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MAXIMIZE
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REAL ESTATE ASSETS**



425 N. 21st Street Suite 302
Camp Hill, PA 17011
www.landmarkcr.com

702-704 N 3RD STREET

UPSCALE LOUNGE/BAR FOR SALE

702-704 N 3rd Street Harrisburg, PA 17101

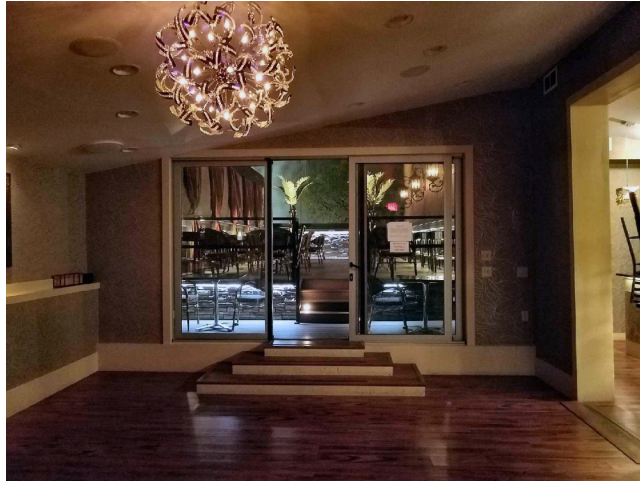
704 LOUNGE/BAR



Bo Mangam, Associate Broker
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$998,000
Building Size:	5,220 SF
Lot Size:	0.05 Acres
Renovated:	2014
Zoning:	Commercial Neighborhood
Municipality:	City of Harrisburg
County:	Dauphin County
APN:	04-002-037 & 038

PROPERTY OVERVIEW

This is a Confidential Offering requiring a Confidentiality Agreement from prospective buyers for showings and additional details. Upscale lounge and bar in Harrisburg available for sale.

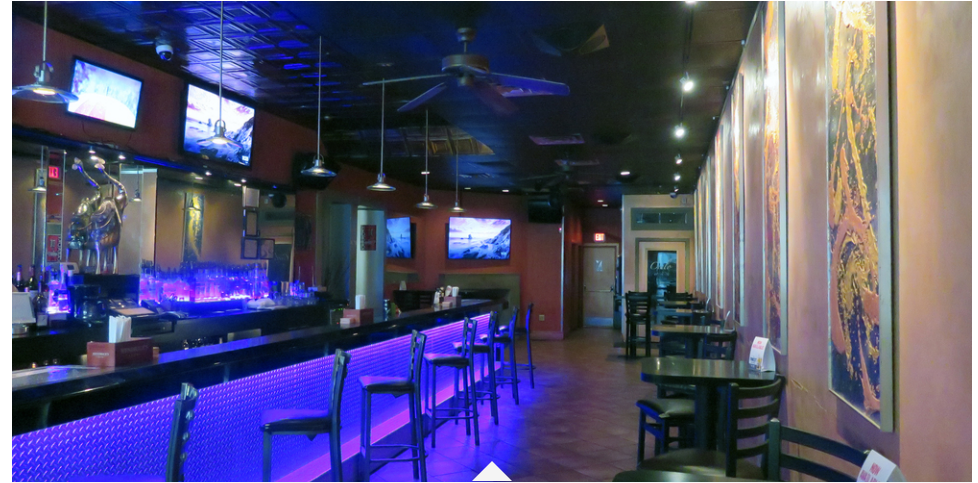
PROPERTY HIGHLIGHTS

- Beautiful establishment in Harrisburg, PA appropriate for business meetings, private parties and other gatherings or events
- Complete recent renovations and expansion designed and completed by high level professionals. Owner invested over \$1 million in renovations, equipment, furnishings and business.
- Magnificent location surrounded by other businesses, restaurants, bars, government buildings. Walking area with parking close by.



