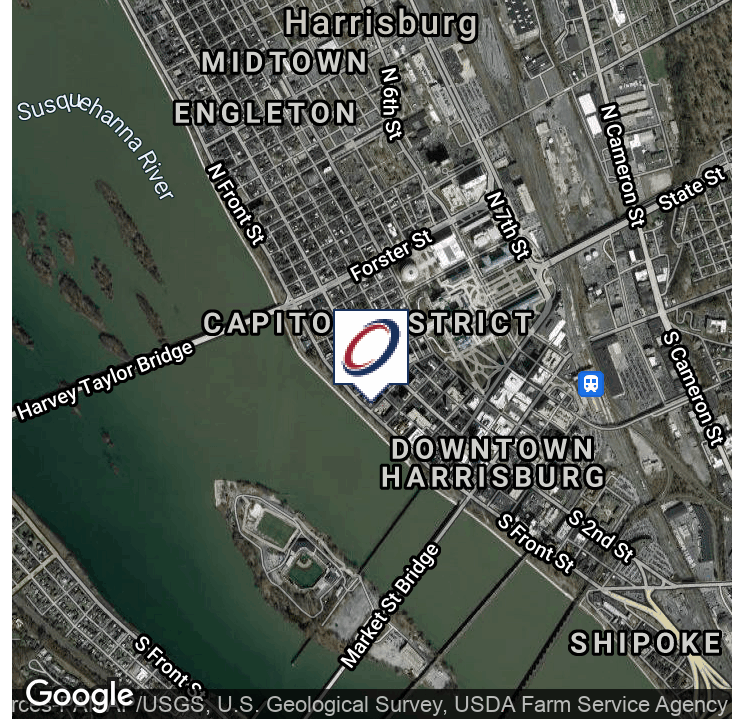


EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$800,000
Building Size:	8,944 SF
Price / SF:	\$89.45
Year Built:	1850
Renovated:	1974
Zoning:	Riverfront District (RF)
Municipality:	City of Harrisburg
County:	Dauphin County
APN:	04-037-014

PROPERTY OVERVIEW

Well maintained office building along Harrisburg's historic Front Street and River Front Park. Large historic mansion that underwent a previous renovation creating a very efficient office building. Property offers large board/conference room overlooking the river as well as a great mix of executive and administrative size private offices. Access all four levels by an amazing staircase or via elevator. Rear carriage house consists of a 3 car garage with an apartment above. 4th floor of front building could potentially be renovated into usable space.

PROPERTY HIGHLIGHTS

- On-site parking with potential to add additional spots
- Situated at the end of the block offers windows in most rooms
- Steps away from River Front Park and a block off the many Second Street amenities
- Full basement currently used as a law library and file storage
- Ideal for any office user looking to locate on prestigious North Front Street
- Great location for immediate Downtown access and minutes from I-83/I-81/Rt. 322 & PA Turnpike
- Possible redevelopment into multi-family; residential units possible as well!

