



# 1051 AVILA ROAD

HARRISBURG, PA 17109 PROFILE #3648 COSTAR #12563066



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# PROPERTY INFORMATION

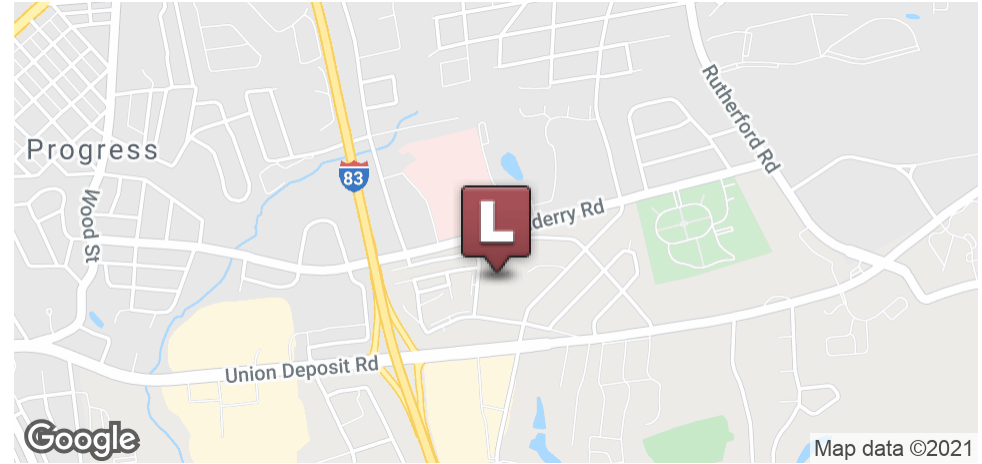
SECTION 1





# 1051 AVILA ROAD

HARRISBURG, PA 17109



## OFFERING SUMMARY

Sale Price:	\$8,500,000
Price / SF:	\$73.06
Lot Size:	6.78 Acres
Year Built:	1973
Township:	Lower Paxton Township
Building Size:	Main 116,338 SF Convent 8,100 SF
Zoning:	IN - Institutional
Real Estate Taxes:	\$69,806.93 (2017)

## PROPERTY OVERVIEW

Institutional medical facility previously utilized as a 184 bed skilled nursing home. Unbelievable redevelopment opportunity as assisted care, long term acute medical facility, micro hospital, rehabilitation center, medical academic campus, or high density multi-family.

Main building is five-story masonry structure with two story out building formerly used as a convent. Located at Union Deposit road interchange of I-83.

Immediately surrounding market consists of medical, office, retail, and commercial businesses. Adjacent to newly expanded UPMC Pinnacle Community General inpatient hospital campus.

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## LOCATION OVERVIEW

Centrally located between Harrisburg, PA & Hershey, PA  
Incredible proximity to full interchange of I-83  
Quick connection to PA Turnpike (I-76), I-81, I-78, & Rt. 581 Capitol Beltway

## ZONING

IN - Institutional

Permits retirement homes, group homes, hospital, college, nursing/personal care, church etc. See zoning abstract on file.

## HIGHLIGHTS

- Situated on nearly 7 AC with immediate access to I-83
- Adjacent to UPMC Pinnacle Community General hospital campus
- Rare redevelopment opportunity with medical emphasis
- Expansion capability based on density allowance
- Centrally located to Penn State Hershey Medical Center, UPMC Pinnacle, & Geisinger Holy Spirit Health Campus

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## SALE PRICE

**\$8,500,000**

## LOCATION INFORMATION

Building Name	1051 Avila Road
Street Address	1051 Avila Road
City, State, Zip	Harrisburg, PA 17109
County/Township	Dauphin/Lower Paxton
Nearest Highway	I-83

## BUILDING INFORMATION

Building Size	116,338 SF
Number Of Floors	5 + lower level
Average Floor Size	17,962 SF
Year Built	1973
Construction	Masonry
Condition	Fair
Free Standing	Yes
Number Of Buildings	2
Restrooms	Varies per floor
Electrical Capacity	4000 Amps with backup diesel generators
Roof	PVC
Signage	Available