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PROPERTY DETAILS & HIGHLIGHTS



Building Name	Upscale Lounge/Bar for Sale
Property Type	Hospitality
Property Subtype	Limited Service
APN	04-002-037 & 038
Building Size	5,220 SF
Lot Size	0.05 Acres
Building Class	B
Year Last Renovated	2014
Roof	Flat
Free Standing	No
Number of Buildings	1

- Sale includes real estate of 5,220 SF on 2 floors (including the dance floor), liquor license, beer lines, equipment, furnishings and business.
- Business can easily be converted for use as a restaurant. The establishment is preped for kitchen equipment to be installed.
- Current house of operation: 4 PM - 2 AM
- Great business opportunity with huge potential to grow.
- Owner is relocating



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ADDITIONAL PHOTOS



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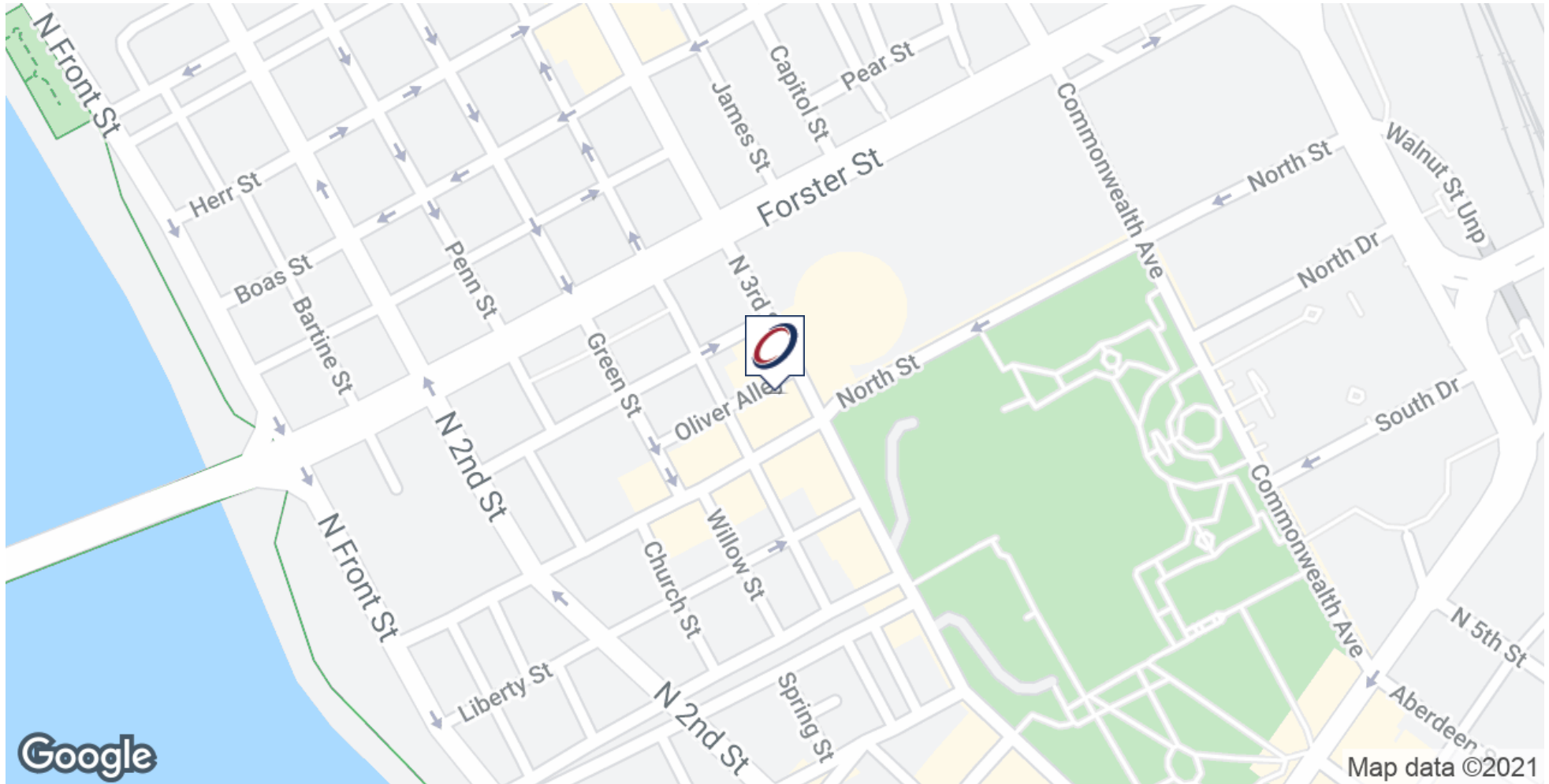
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LOCATION MAP



