



For Sale

# Retail Property

\$615,000

## Shady McGrady's

204 Verbeke Street  
Harrisburg, Pennsylvania 17102

### Property Highlights

- Turnkey restaurant and bar
- Recently renovated
- All FF&E included in sale
- Dauphin County "R" Liquor License
- Additional income from neighboring building
- Priced to sell!

### Property Description

Successful turnkey restaurant and bar located in the Midtown neighborhood of Harrisburg. Sale includes of all fixture, furniture, equipment, Dauphin County "R" liquor license and neighboring building. Property is within walking distance to Harrisburg Riverfront, Broad Street Market and Downtown Harrisburg. Be a part of the Midtown renaissance.

### OFFERING SUMMARY

|                      |            |
|----------------------|------------|
| <b>Sale Price</b>    | \$615,000  |
| <b>Lot Size</b>      | 0.11 Acres |
| <b>Building Size</b> | 4,393 SF   |

### DEMOGRAPHICS

| Stats            | Population | Avg. HH Income |
|------------------|------------|----------------|
| <b>0.5 Miles</b> | 5,423      | \$43,601       |
| <b>1 Mile</b>    | 12,621     | \$41,459       |
| <b>1.5 Miles</b> | 25,814     | \$42,685       |

For more information

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# Property Details

|                    |   |
|--------------------|---|
| ADDRESS:           | 204 Verbeke Street<br>Harrisburg, PA 17102                          |
| COUNTY:            | Dauphin   |
| TAX PARCEL #:      | 06-027-016, 06-027-015  |
| PARCEL SIZE:       | 0.11 Acres  |
| ZONING:            | Residential Medium Density (RM)                                     |
| TAXES:             | \$7,700.00 (both buildings)   |
| PARKING:           | Street  |
| TOTAL BUILDING SF: | 4,393 SF (Restaurant: 1,953 SF &<br>Neighboring building: 2,440 SF) |
| CONSTRUCTION:      | Brick   |
| SIGNAGE:           | On building   |

|                        |  |
|------------------------|--|
| NUMBER OF FLOORS:      | 2  |
| CEILING HEIGHT / TYPE: | 10 - 12 ft / Acoustical tile                       |
| INTERIOR WALLS:        | Drywall  |
| FLOOR TYPE:            | Ceramic tile                                       |
| LIGHTING:              | Varies per building                                |
| UTILITIES:             | Water & Sewer: Public<br>Gas: UGI<br>Electric: PPL |
| RESTROOMS:             | 2  |
| SECURITY:              | No   |
| HVAC:                  | Central air and gas heat                           |
| SALE PRICE:            | \$615,000  |