## PROPERTY DETAILS

Property Type	Medical
Property Subtype	Senior Living
Zoning	IN - Institutional
Lot Size	6.78 Acres
APN#	35-067-035
Lot Frontage	550' on Avila Road
Lot Depth	700
Corner Property	Yes
Additional Info	The property has an Act 2 Release of Liability; August 1997

## PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	128 (expandable to 202)

## UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	3
Water	Public
Sewer	Public
Sprinklers	Yes

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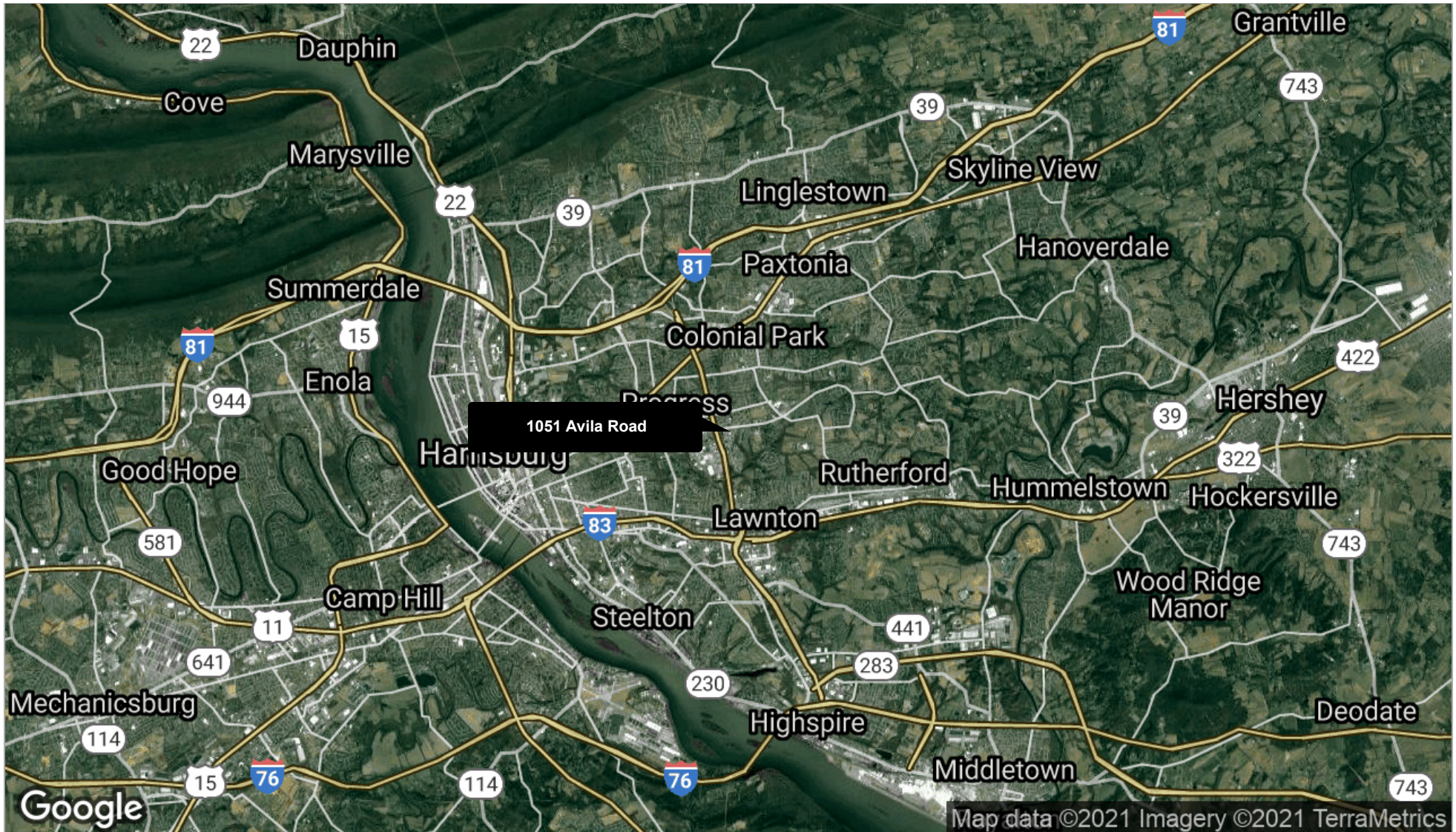






