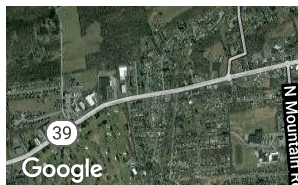


AN OFFICE INVESTMENT OPPORTUNITY

# 5713-5717 LINGLESTOWN ROAD

Harrisburg, Pennsylvania 17112



HARRISBURG, PENNSYLVANIA

**Andrew Kohr**

Director - Sales & Leasing

717.731.1990 x3008

akohr@landmarkcr.com





# PROPERTY INFORMATION



425 N. 21st Street Suite 302, Camp Hill, PA 17011  
[www.landmarkcr.com](http://www.landmarkcr.com)

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$475,000
<b>Price / SF:</b>	\$155.28
<b>Municipality:</b>	Lower Paxton Twp
<b>County:</b>	Dauphin
<b>Lot Size:</b>	0.8 Acres
<b>Building Size:</b>	3,059 SF
<b>Taxes:</b>	\$5,295.00
<b>Zoning:</b>	CN - Commercial Neighborhood

### PROPERTY OVERVIEW

Great owner/user investment properties. Work in one office building and lease the other office property.

The entire property consists of 2 parcels. Both office buildings and 14-space parking lot are on the 1st parcel #35-015-061. 150 Ft front x 175 deep.

The 2nd parcel of additional land is located beside the larger office building and could be used for a future addition and parking. APN #35-015-059. 50 ft. frontage x 175 ft. deep.

See Andy Kohr for additional information & tour!

Seller will pay buyer's agent/broker an additional \$5,000 bonus commission on top of Listed Commission.



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# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

Street Address	5713-5717 Linglestown Road
City, State, Zip	Harrisburg, PA 17112
County	Dauphin
Township	Lower Paxton
Signal Intersection	No

## PROPERTY HIGHLIGHTS

- Office building located at 5717 is 1,533 SF (including the screened in porch).
- Inside are 5 large office rooms with both hardwood floors and carpet.
- 1 restroom, and small, clean basement. Gas heating unit is only 5 years old. A/C unit was installed in 1990.
- Outside is vinyl siding and gutter guard.
- Roof is only 10 years old.



