



204 State Street
Harrisburg, PA 17101
Dauphin County, City of Harrisburg

A true Harrisburg landmark, this distinguished 1849 building presents an opportunity for an investor or developer to restore one of the City's historic treasures to its former grandeur. Ideally located at the foot of the Pennsylvania State Capitol on a prominent boulevard connecting the Capitol Complex to the Susquehanna River, the property occupies one of the most visible and prestigious locations in the City. Rich with architectural character, the building retains many of its original features, including soaring ceilings, fireplaces, and exquisite millwork highlighted by a stately library. While in need of renovation, the property offers exceptional potential for adaptive reuse as offices, a headquarters for an association or nonprofit, a boutique hospitality concept, or another visionary redevelopment project.

Square Feet Available	5,964 SF
Lot Size	0.07 AC
Date Available	Immediately
Price	\$358,000

Zoning

Riverfront (RF) which permits dwellings, bed and breakfast, business service, essential services, florist, medical or dental office, testing center or laboratory, offices, schools and more.

Building Information

SF Available	5,964
Construction	Brick and masonry
Year Constructed	1900
Elevator	Yes; 2-stop (unsure if it is currently operable)
Number of Floors	Three
Sprinklers	None
HVAC	Central A/C and heat
Ceiling Type	Plaster
Ceiling Height	9'+
Floor Type	Carpet and hardwood
Basement	Yes
Restroom	Multiple per floor
Electrical Capacity	225 Amp
Roof	Rubber
Walls	Plaster
Lighting	Decorative

Land Information

Acres	0.07 AC
Land SF	3,047
Fencing	None
Frontage	Over 40' along State Street
Parking	None on site; metered on-street parking, public garages and lots, and permit parking available
Topography	Generally level
Historic District	Yes; Olde Harrisburg District
Flood Zone	No
Tax Parcel Number	04-017-006

Utilities

Water	Public
Sewer	Public
Gas	Yes

Sales Information

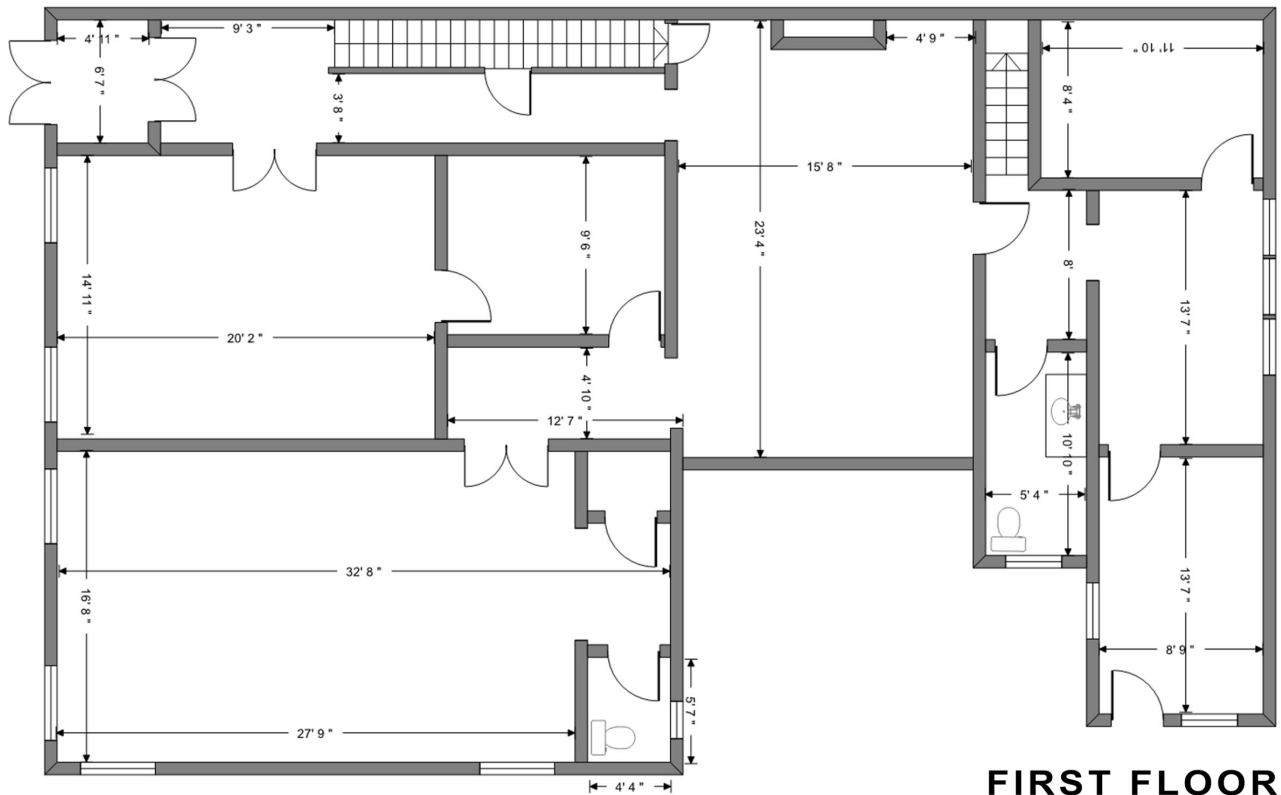
For Sale	Yes
For Lease	No
Price	\$358,000
Real Estate Tax	Approximately \$ \$14,925 annually (2026)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	None on file
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	Immediately