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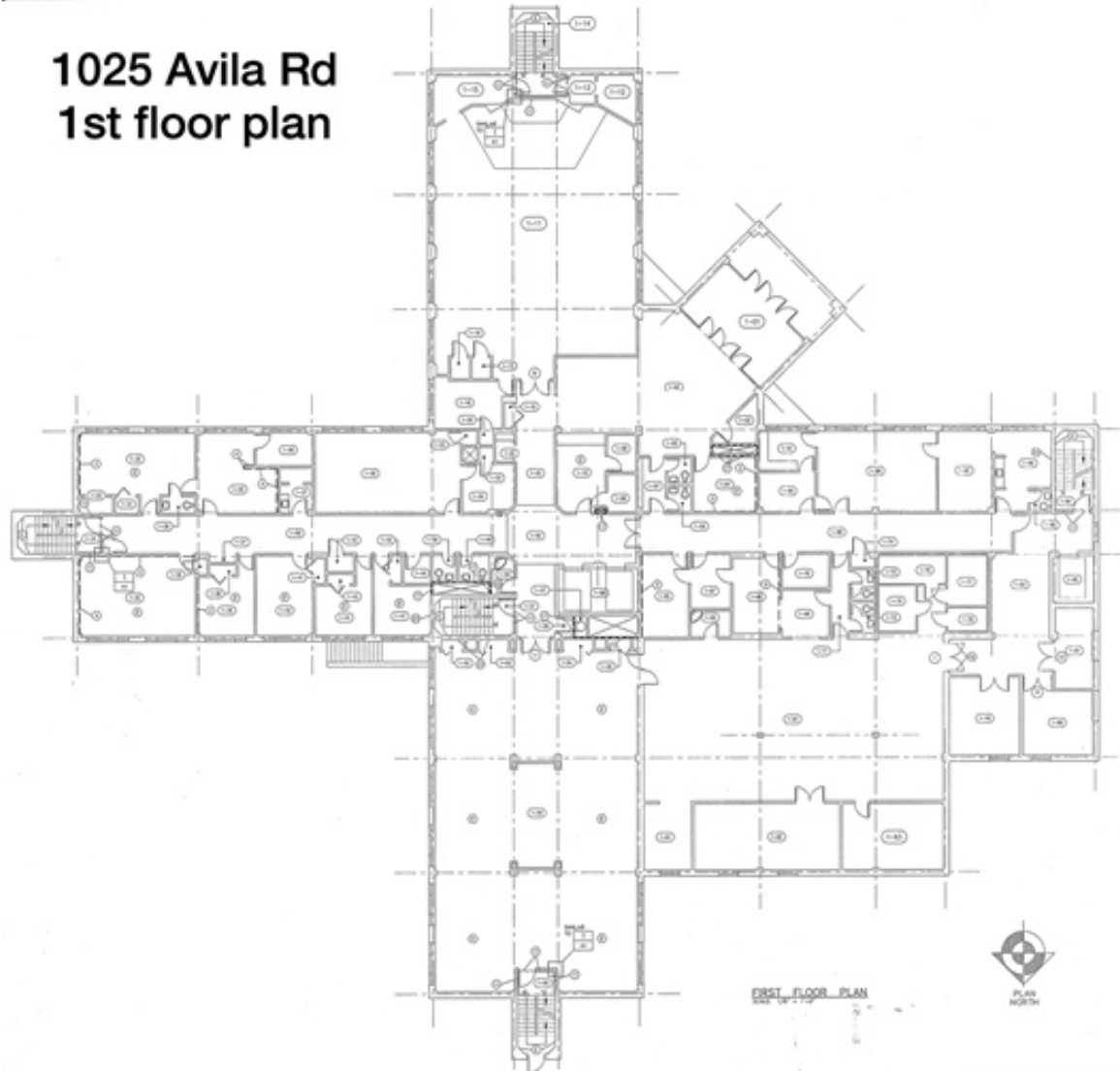