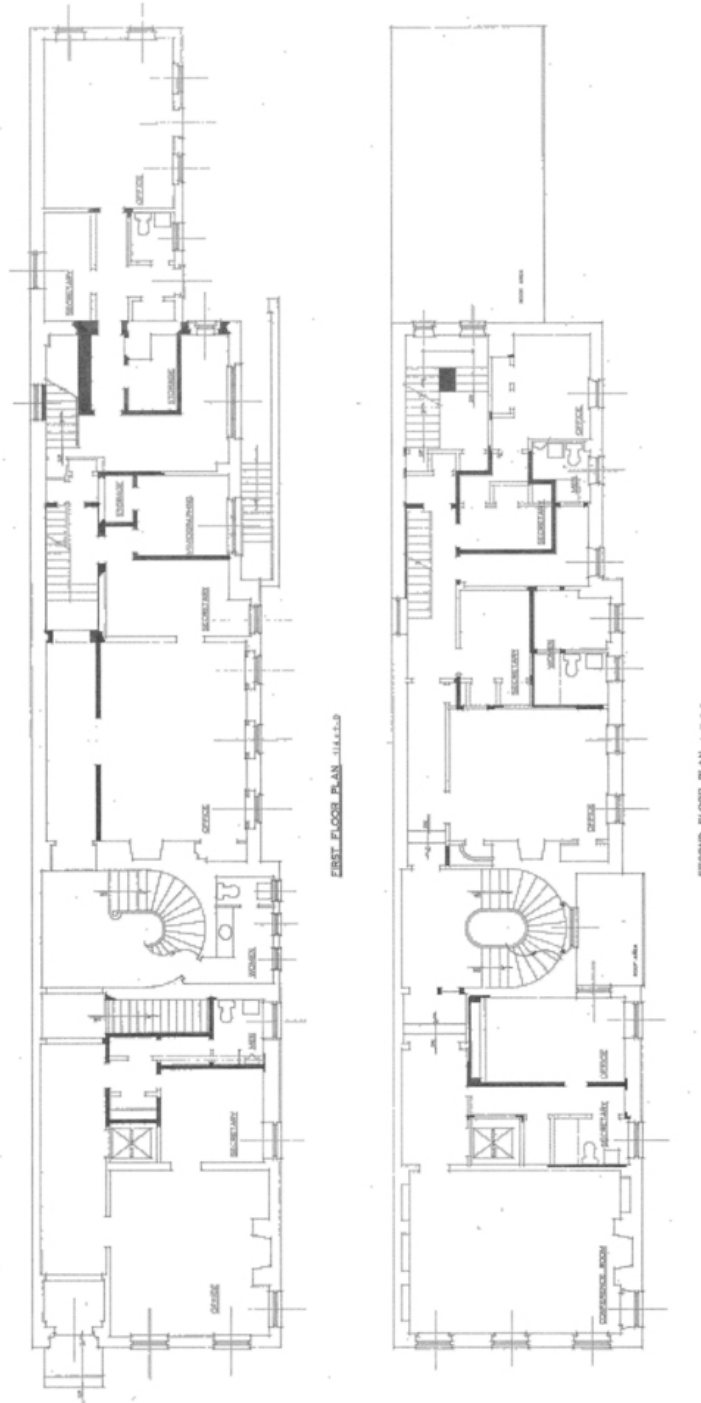


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 cheller@landmarkcr.com

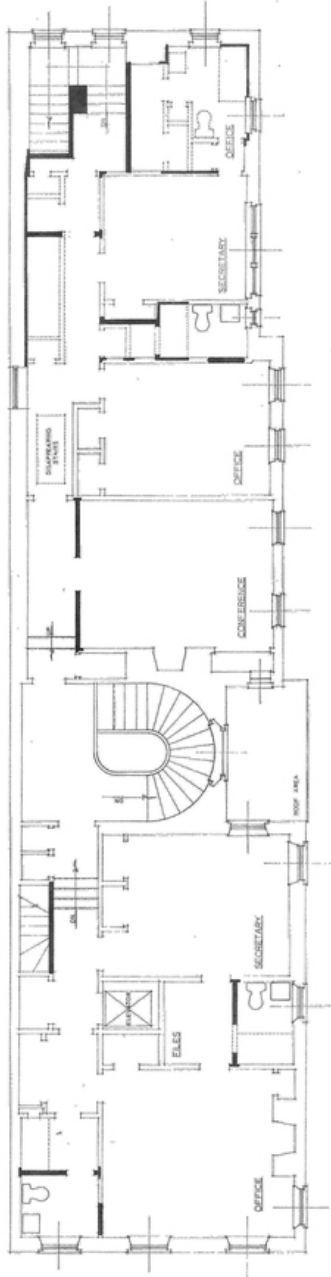
PROPERTY PHOTOS



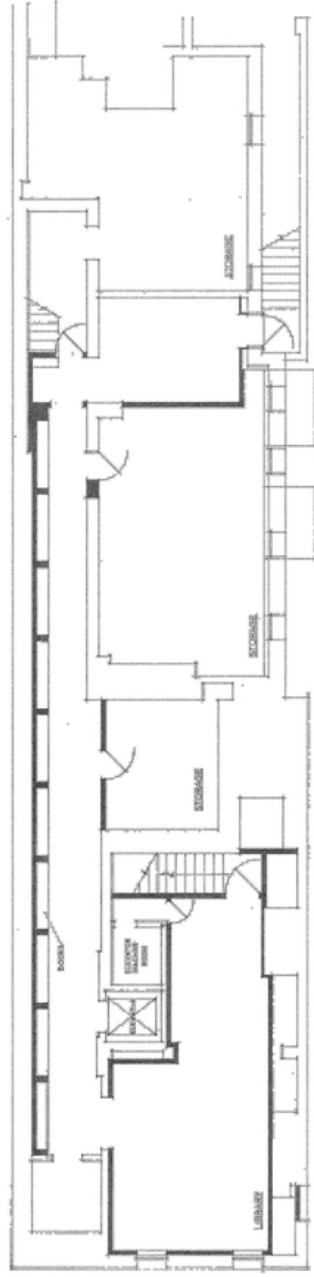
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