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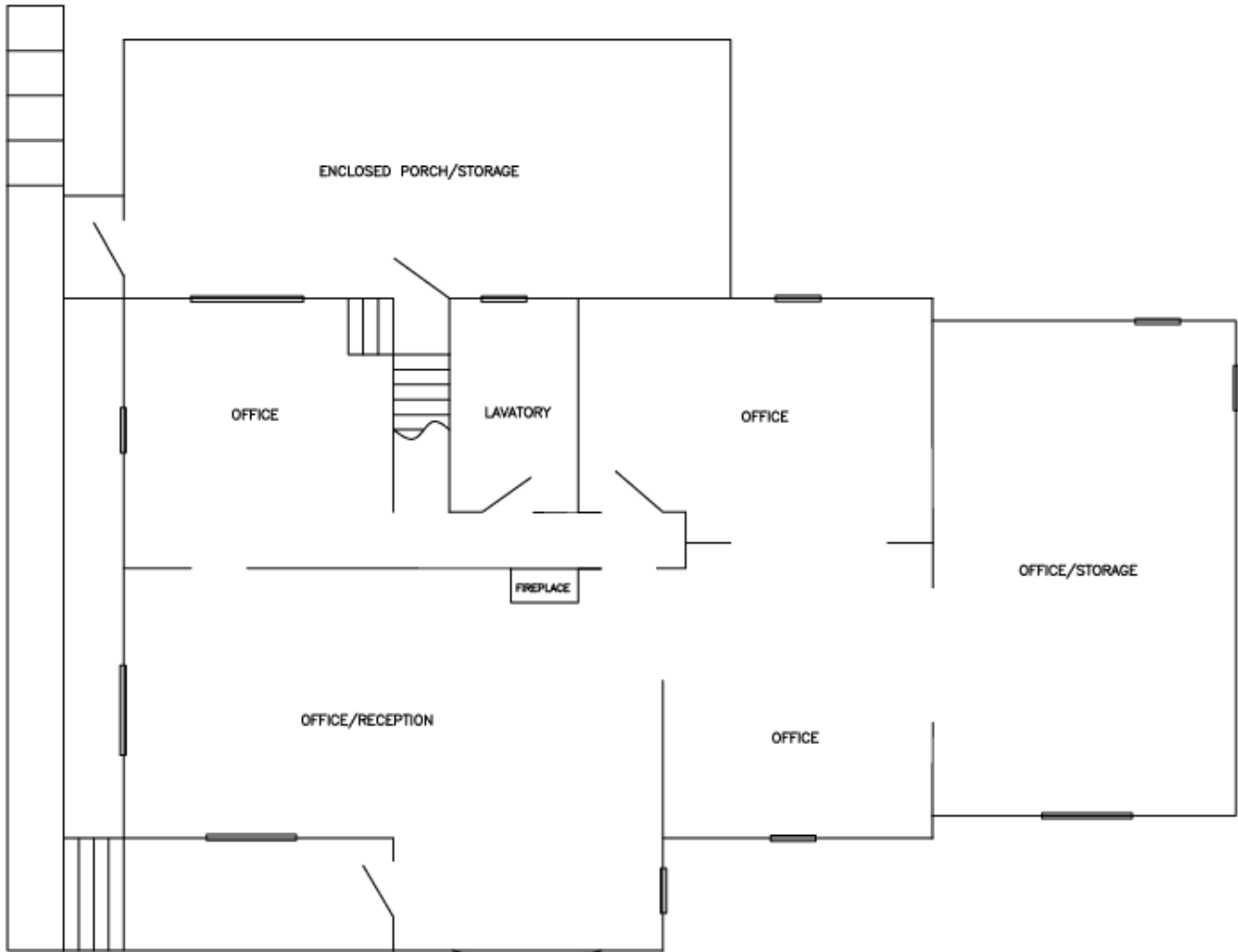
## **ADDITIONAL PHOTOS**

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# ADDITIONAL PHOTOS



5717 LINGLESTOWN ROAD  
FLOOR PLAN

# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

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Township	Lower Paxton
Signal Intersection	No

## PROPERTY HIGHLIGHTS

- The 2-story office building is 1,526 SF.
- On the 1st Floor are 4 offices, kitchenette and a restroom.
- The 2nd Floor has 3 offices and another restroom.
- The gas forced hot air unit is only 10 years old. The A/C unit needs to be replaced.
- This office building both inside and out is very clean and 'new looking.'
- Building has a clean basement, vinyl siding and gutter guard. Roof is 30 years old.
- A must see!
- Both offices share 14 parking spaces behind the building.