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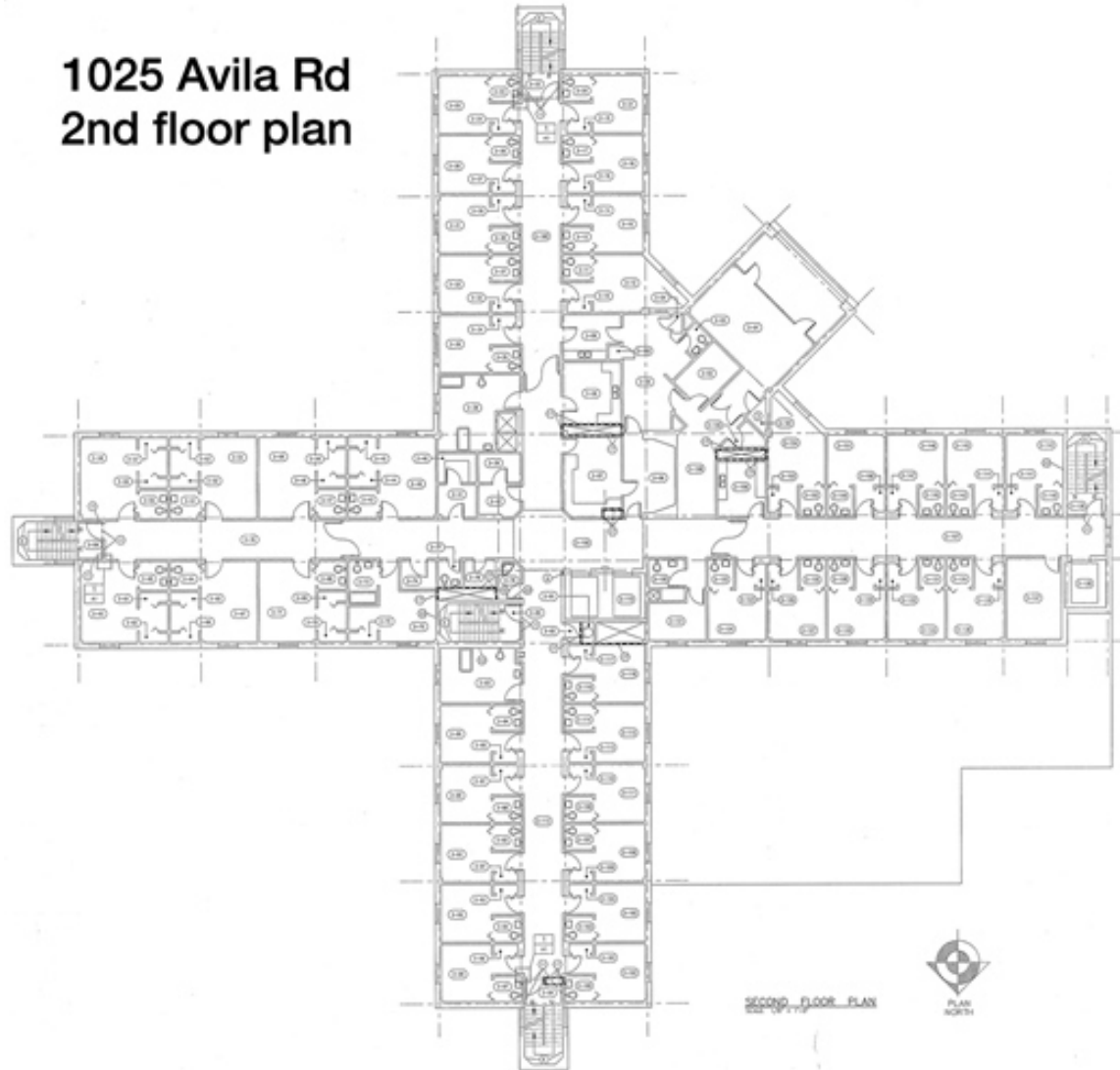


