



Multi-Family Investment Opportunity

FOR SALE IN WORMLEYSBURG
11 POPLAR & 300-306 S FRONT ST, WORMLEYSBURG



11 POPLAR ST & 300-306 S FRONT STREET
 WORMLEYSBURG, PA 17043
 MULTI-FAMILY INVESTMENT OPPORTUNITY





FOR SALE



OFFERING SUMMARY

Building Size	± 10,000 SF between five (5) buildings
Sale Price	\$1,535,000
Property Taxes	\$14,101.43
Price per Unit	\$123,076
APN	35-042-187 & 47-21-0265-018, 019, 020
Zoning	WF-Waterfront
Municipality	Wormleysburg Borough
County	Cumberland County

PROPERTY HIGHLIGHTS

- Centrally located, property is minutes to Downtown Harrisburg via Market st Bridge and accessible to both East and West Shore markets
- Susquehanna Riverfront and City Island views
- Close to major routes , ,  and 
- Major renovations to 300 S Front St (2021-2024) included a new exterior deck, updated electrical, lighting, siding, and concrete sidewalk.
- Great investment opportunity for owner/user with potential for added income from other leasable units.

PROPERTY OVERVIEW

Prime investment opportunity in Wormleysburg Borough! This five-building waterfront property features two commercial units and 11 residential units ranging from one to three bedrooms. Enjoy stunning views of the Susquehanna River and direct sightlines to City Island, home of the Harrisburg Senators. Just over the Market Street Bridge from downtown Harrisburg, this property offers easy access to I-83, I-81, and the PA Turnpike (I-76). Walking distance to popular local eateries, making it an attractive location for tenants and businesses alike.





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PROPERTY DETAILS

Number of Buildings	5
Building Size	± 10,000 SF between five (5) buildings
Lot Size	0.34 Acres
Building Class	C
Tenancy	Multi
Number of Floors	Varies
Restrooms	1 per unit
Parking	On Site, 18 spaces Street
Year Built	1920's

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	200 Amp
HVAC	Gas Heat
Sprinklers	No
Signage	Window (for two (2) commercial spaces)
Security	Per Tenant

MARKET DETAILS

Cross Streets	N 3 rd St & Hamilton St
Traffic Count at Intersection	11,084 ADT
Municipality	Wormleysburg Borough
County	Cumberland County
Zoning	WF-Waterfront

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

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LOCATION



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	8,218
3 MILE	103,564
5 MILE	198,357