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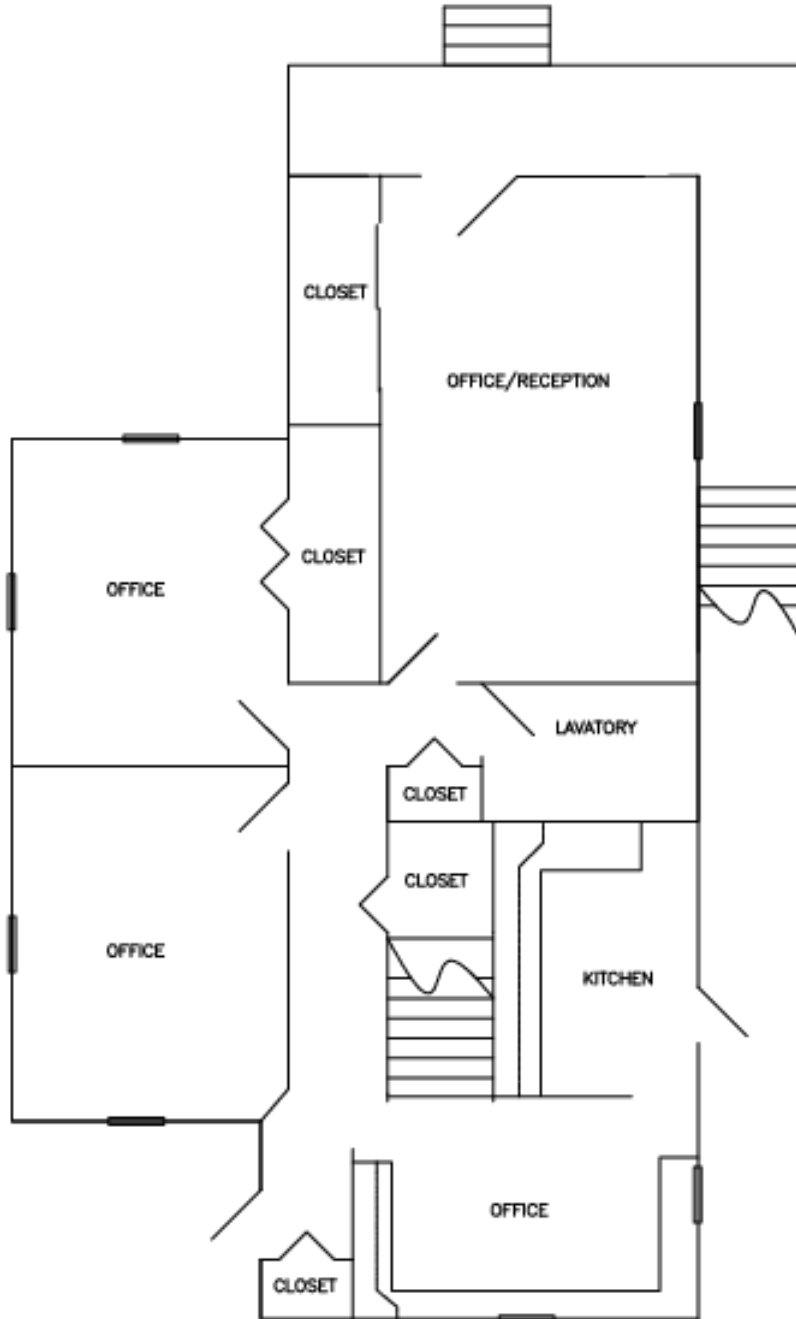
## ADDITIONAL PHOTOS