## 1025 Avila Rd 1st floor plan

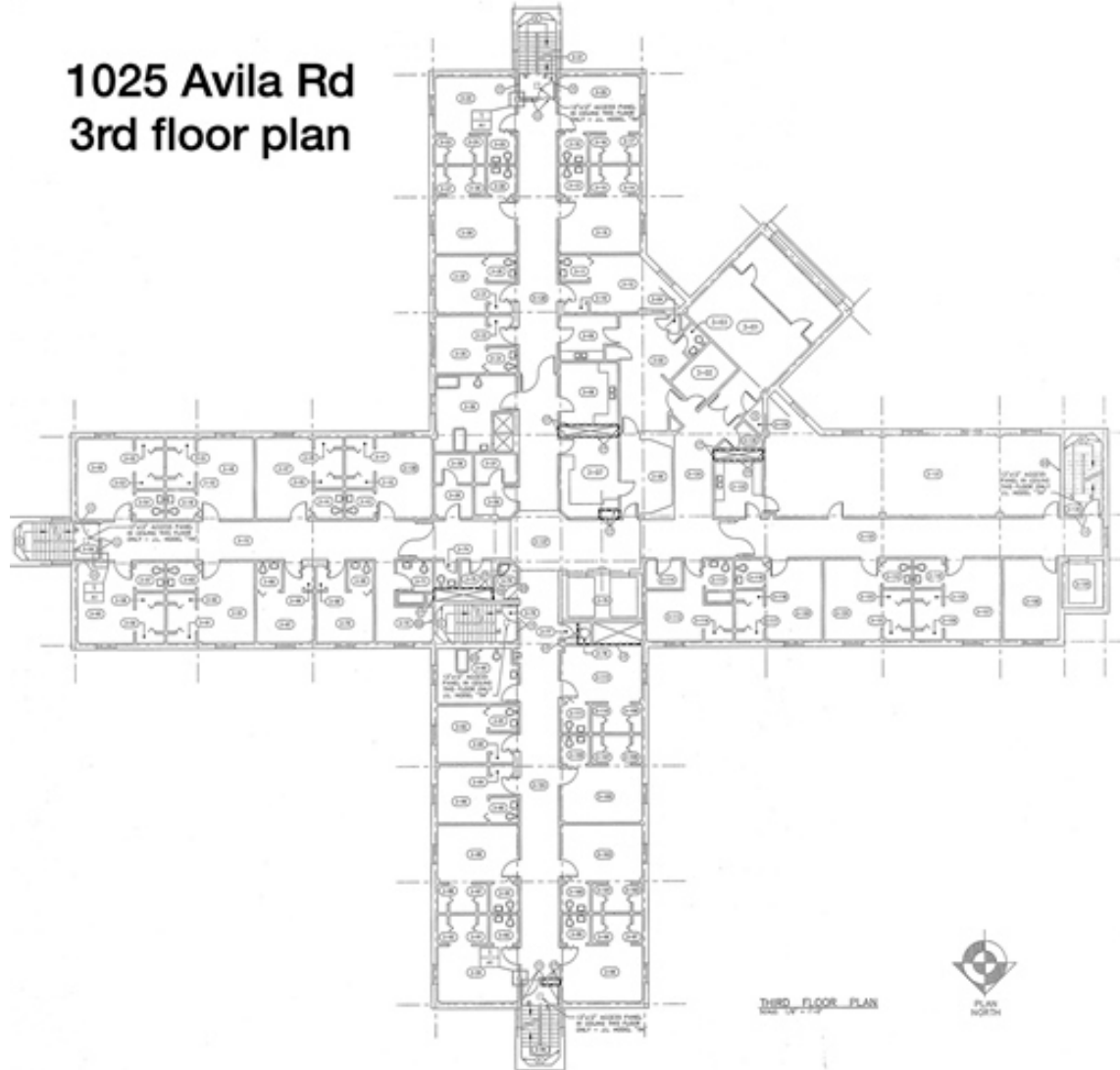


