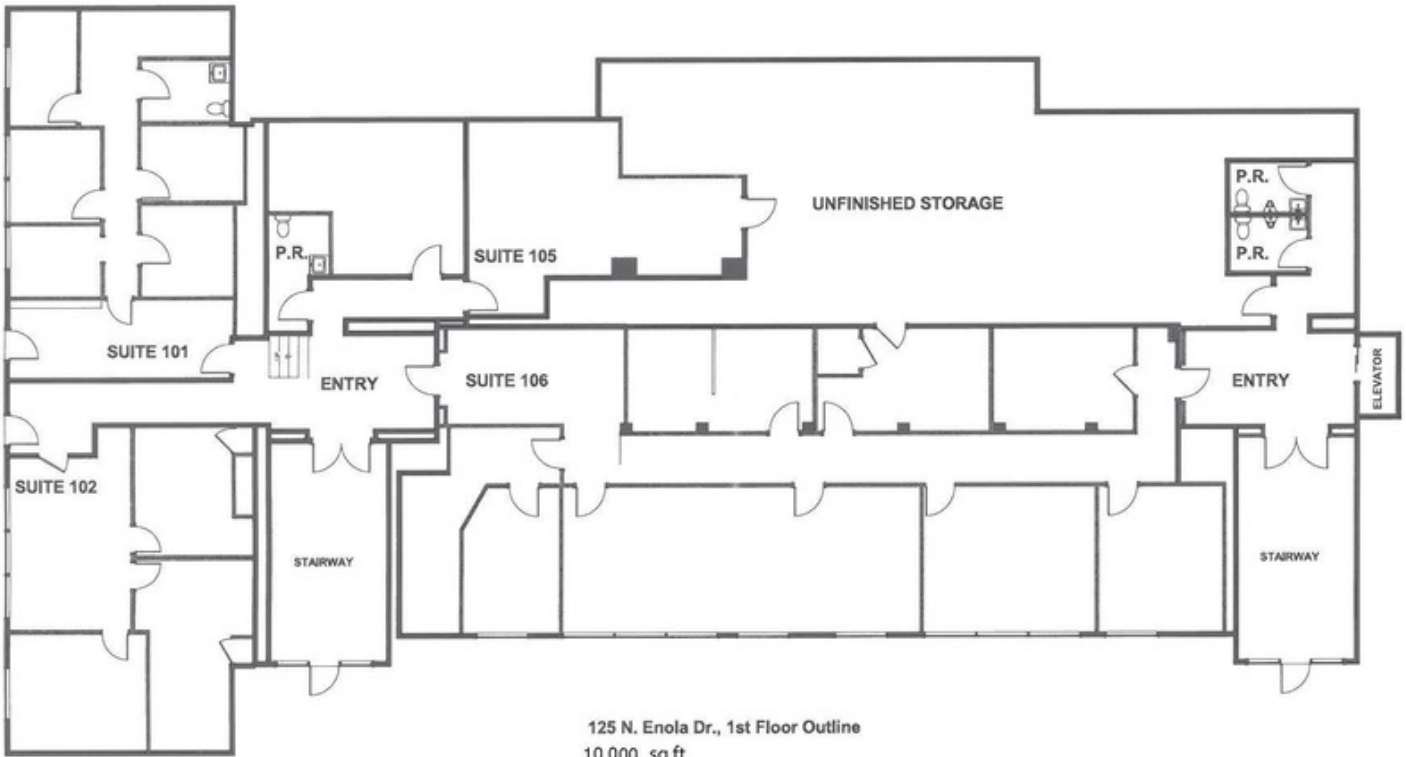


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125 N. Enola Drive - Floor Plan



