


MULTIFAMILY PROPERTY  
**FOR SALE**

**1 HEREFORD STREET**  
HARRISBURG, PA 17109



**Andrés Godoy**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

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# 1 HEREFORD STREET

## PROPERTY DETAILS

# FOR SALE

## \$1,200,000

### OFFERING SUMMARY

Sale Price	\$1,200,000
Number of Units	Eight (8)
Lot Size	0.65 Acres
Building Size	7,702 SF
NOI	\$105,740.00
Cap Rate	8.81%

### PROPERTY SUMMARY

Address	1 Hereford Street Harrisburg, PA 17109
Municipality	Lower Paxton Township
County	Dauphin County
Tax Parcel #	35-059-093-000-0000
Zoning	Commercial Neighborhood
Property Taxes	\$5,367.51

### PROPERTY DESCRIPTION

NAI CIR is pleased to present an 8-unit multifamily property located in Lower Paxton Township, just outside of Harrisburg. The property is offered at \$1,200,000 and generates \$105,740 in NOI, representing an 8.81% cap rate. The building sits on a 0.65 acre lot directly across from Central Dauphin Middle School. The asset includes eight (8) residential units along with one (1) large garage and two (2) smaller garages. Lower Paxton Township is a well-established and stable East Shore submarket with consistent residential demand.

### PROPERTY HIGHLIGHTS


- 8-unit multifamily in Lower Paxton Township offered at \$1,200,000 with \$105,740 NOI (8.81% cap rate)
- 0.65-acre site directly across from Central Dauphin Middle School; includes one (1) large garage and two (2) small garages
- Limited availability of small multifamily assets in this submarket; Lower Paxton Township is a stable East Shore location with consistent residential demand



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LOCATION MAP

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## AREA OVERVIEW

FOR SALE

\$1,200,000

### MARKET OVERVIEW

#### Dauphin County, PA

Harrisburg is a key population and employment center in Central Pennsylvania, strategically located within the Harrisburg–Philadelphia–Baltimore corridor. With approximately 287,000 residents in Dauphin County and over 590,000 across the broader metro, the region benefits from a stable population base supported by government employment and strong regional accessibility.

The local economy is anchored by state government, healthcare, logistics, and professional services, providing a diverse employment base and consistent renter demand. Direct access to Interstate 83, Interstate 81, and the Pennsylvania Turnpike connects Harrisburg to major East Coast markets while supporting a robust distribution and commuter network.

Downtown Harrisburg and surrounding neighborhoods have seen continued investment, including adaptive reuse projects, riverfront improvements, and expanding dining and entertainment amenities. These enhancements have contributed to growing demand for walkable, urban housing options.

Affordability remains a key driver, with a cost of living below larger Northeast metropolitan areas. As homeownership becomes less attainable, rental demand continues to grow—particularly for smaller unit types and flexible housing options, including short-term and extended-stay accommodations.

Overall, Harrisburg / Dauphin County's role as a government hub, combined with its economic diversity and regional connectivity, supports stable occupancy and long-term multifamily demand.

### KEY DRIVERS & DEMOGRAPHICS



#### Population Base

~285,000 residents

Supported by government & healthcare employment



#### Strategic Location

Central Pennsylvania hub anchored by Harrisburg

Direct access to I-81, I-83, and the Pennsylvania Turnpike



#### Economic Diversity

Anchored by government, healthcare, education & logistics

Strong public-sector and institutional presence



#### Affordability Advantage

Lower cost profile than larger regional metros

Attractive option for residents and workforce housing



#### Rental Demand Drivers

Large government and healthcare workforce

Demand supported by stable employment & regional connectivity



#### Housing Trends

Consistent renter demand driven by affordability & job stability

Supportive environment for multifamily investment



#### Downtown Revitalization

Ongoing public and private investment in the City of Harrisburg

Continued momentum for reinvestment in the urban core

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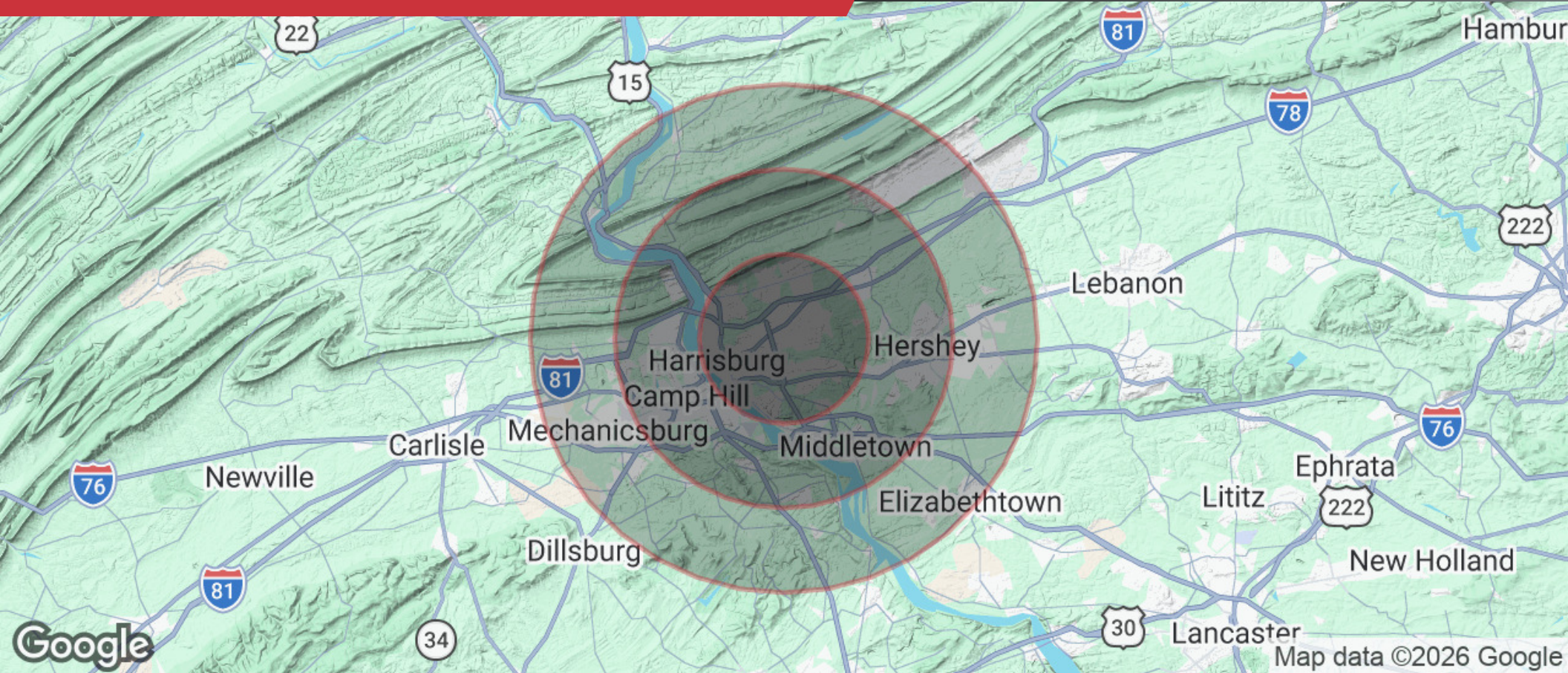
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## DEMOGRAPHICS

# FOR SALE

## \$1,200,000



### POPULATION

5 MILES	10 MILES	15 MILES
169,843	363,130	515,485



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
69,999	150,880	211,937



### INCOME

5 MILES	10 MILES	15 MILES
\$92,518	\$104,313	\$106,879

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