THIRD FLOOR PLAN 11.6x11.0



BASEMENT FLOOR PLAN 11.6x11.0



FINE WINE & GOOD SPIRITS

pennsylvania
DEPARTMENT OF LABOR & INDUSTRY



pennsylvania
DEPARTMENT OF GENERAL SERVICES



Exxon

State Street



PIZZA
BOLI'S



Pennsylvania
State Capitol
Complex

Hawke
McKeon &
Sniscak LLP



metro
by T-Mobile

Harvey Taylor Bridge



Market Street



Susquehanna River

SITE

Fulton Bank

Strawberry Square



S Cameron Street



N Front Street

M&T Bank



230

BB&T

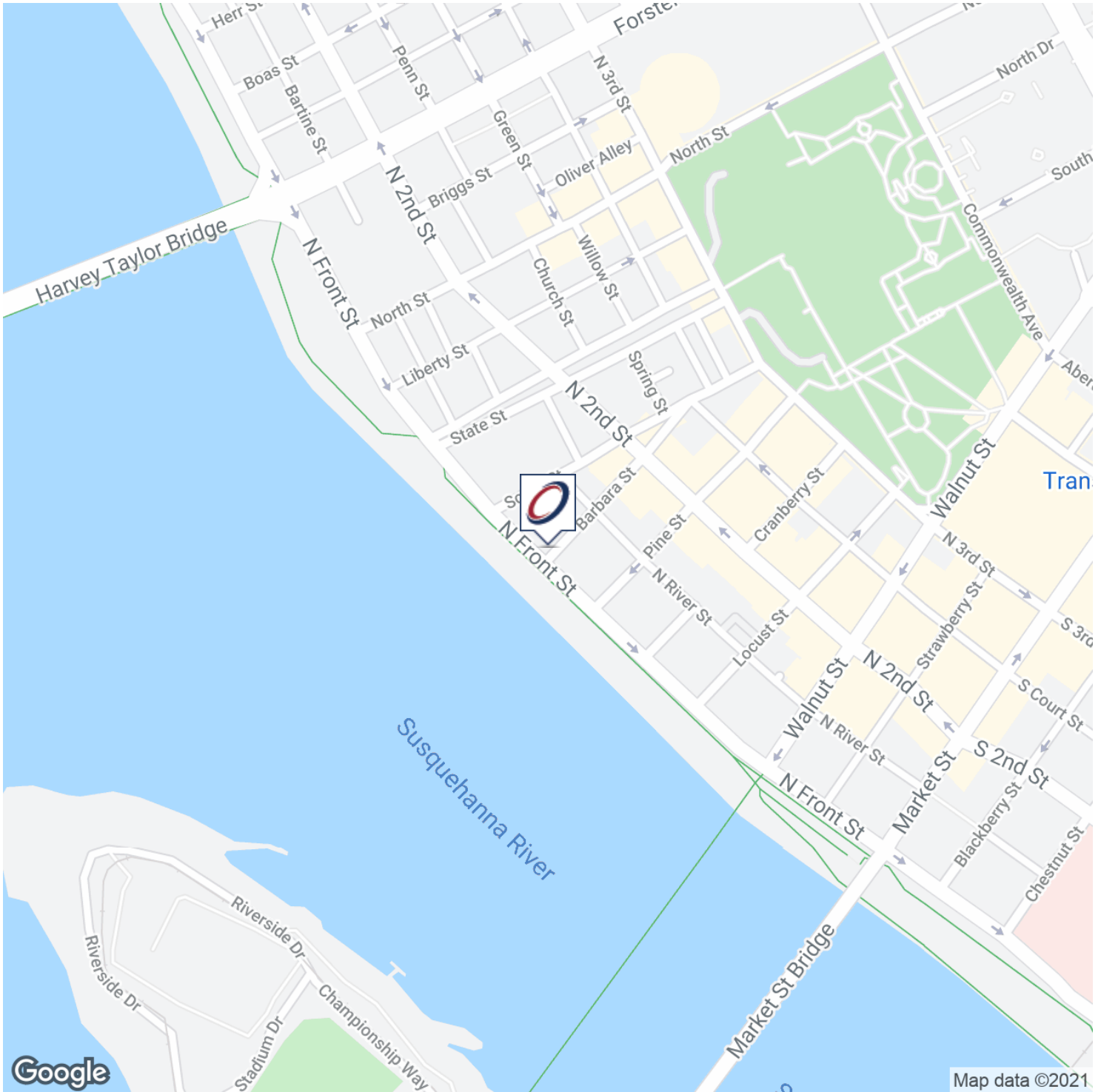
UPMC
LIFE CHANGING MEDICINE



Habitat for Humanity
of the Greater Harrisburg Area

City Island

LOCATION MAP



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