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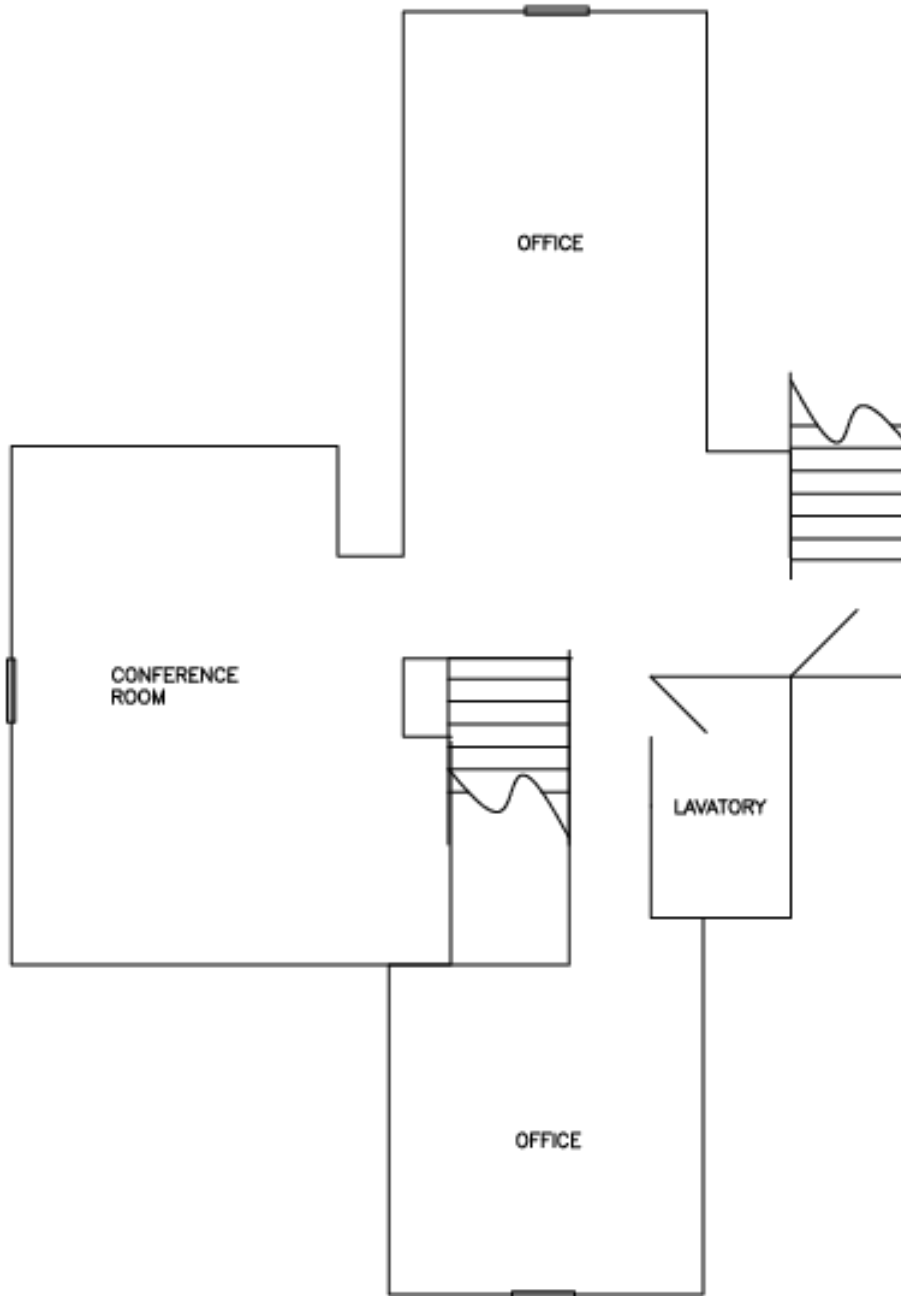
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## ADDITIONAL PHOTOS



5715 LINGLESTOWN ROAD  
FIRST FLOOR PLAN

## ADDITIONAL PHOTOS



5715 LINGLESTOWN ROAD  
SECOND FLOOR PLAN

# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

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County	Dauphin
Township	Lower Paxton
Signal Intersection	No