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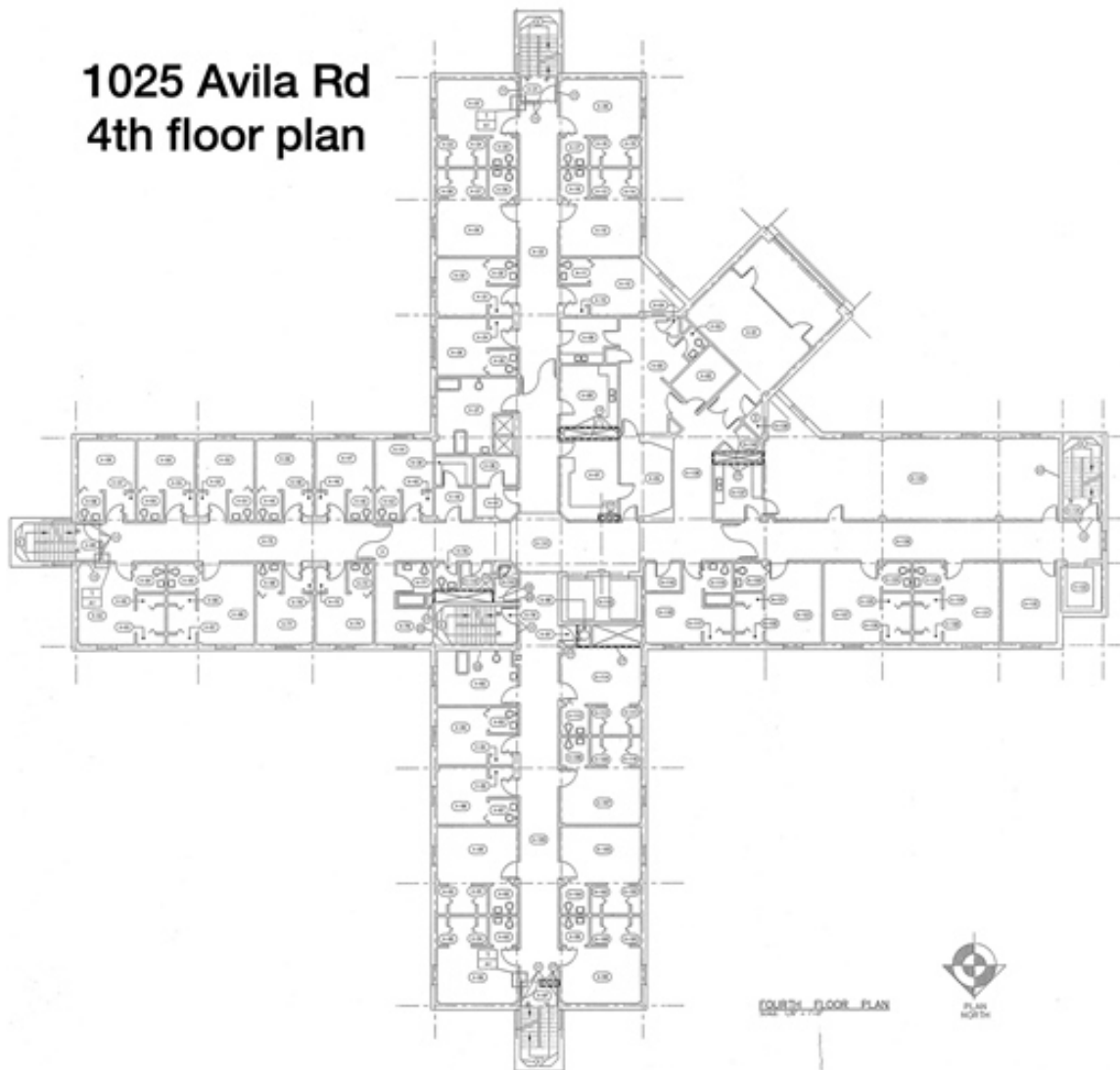
## 1025 Avila Rd 2nd floor plan