HOUSEHOLDS

1 MILE	4,333
3 MILE	42,881
5 MILE	82,982

AVERAGE HOUSEHOLD INCOME

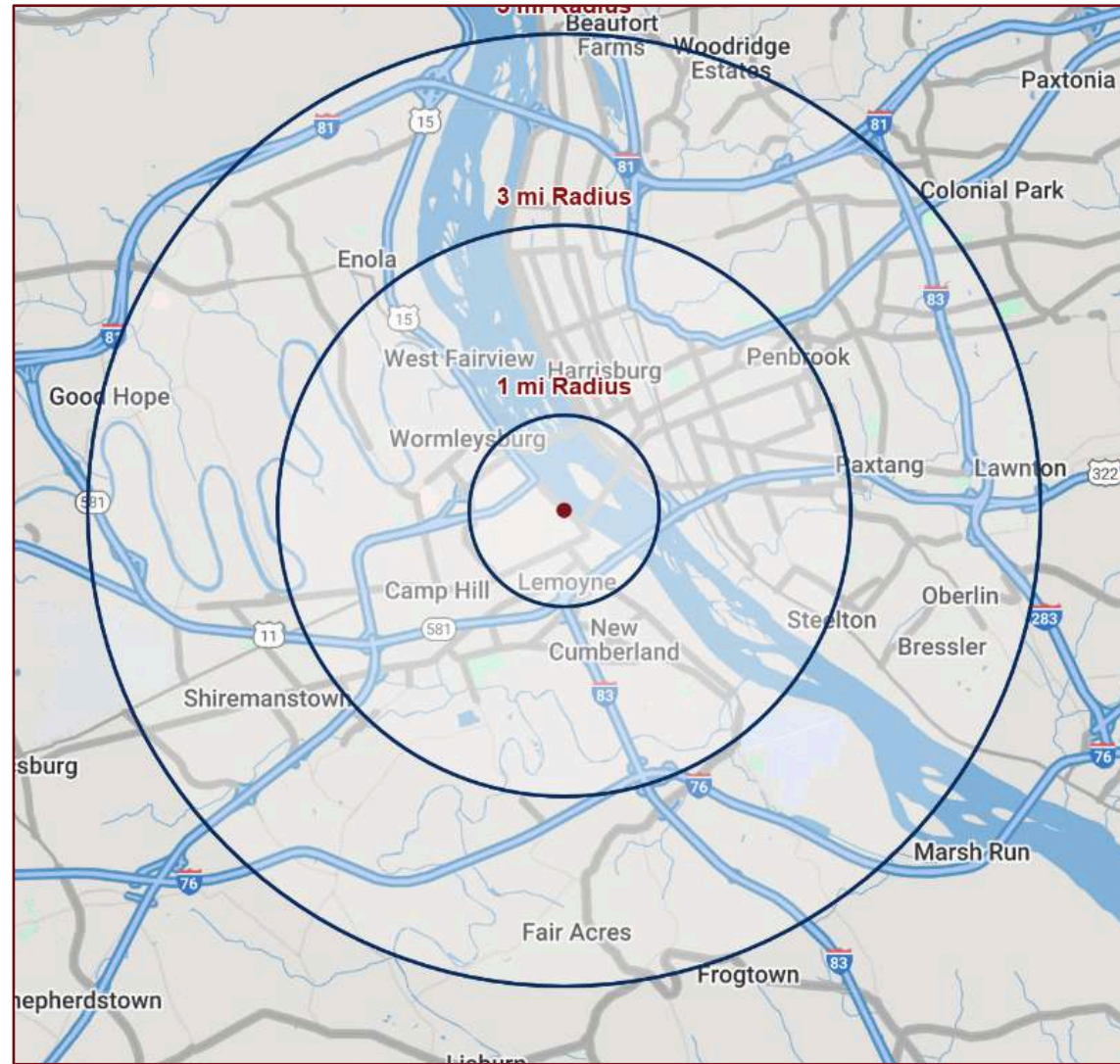
1 MILE	\$83,465
3 MILE	\$87,900
5 MILE	\$95,879

TOTAL BUSINESSES

1 MILE	980
3 MILE	5,134
5 MILE	8,981

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	17,043
3 MILE	84,008
5 MILE	141,065



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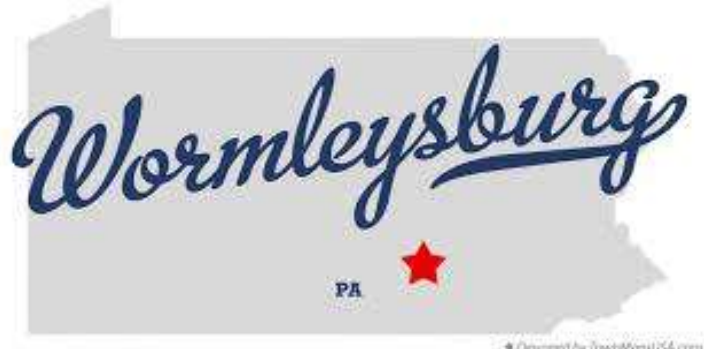
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AREA OVERVIEW

WORMLEYSBURG, Pennsylvania, is a picturesque borough located in Cumberland County, just across the Susquehanna River from Harrisburg, the state capital. Wormleysburg, Pennsylvania, has a population of around 3,072 people. The median age is 38.1 years, with a balanced mix of age groups.

This charming community offers a unique blend of suburban tranquility and urban convenience, making it an ideal location for professional and medical office suites. With easy access to major highways and bridges connecting to Harrisburg, Wormleysburg provides excellent connectivity for businesses and clients alike. The area offers a variety of amenities, including parks, restaurants, and retail options, contributing to a vibrant community atmosphere.