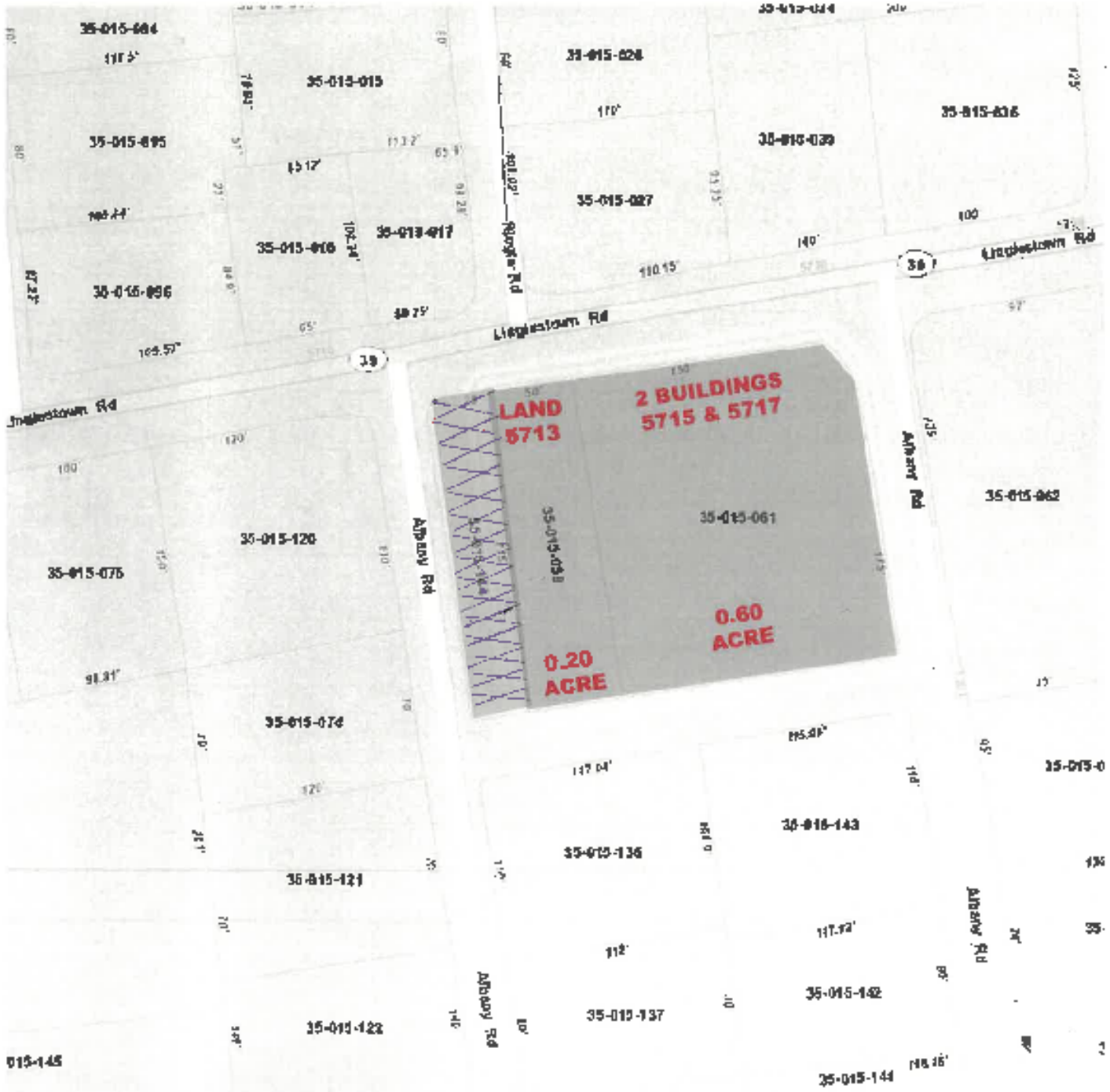
## PROPERTY HIGHLIGHTS

- This 0.20 acres is located beside the office building at 5717 Linglestown Road.
- Could be used for future growth.
- 50 Ft front x 175 deep.



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# ADDITIONAL PHOTOS



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**SITE**

Jacobs Avenue

Parkway W

Linglestown Road

39

Colonial Rd

Linglestown Nursery School

Access INSURANCE AGENCY, INC

ENDERS

Café

CR AUTOMOTIVE DETAILING

ServiceMASTER Clean

STATE FARM INSURANCE

Stauffers OF KISSEL HILL

ExtraSpace Storage

COMMONWEALTH PACKAGING COMPANY

RED WING PAPA JOHN'S

FROMM

CAS BOCCES ASSOCIATION PENNSYLVANIA

N Mountain Road

Linglestown Middle School

GHD

Linglestown Elementary School

FARMERS INSURANCE

PROMETRIC TEST CENTER

weis

PinnacleHealth Proven

Giotti's

CB FLOORING

the Y

AspireFIT

DUNKIN' DONUTS

First National Bank

Pro-Optix

SHEETZ

CENTRIC BANK

Wood Myers

Strock Insurance

KUTCO

STATE FARM INSURANCE

EMPIRE EQUITY GROUP

PATH

Colonial Golf and Tennis Club

Catherine Street

Winthrop Drive

AROOGA'S

Tradesman Drywall

GREYSTONE

TurkeyHill

SUBWAY

DOLLAR GENERAL

KERRY'S

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,722	34,179	84,062
Average age	44.9	43.1	41.4
Average age (Male)	43.8	41.4	40.2
Average age (Female)	45.7	44.1	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,410	13,897	35,437
# of persons per HH	2.6	2.5	2.4
Average HH income	\$97,977	\$84,246	\$77,166
Average house value	\$244,190	\$218,958	\$200,439

\* Demographic data derived from 2010 US Census



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