

SUITE 210 & 230

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

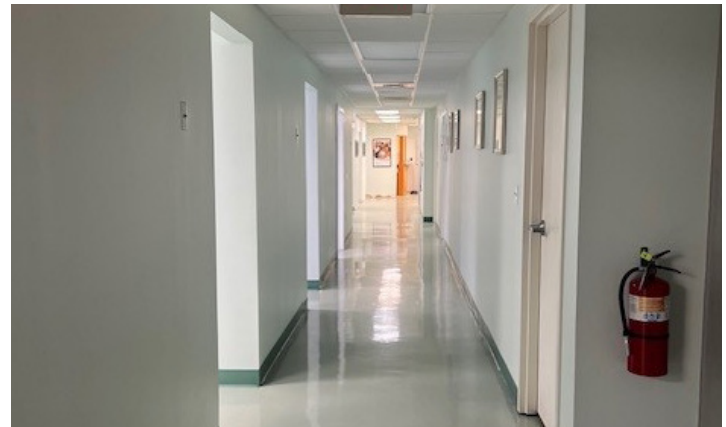
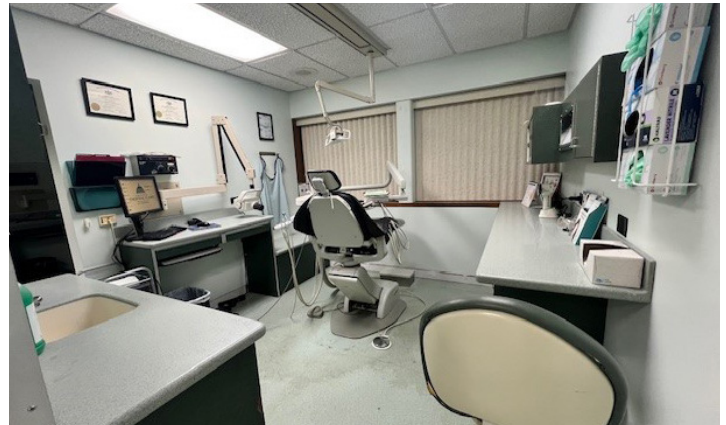
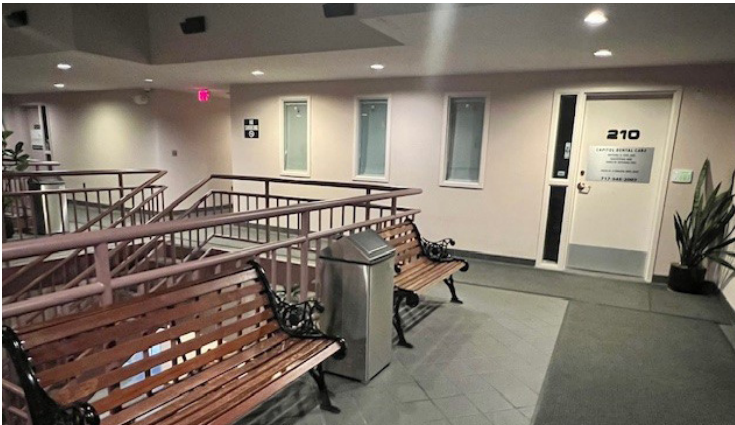
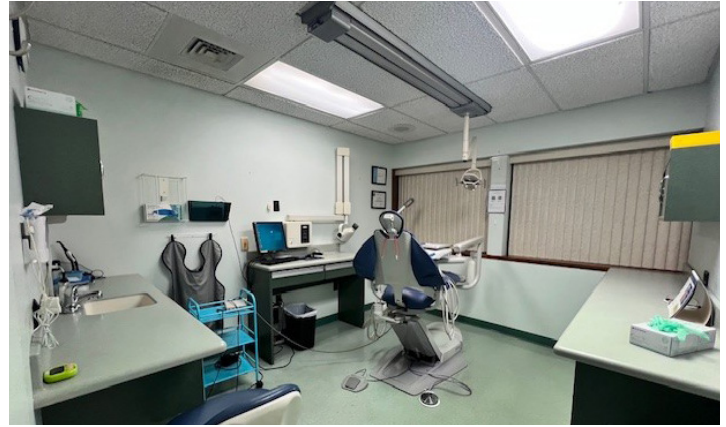
- Medical & Professional Office Building
- ADA Compliant
- Abundant Free Parking
- New Roof
- Sale or Lease Options
- Plug & Play
- Dental Suite - Suite 210
- New HVAC

SUITE INFORMATION

SUITE 210	3,808 SF
SUITE 230	3,100 SF
USE	MEDICAL OR PROFESSIONAL OFFICE
AVAILABLE	IMMEDIATELY

	SUITE 210	SUITE 230
MONTHLY RENT	Negotiable	Negotiable
SALE PRICE	\$380,000	\$330,000
TAX	\$8,138.79	\$9,563.85

* Base Year Plus CAM and Taxes ** Plus In-Suite Janitorial



BUILDING INFORMATION

APN (SUITE 210)	35-067-085	
APN (SUITE 230)	35-067-087	
COUNTY	DAUPHIN COUNTY	
TOWNSHIP	LOWER PAXTON	
TENANCY	MULTI-TENANT	
USE	MEDICAL OR PROFESSIONAL OFFICE	
ROOF	RUBBER - REPLACED 2025	
HVAC	REPLACED 2024	
CONSTRUCTION	CMU & STEEL	
SIGNAGE	IN-COMMON AREA	
CAM	210	230
MONTHLY	2,414.91	1,965.92
YEARLY	28,978.88	23,591

UTILITIES

WATER	PUBLIC INCL. IN CAM
SEWER	PUBLIC INCL. IN CAM
ELECTRIC	PPL INCL. IN CAM
SNOW/LAWN	INCL. IN CAM





DAUPHIN PLAZA

P.J. WHELIHAN'S PUB & RESTAURANT

BIG LOTS!