Additionally, the presence of reputable educational institutions and nearby healthcare facilities enhances the appeal of this location. Wormleysburg's strategic position within the Harrisburg-Carlisle Metropolitan Statistical Area, combined with its scenic views and community charm, makes it a prime choice for businesses seeking a dynamic and accessible environment.



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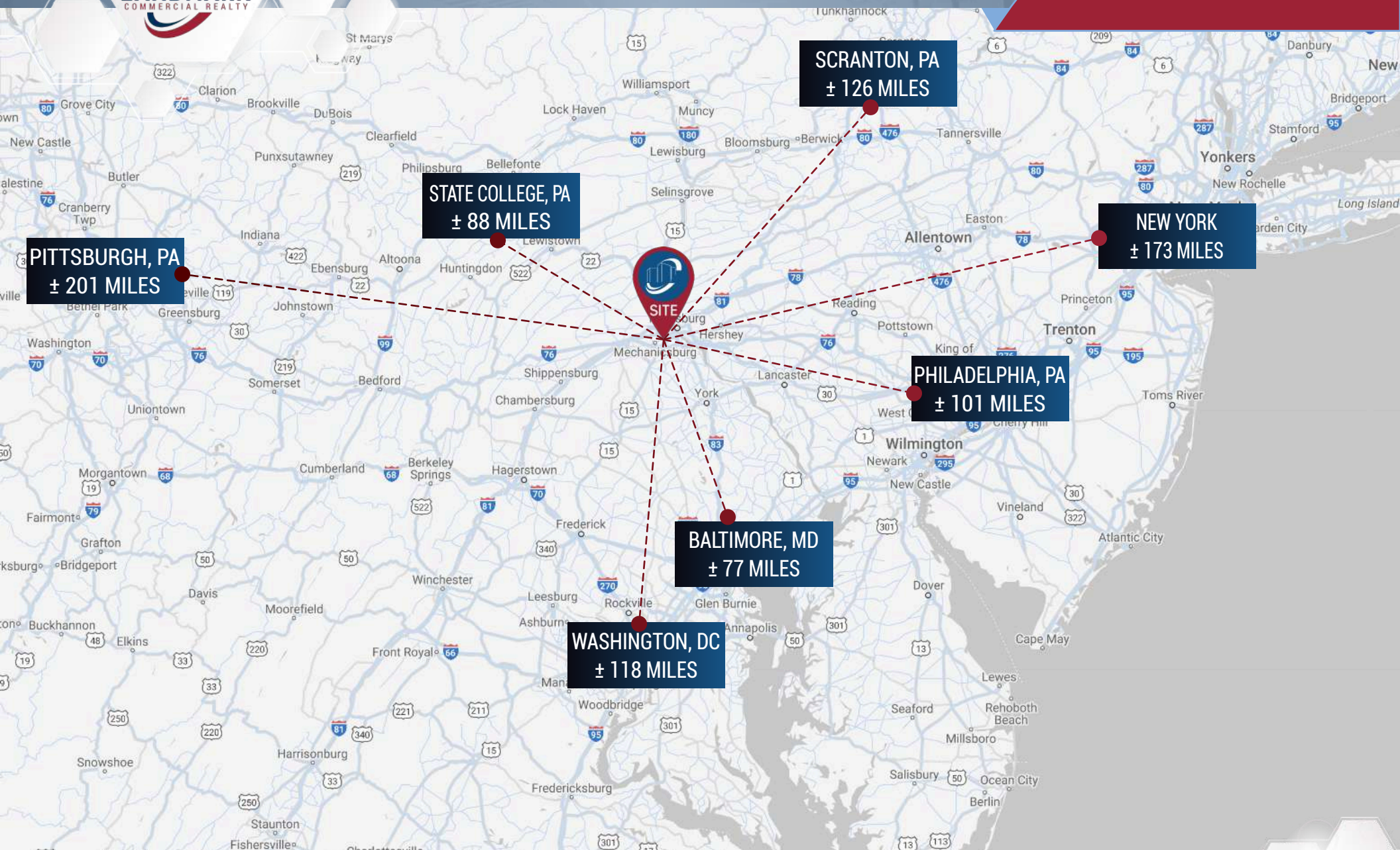
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