125 N. Enola Dr., 1st Floor Outline
10,000 sq ft

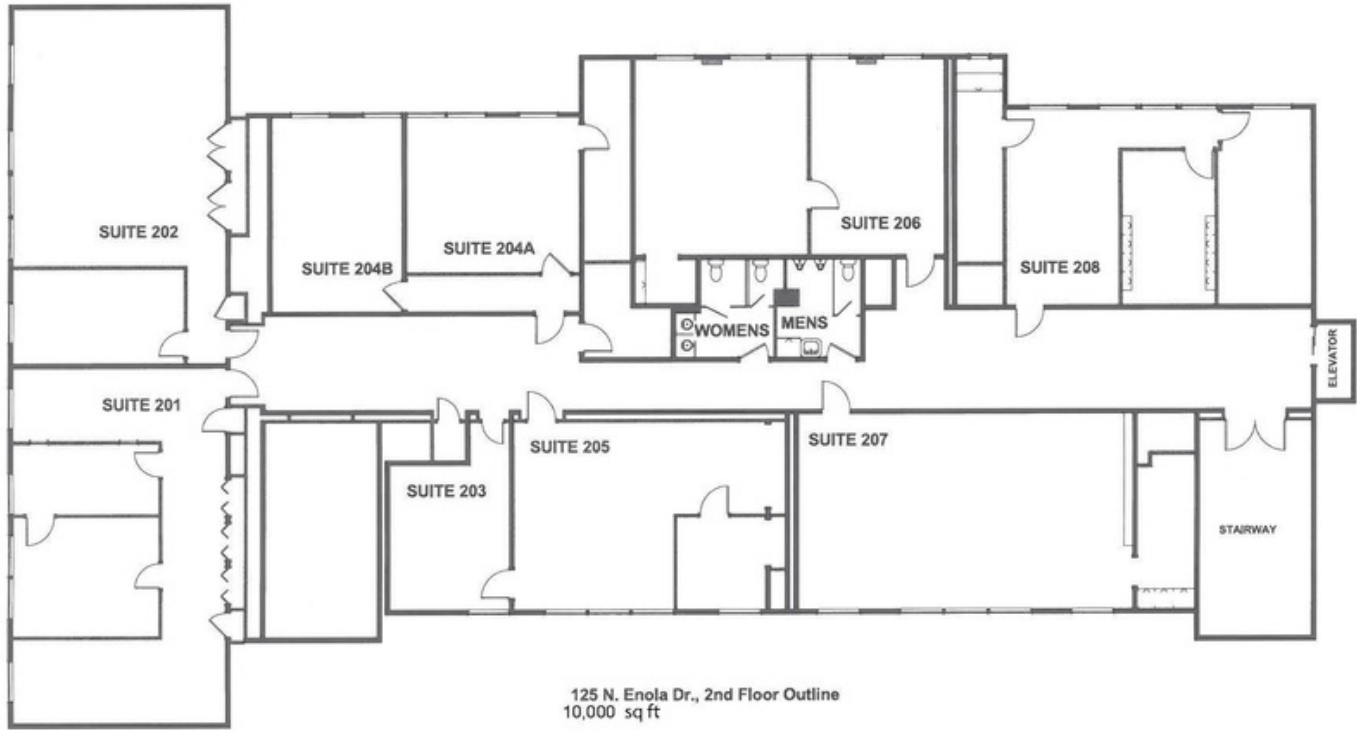


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125 N. Enola Drive - Floor Plan



125 N. Enola Dr., 2nd Floor Outline
10,000 sq ft



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125 N. Enola Drive - Floor Plan



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Property Details

ADDRESS:	123-125 N. Enola Drive Enola, PA 17025-2500
COUNTY:	Cumberland
MUNICIPALITY:	East Pennsboro Township
TAX PARCEL #:	09-14-0832-189
PARCEL SIZE:	1.94 Acres
ZONING:	Commercial Limited
PARKING:	100
TOTAL BUILDING SF:	42,000 SF
CLASS:	B
CONSTRUCTION:	Brick
SIGNAGE:	Yes
BUSINESS SIGN DESCRIPTION:	Street & building façade
NUMBER OF FLOORS:	3 & 2

CEILING HEIGHT / TYPE:	Varies/ Acoustic/plaster/drywall
ROOF:	Rubber
INTERIOR WALLS:	Plaster/drywall
FLOOR TYPE:	Hardwood/carpet/tile
LIGHTING:	LED/Fluorescent
UTILITIES:	Water & Sewer: Public Gas: Available Electric: PPL
ELEVATORS:	Yes
RESTROOMS:	10
HVAC:	Forced air
SPRINKLERS:	None
TAXES:	\$44,732.56
SALE PRICE:	\$2,500,000

