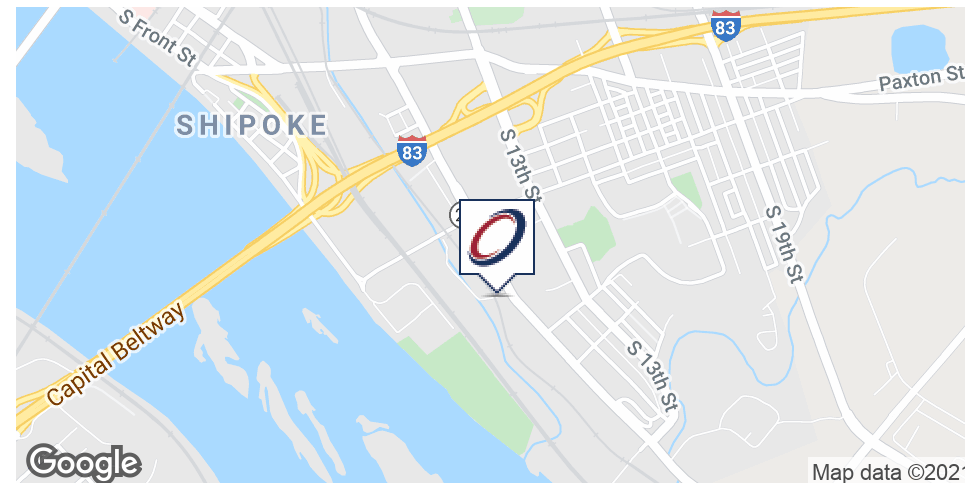


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$469,000
Building Size:	5,064 SF
Lot Size:	1.074 Acres
Price / SF:	\$92.61
Year Built:	1870
Renovated:	2017
Zoning:	Commercial
Submarket:	Harrisburg City
Property Tax:	12,584.23

PROPERTY OVERVIEW

Unique opportunity to purchase a hotel with 12 rented rooms and available H liquor license, in the City of Harrisburg. Several dining rooms and stage great for hosting weddings, birthdays, and special events.

PROPERTY HIGHLIGHTS

- Hotel/night Club/Lounge & full dining rooms
- 12 BEDROOMS fully rented - excellent income - high CAP rate
- Liquor license available
- 19th century landmark property in "move-in" condition
- One of a kind investment. Built in 1870. Own a piece of Harrisburg history