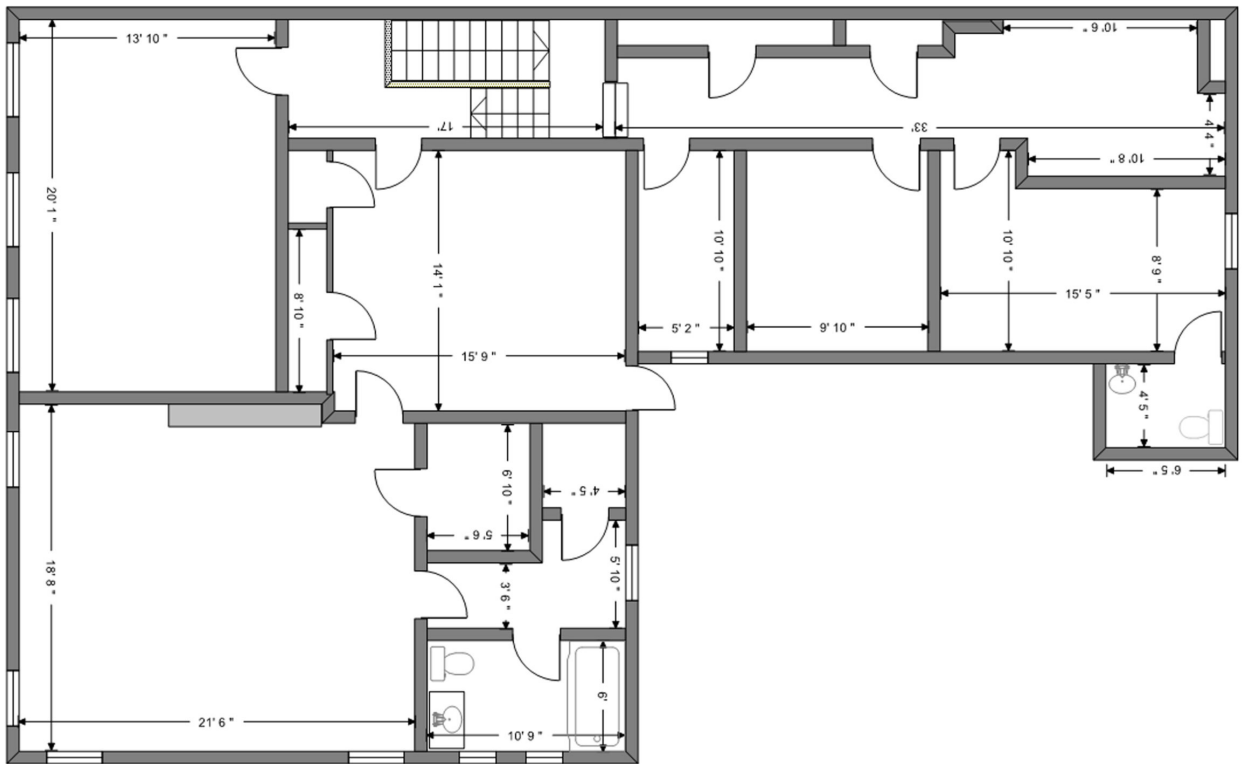


STATE STREET



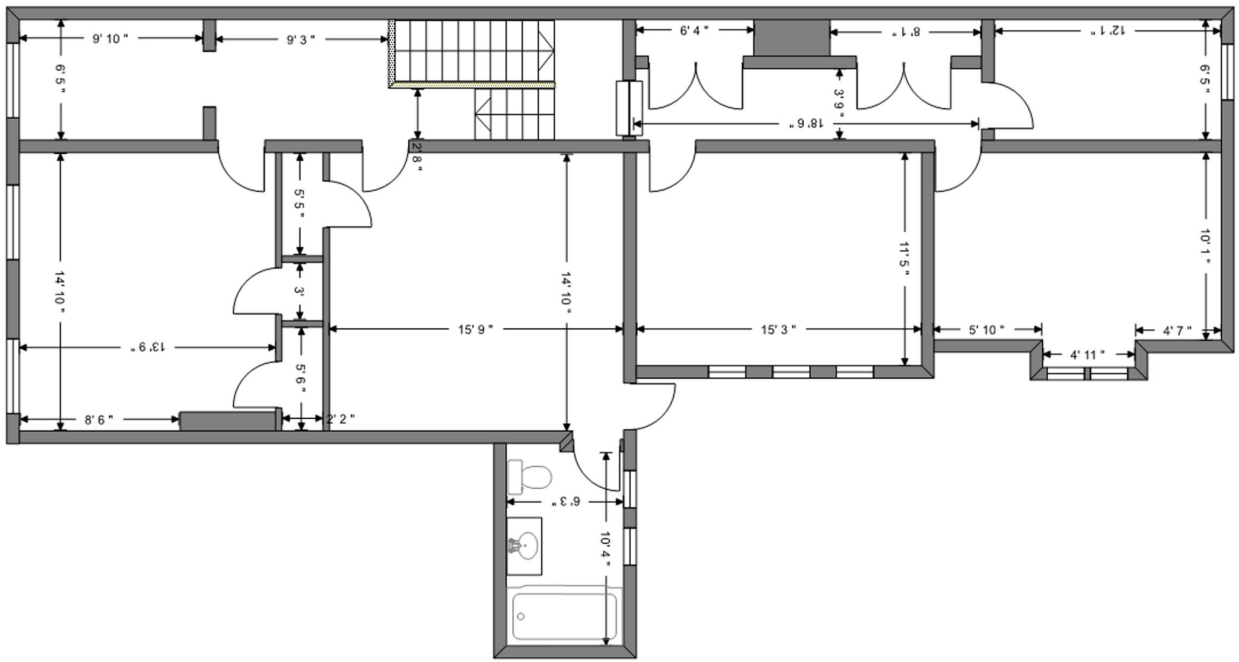
FIRST FLOOR

STATE STREET



SECOND FLOOR

STATE STREET



THIRD FLOOR

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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