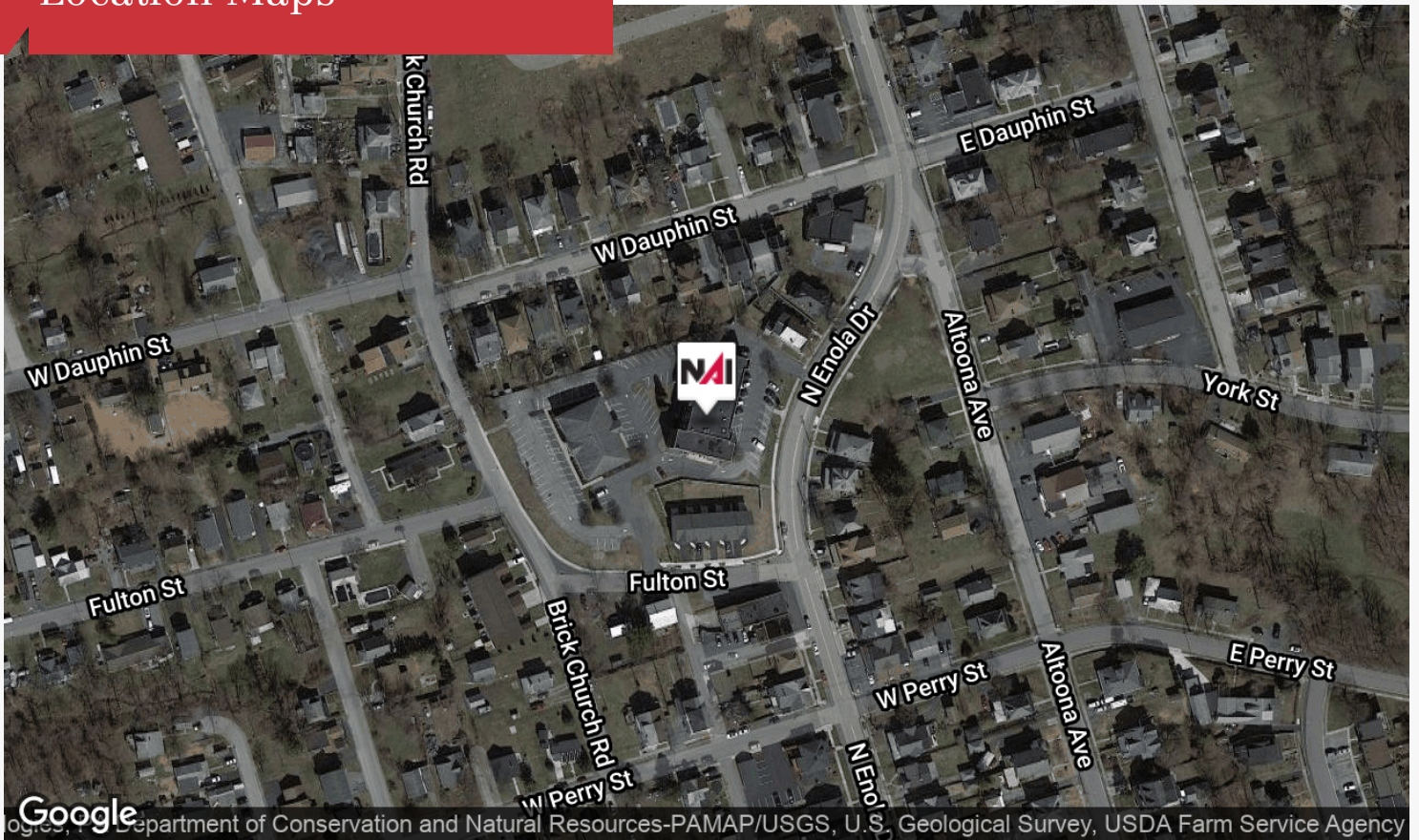


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Location Maps

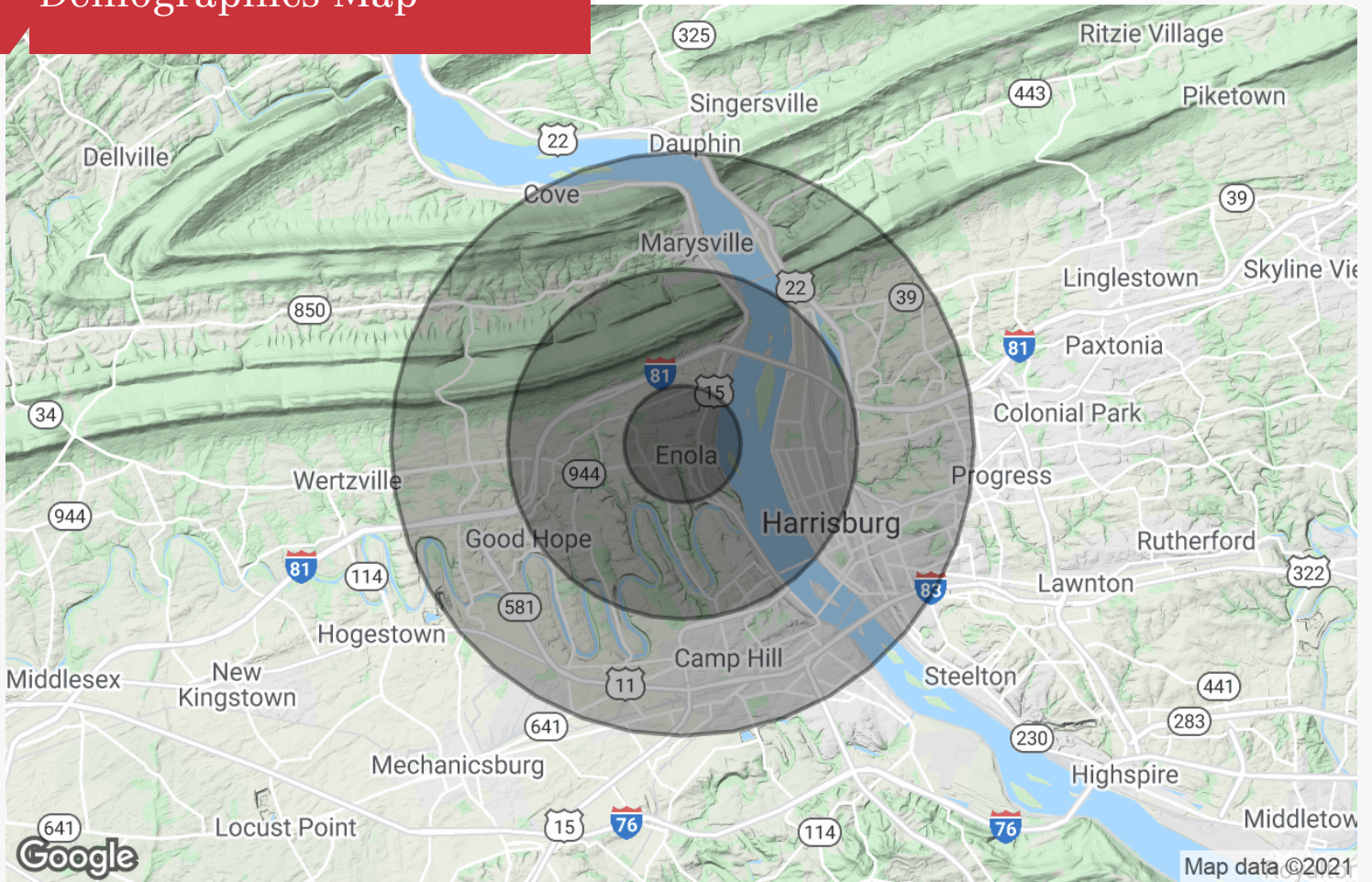


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,456	51,405	126,277
MEDIAN AGE	31.9	37.8	39.0
MEDIAN AGE (MALE)	35.6	37.1	37.1
MEDIAN AGE (FEMALE)	28.6	38.3	40.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,905	21,074	55,122
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$56,593	\$71,113	\$70,304
AVERAGE HOUSE VALUE	\$156,080	\$171,684	\$171,551

* Demographic data derived from 2010 US Census



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