Price Rite MARKETPLACE

Rita's

WAFFLE HOUSE

SUBWAY



UNION SQUARE SHOPPING CENTER

Gabe's GameStop weis

POWER TO THE PLAYERS™

Advance Auto Parts

Great Clips

DOLLAR TREE

WORLD APPLIANCES WORLD FLOORING

TEXAS ROADHOUSE

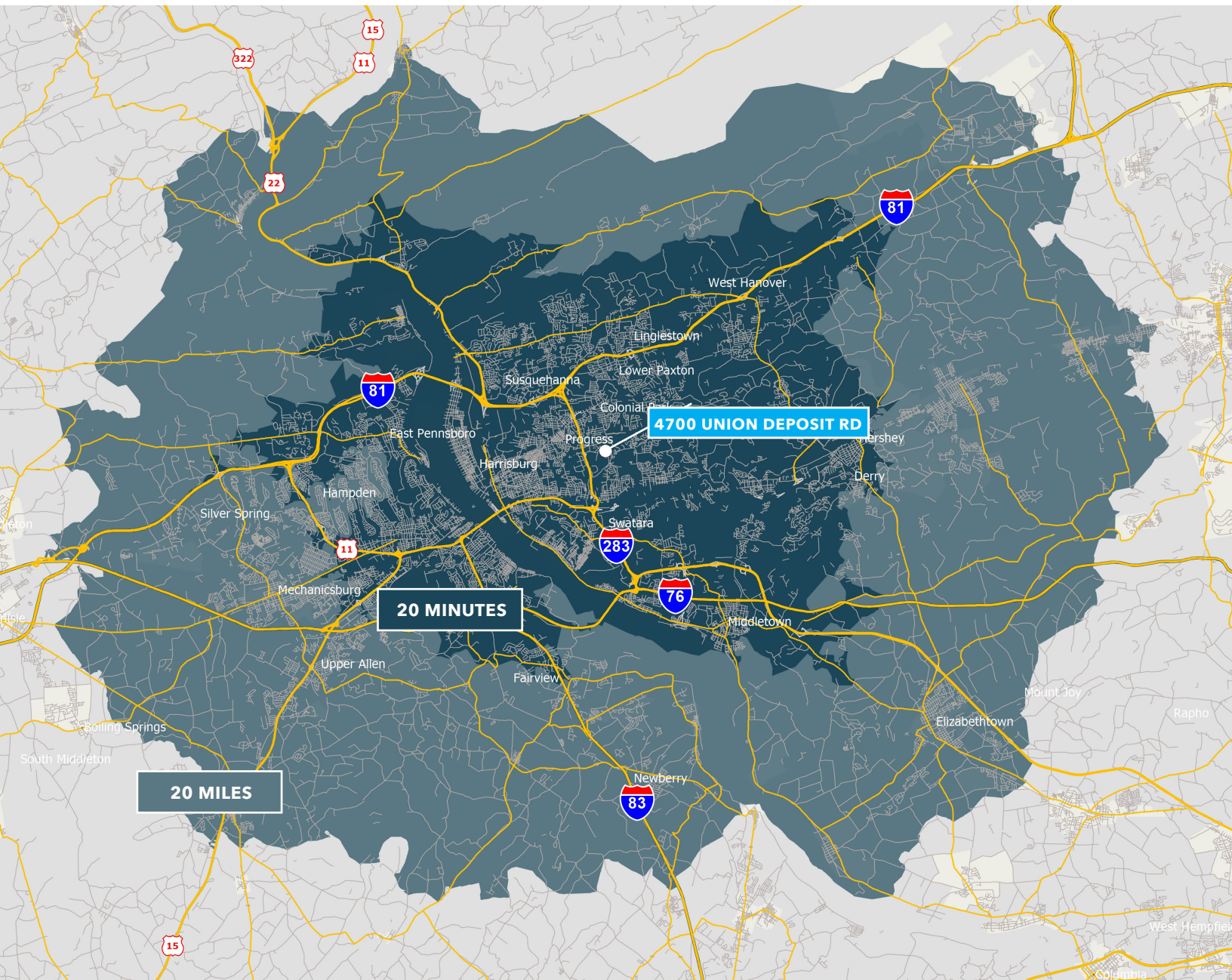
OneMain Financial

ups

CHIPOTLE MEXICAN GRILL

Starbucks

CHUCK E CHEESE'S



20 MINUTES

POPULATION: 302,582

WORKFORCE: 319,484

AVERAGE HOUSEHOLD INCOME: \$85,914

20 MILES

POPULATION: 526,627

WORKFORCE: 507,992

AVERAGE HOUSEHOLD INCOME: \$89,705



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