## 1025 Avila Rd 3rd floor plan



## 1025 Avila Rd 4th floor plan



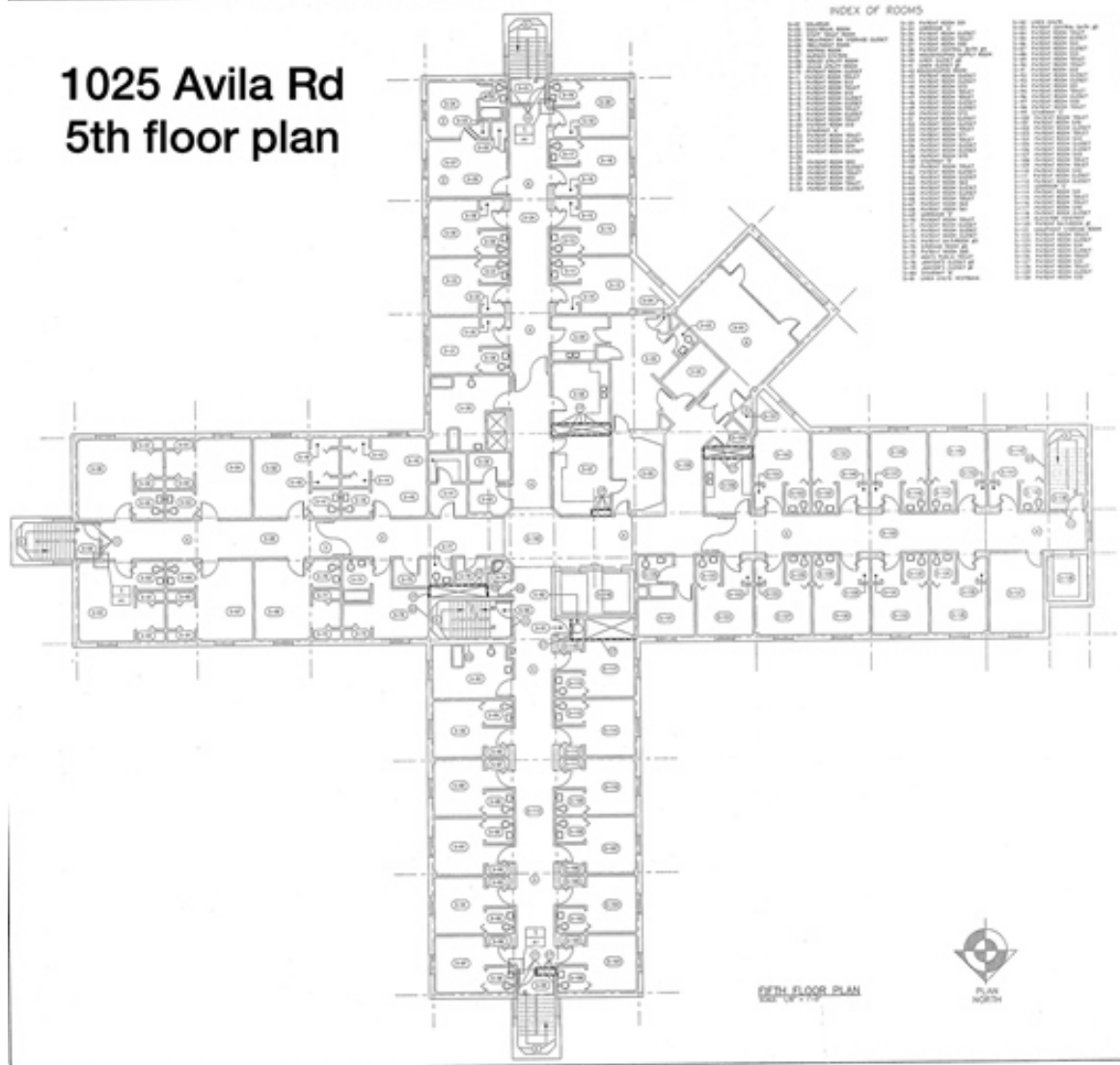
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## 1025 Avila Rd 5th floor plan



