



310 PRINCE STREET, HARRISBURG, PA 17109

AUTO REPAIR FACILITY

ideal for **SMALL BUSINESS OR OWNER OCCUPIER**

FOR SALE

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PROPERTY SUMMARY

310 Prince Street presents a unique opportunity to acquire a fully equipped automotive service facility. The property will be delivered with existing infrastructure in place, offering a seamless transition for a new owner-user or investor looking to establish or expand their presence in the automotive sector.

Strategically positioned with excellent accessibility and convenient ingress and egress, the site is ideally suited for servicing both local and commuter traffic. Its location within a densely populated residential corridor supports strong, built-in demand, while the functional layout allows for efficient operations from day one.

With strong visibility, a proven automotive use, and immediate availability upon business closure, 310 Prince Street offers a rare chance to step into a well-located, turnkey facility with significant long-term upside.

PROPERTY HIGHLIGHTS

- Multiple service bays with overhead doors
- High Ceilings suitable for lifts and heavy equipment
- Corner/visible location depending on exact parcel orientation

LOCATION HIGHLIGHTS

- Colonial Park location
- Near major national retailers
- Easy access to Route 22, I-83, and I-81

OFFERING SUMMARY

Building Size	3,034 SF
Sale Price	\$660,000 (real estate & business) \$530,000 (real estate ONLY)
Price per SF	\$214.24 per SF
Property Taxes	\$5,204.94
APN	35-052-305
Zoning	R2- Medium Density Residential
Municipality	Lower Paxton Township
County	Dauphin County

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

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PROPERTY DETAILS

Number of Buildings	1
Building Size	3,034 SF
Lot Size	0.26 Ac
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	1
Parking	15-20 spaces
Last Year Renovated	1946

BUILDING SPECIFICATIONS

Construction	Metal
Roof Type	Rubber
Drive-in Door	5
Power	Single Phase 200 Amp
HVAC	Oil Electric
Security	No
Signage	Building

MARKET DETAILS

Cross Streets	Prince St & Count St
Traffic Count at Intersection	14,193 VPD @ US 22
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County	Dauphin County
Zoning	R2- Medium Density Residential

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AREA

PAXTON TOWN CENTER

MIDDLETOWN

310
PRINCE ST
HARRISBURG
3,034 SF

THE POINT SHOPPING CENTER

YORK

UNION SQUARE SHOPPING CENTER




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DEMOGRAPHICS & LOCATION OVERVIEW

The community of **COLONIAL PARK** is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

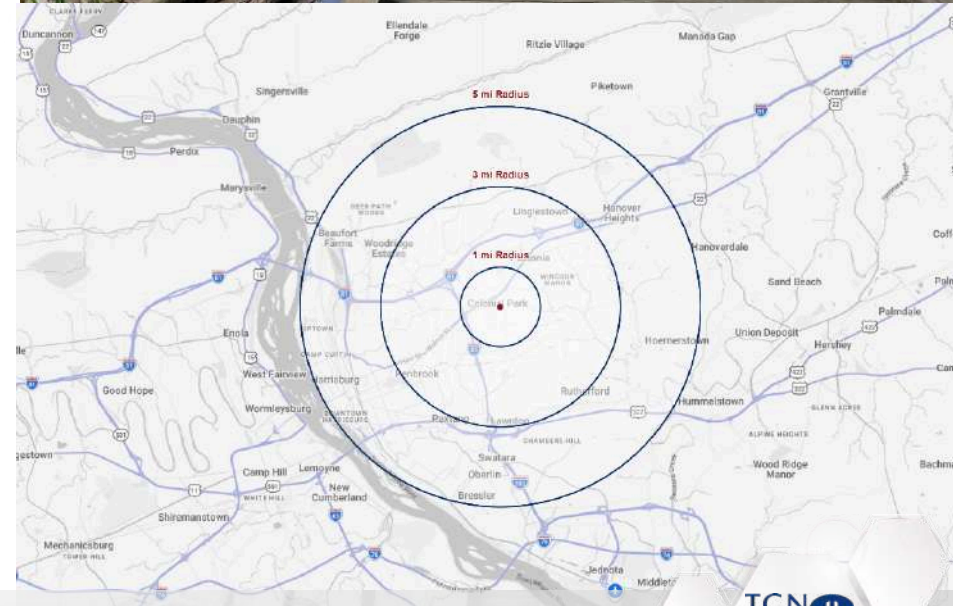
The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,930	76,042	181,031
Households	4,213	31,798	75,206
Average Household Income	\$95,037	\$112,235	\$105,182
Businesses	464	3,048	7,541
Employees	5,010	40,335	120,740



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