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# Additional Photos

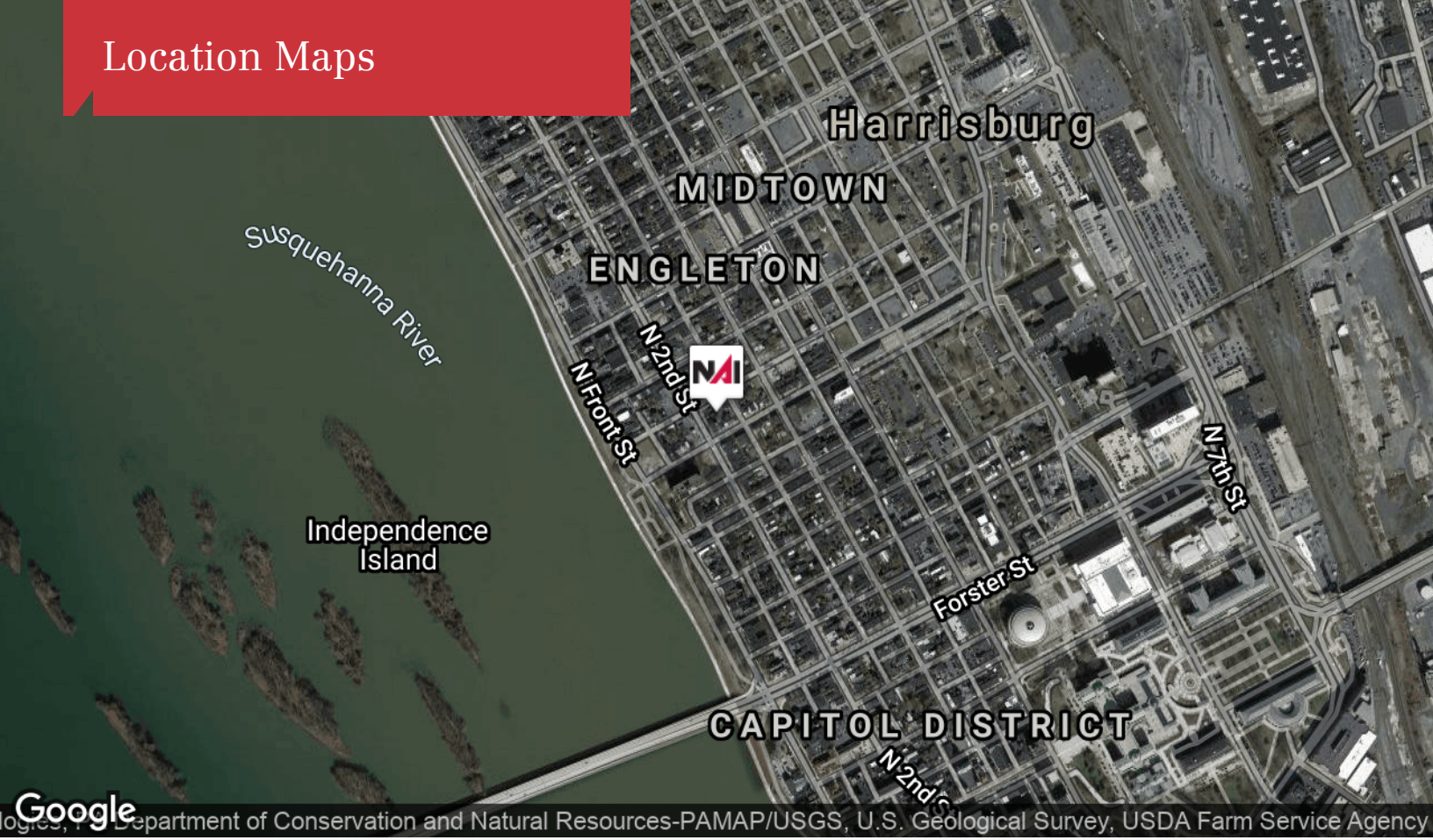


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# Location Maps

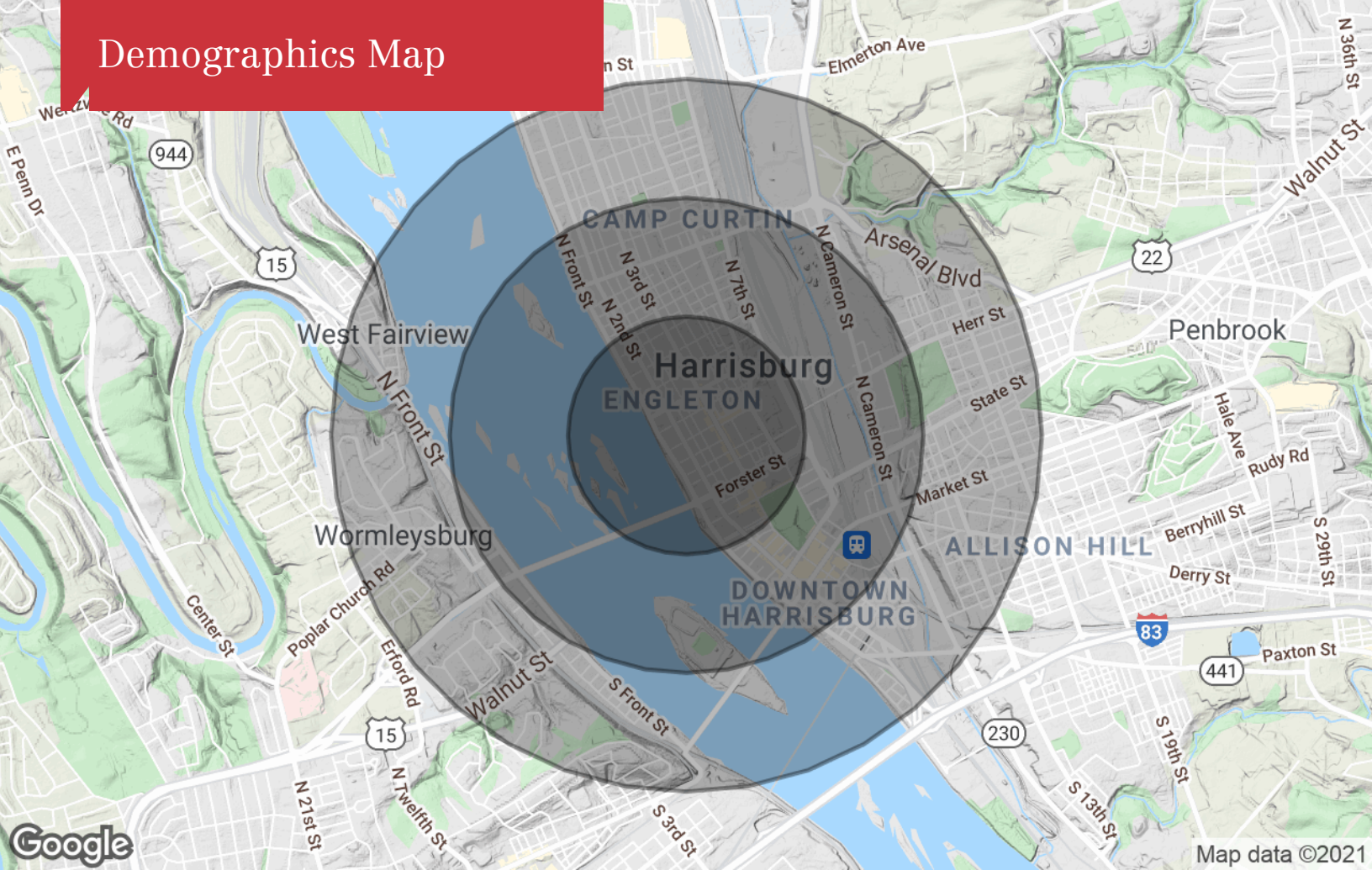


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# Demographics Map



## Population

|                     | 0.5 Miles | 1 Mile | 1.5 Miles |
|---------------------|-----------|--------|-----------|
| TOTAL POPULATION    | 5,423     | 12,621 | 25,814    |
| MEDIAN AGE          | 40.7      | 38.3   | 35.5      |
| MEDIAN AGE (MALE)   | 39.8      | 36.3   | 33.5      |
| MEDIAN AGE (FEMALE) | 42.1      | 41.2   | 37.8      |

## Households & Income

|                     | 0.5 Miles | 1 Mile    | 1.5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,004     | 6,450     | 12,386    |
| # OF PERSONS PER HH | 1.8       | 2.0       | 2.1       |
| AVERAGE HH INCOME   | \$43,601  | \$41,459  | \$42,685  |
| AVERAGE HOUSE VALUE | \$124,252 | \$103,345 | \$117,819 |

## Race

|            | 0.5 Miles | 1 Mile | 1.5 Miles |
|------------|-----------|--------|-----------|
| % WHITE    | 61.3%     | 51.1%  | 48.0%     |
| % BLACK    | 35.7%     | 45.6%  | 47.9%     |
| % ASIAN    | 1.0%      | 1.1%   | 1.3%      |
| % HAWAIIAN | 0.0%      | 0.0%   | 0.0%      |
| % INDIAN   | 0.5%      | 0.5%   | 0.5%      |
| % OTHER    | 1.4%      | 1.6%   | 2.3%      |

## Ethnicity

|            | 0.5 Miles | 1 Mile | 1.5 Miles |
|------------|-----------|--------|-----------|
| % HISPANIC | 12.5%     | 9.4%   | 8.9%      |

\* Demographic data derived from 2010 US Census



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