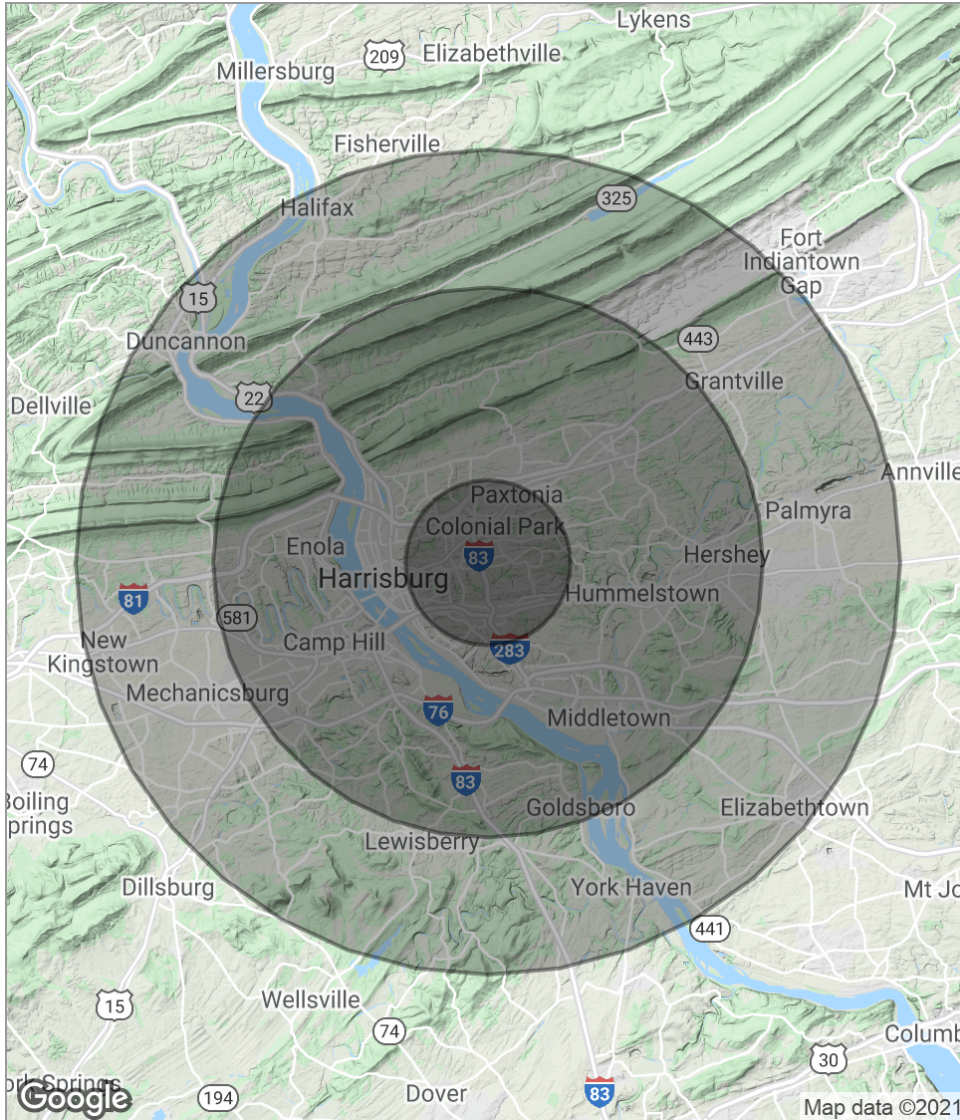
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POPULATION	3 MILES	10 MILES	15 MILES
Total population	71,947	371,746	529,843
Median age	39.6	38.8	39.5
Median age (Male)	38.1	37.1	38.0
Median age (Female)	40.9	39.7	40.6
HOUSEHOLDS & INCOME	3 MILES	10 MILES	15 MILES
Total households	31,035	152,702	216,803
# of persons per HH	2.3	2.4	2.4
Average HH income	\$62,113	\$67,291	\$70,747
Average house value	\$165,523	\$180,045	\$185,933

\* Demographic data derived from 2010 US Census

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