



FIRST FLOOR TURN-KEY
OFFICE CONDO

FOR SALE

5925 STEVENSON AVENUE, HARRISBURG, PA



5925 STEVENSON AVENUE
SUITE A
HARRISBURG, PA 17112

FOR SALE

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PROPERTY SUMMARY

5925 Stevenson Avenue offers a turnkey, first-floor office condominium in a well-established professional setting in Lower Paxton Township. The suite features an efficient, move-in-ready layout with a large central meeting and training area surrounded by private perimeter offices, providing an ideal mix of collaborative and dedicated workspace. Conveniently located just off N. Mountain Road, the property provides excellent access to I-81, Route 39 and the greater Harrisburg region.

OFFERING SUMMARY

Available Unit Size	4,301 SF
Sale Price	\$430,000
Price Per SF	\$99.98 per SF
Property Taxes	TBD*
Zoning	Commercial Neighborhood
Municipality	Lower Paxton Township
County	Dauphin County

* Current owner is tax exempt. The property will be reassessed after the sale to determine tax amount.

PROPERTY HIGHLIGHTS

- Turn-key move in ready first floor office condominium
- Large meeting/training area with private perimeter offices

LOCATION HIGHLIGHTS

- Excellent access to I-81, Route 39 & N Mountain Rd.
- Convenient professional location serving the greater Harrisburg market.

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	19,000 SF
Lot Size	1.69 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	1
Parking	In Common 55 spaces
Year Built Renovated	2006 2026

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber Shingle
Power	Single Phase 200 Amp
HVAC	Gas Heat Central AC
Sprinklers	Yes
Security	Yes
Signage	Monument

MARKET DETAILS

Cross Streets	Stevenson Ave. & N Mountain Rd
Traffic Count at Intersection	6,333 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial Neighborhood
Permitted Uses	Office & Professional Services

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ADDITIONAL IMAGES



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LOCATION



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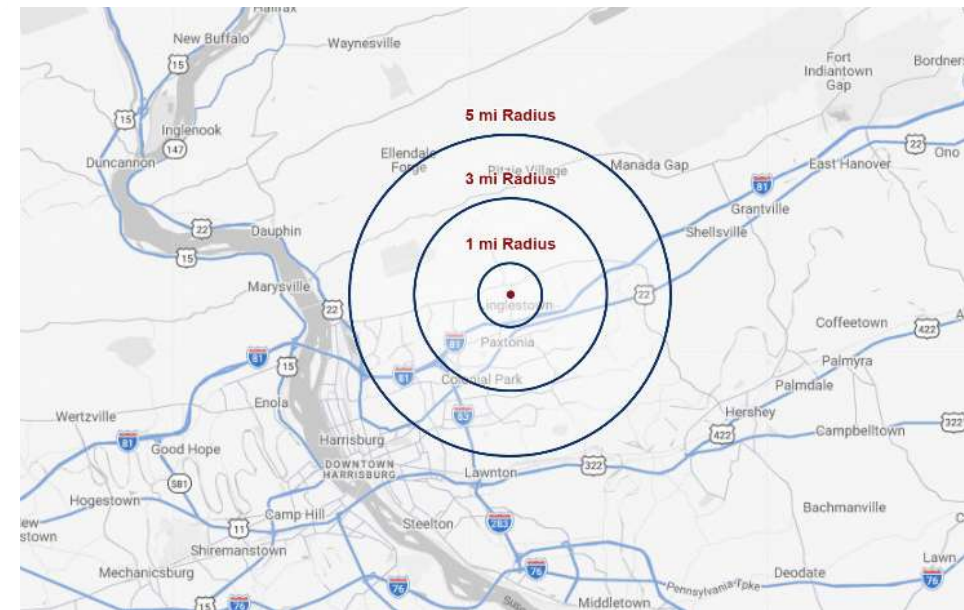
DEMOGRAPHICS & LOCATION OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,727	37,488	96,790
Households	2,345	15,099	40,438
Average Household Income	\$135,585	\$143,995	\$128,026
Businesses	244	1,664	3,576
Employees	2,280	18,050	45,162



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