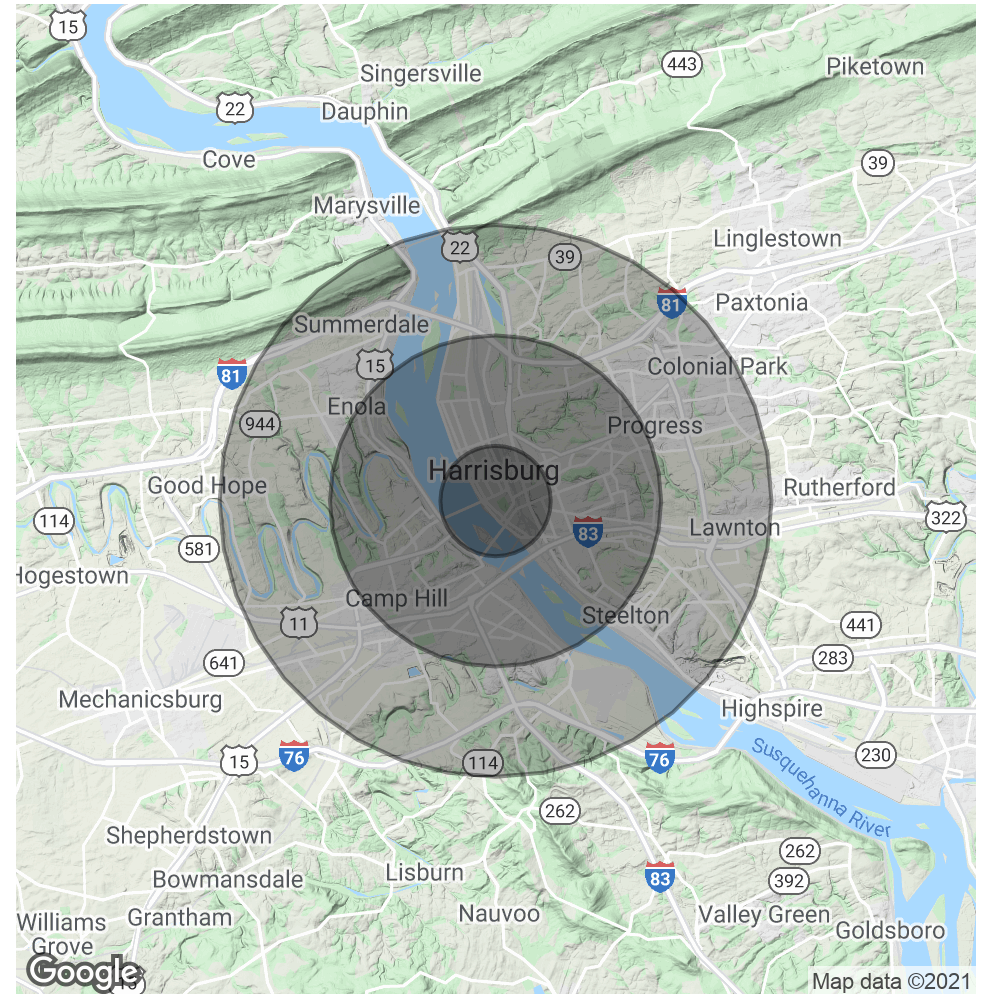
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,339	101,510	196,373
Average age	38.7	35.7	37.6
Average age (Male)	36.9	33.1	35.5
Average age (Female)	41.4	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,180	43,813	81,892
# of persons per HH	1.8	2.3	2.4
Average HH income	\$40,076	\$50,451	\$59,102
Average house value	\$107,996	\$137,060	\$158,204

* Demographic data derived from 2010 US Census



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