

# INDUSTRIAL PROPERTY FOR SALE

# 707 RIVER RD | DAUPHIN, PA 17106

## Presented By:

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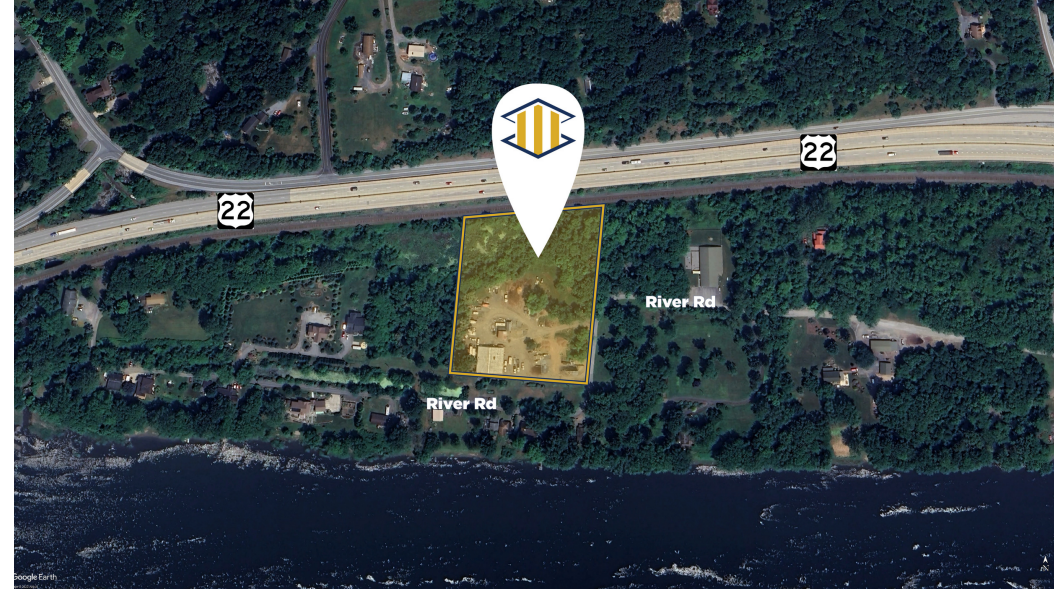
# PROPERTY OVERVIEW

707 River Rd | Dauphin, PA 17106

## PROPERTY DESCRIPTION

+/- 6 acres of commercial/industrial land with a shop and plenty of outdoor storage and a tenant on a month to month lease. located west of Dauphin, south of route 22 and less than a mile from the nearest on ramp.

Building Class:	C
Construction:	block/wood
Ceiling Height:	7.9ft
Lighting:	Fluorescent tube
Floor Type:	Concrete
Sprinklers:	None
Stories:	1
Restrooms:	None
Year Built:	1960
Drive Ins:	Multiple
Docks	No
Outside Storage:	Yes
Lot:	Flat, 634 x 497
Fencing:	None
Parking Restrictions:	None
Flood Zone:	Yes (Zone AD and ?2%)
Water:	None see listing agent
Sewer:	None
Power:	Electric
Taxes	\$2,920.29



## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	6.3 Acres
Building Size:	4,860 SF
Units:	1
Zoning:	Certified letter from township allowing commercial uses
APN:	43-021-004   43-020-102
Municipality:	Middle Paxton Twp
County:	Dauphin



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# LOCATION

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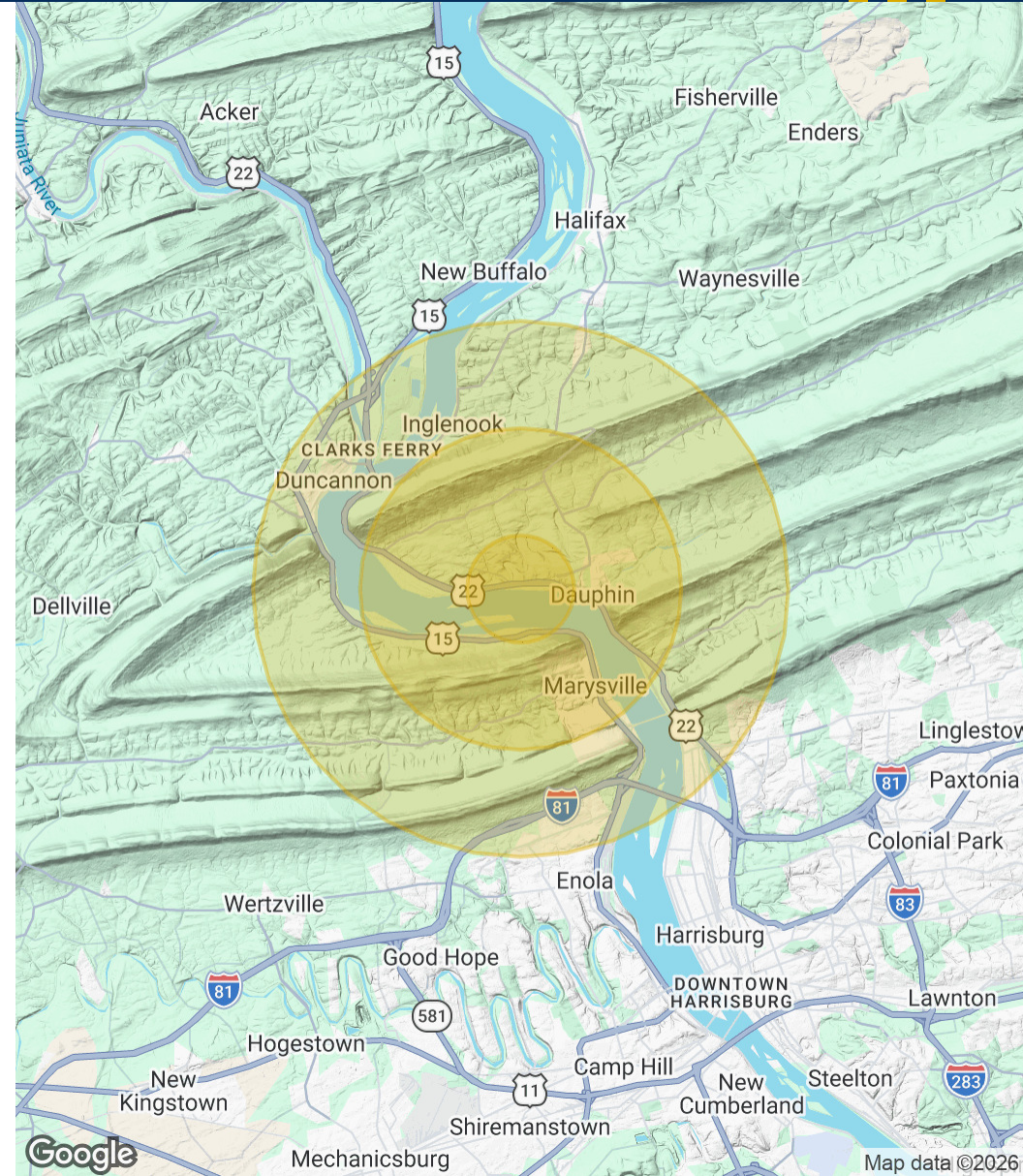
# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	691	7,119	21,816
Average Age	46	44	44
Average Age (Male)	46	44	43
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	280	2,995	9,238
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$116,649	\$107,236	\$112,488
Average House Value	\$286,949	\$270,285	\$259,598

2020 American Community Survey (ACS)



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# ADVISOR BIO

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## **Ida McMurray** **CCIM, SIOR**

Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

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# LEGAL

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