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900-903 SHANOIS STREET

RETAIL PROPERTY FOR SALE

900-903 Shanois Street Harrisburg, PA 17104

OWN A PIECE OF HISTORY



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INTERIOR PHOTOS



ADDITIONAL PHOTOS

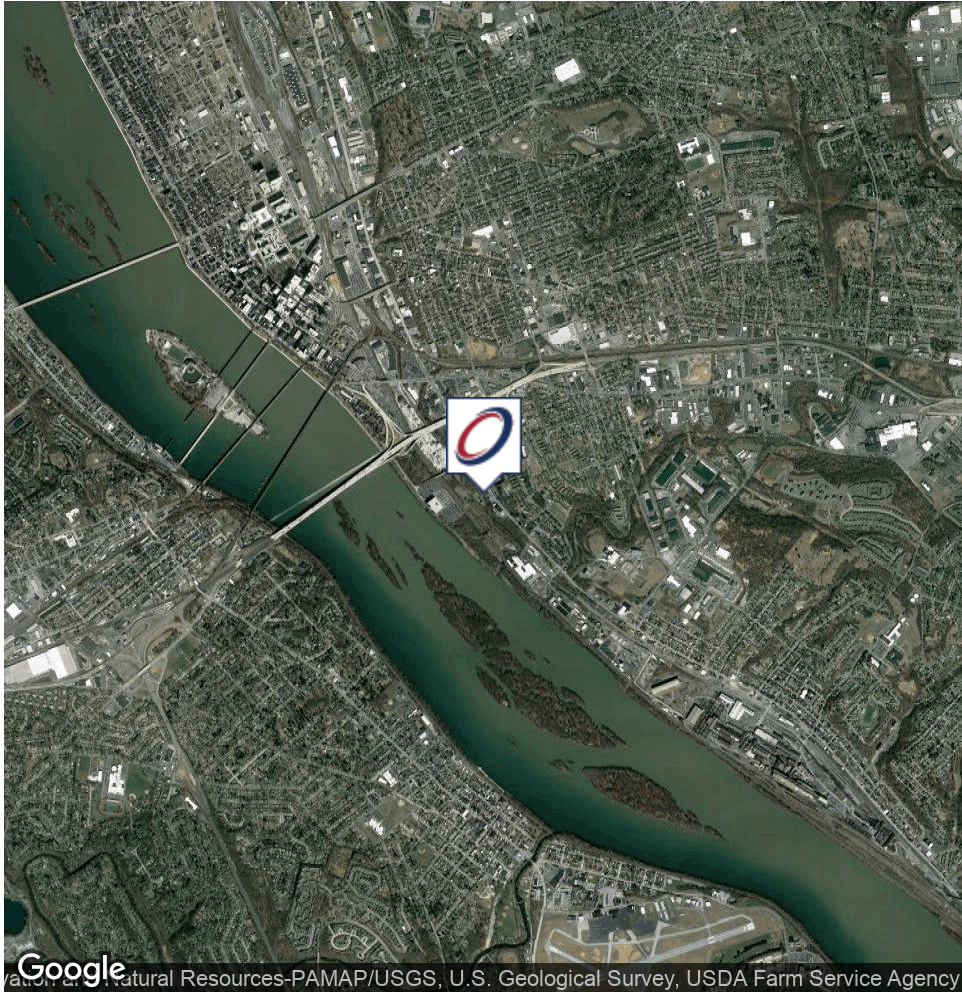
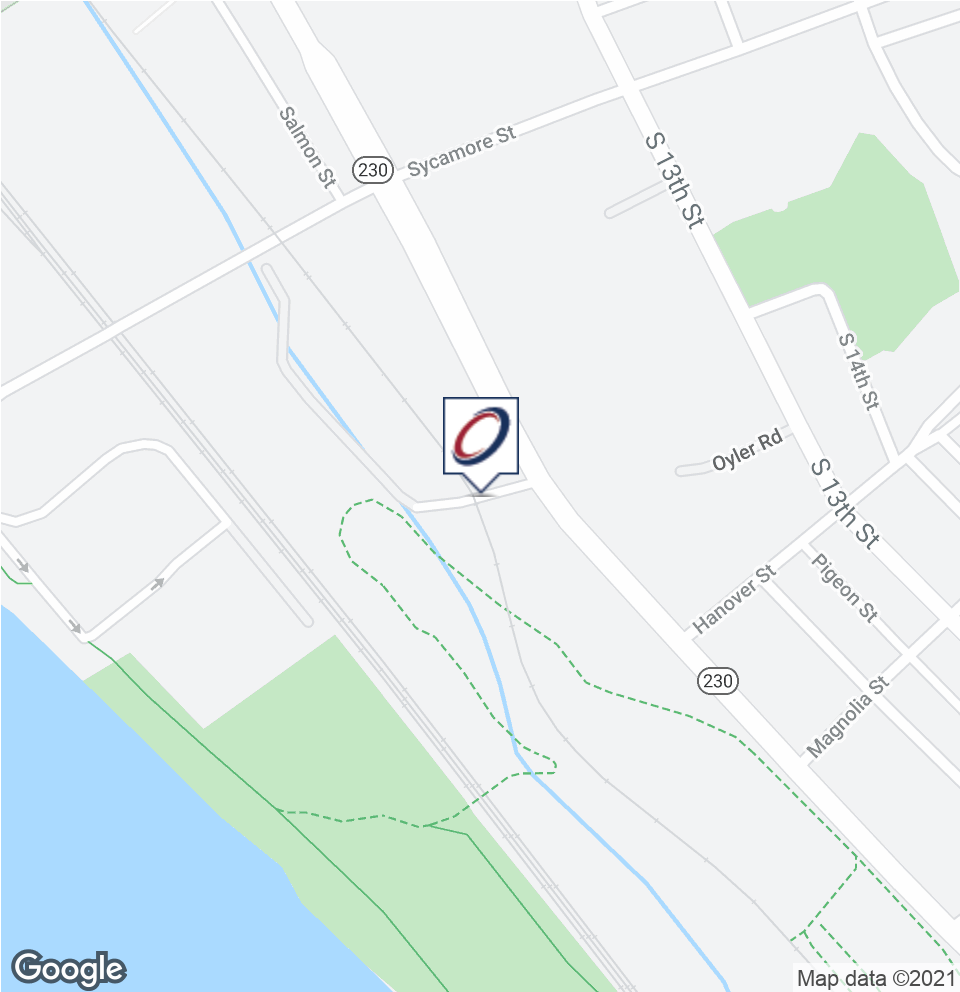


BUSINESS AERIAL



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,282	96,781	185,463
Average age	27.4	36.0	37.5
Average age (Male)	22.9	33.7	35.4
Average age (Female)	29.5	37.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,529	41,213	77,286
# of persons per HH	2.6	2.3	2.4
Average HH income	\$30,744	\$49,472	\$56,749
Average house value	\$80,500	\$137,695	\$151,856

* Demographic data derived from 2010 US Census

