


OFFICE CONDO  
**FOR SALE**

2151 LINGLESTOWN ROAD - SUITE 100  
HARRISBURG, PA 17110



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# 2151 LINGLESTOWN ROAD - SUITE 100

## PROPERTY DETAILS

# FOR SALE

\$327,250

### OFFERING SUMMARY

<b>Sale Price</b>	\$327,250
<b>Taxes</b>	\$8,150.87
<b>Condo Fees</b>	\$756.59 per month
<b>Number of Units</b>	One (1) Suite for Sale
<b>Building Size</b>	43,200 SF
<b>Available SF</b>	2,975 SF

### PROPERTY SUMMARY

<b>Address</b>	2151 Linglestown Road Suite 100 Harrisburg, PA 17110
<b>Municipality</b>	Susquehanna Township
<b>County</b>	Dauphin County
<b>Tax Parcel #</b>	62-013-117, 62-013-122
<b>Year Built</b>	1989
<b>Year Last Renovated</b>	2000

### PROPERTY HIGHLIGHTS

- 2,975 SF suite available in Saratoga Office Center on Linglestown Road
- In a prime location in the building, located immediately off the main entrance on the first floor
- Condominium fee and documents available
- Traffic count: 18,448 VPD
- Available for lease

### PROPERTY DESCRIPTION

2,975 SF condominium suite available for sale and/or lease in the Saratoga Office Center. This suite is an improved office with exam rooms and medical plumbing. Business Office Residential Zoning (BOR) permits various medical uses, support and professional services.

### LOCATION DESCRIPTION

Located on Linglestown Road (Route 39) with convenient access to I-81 and Route 22. The property is situated amongst the heavily traveled medical and commercial strip on Route 39.



### BUILDING INFORMATION

<b># of Floors</b>	Three (3)
<b>Restrooms</b>	Two (2)
<b>Roof</b>	Gable roof design, wood frame with composition shingles
<b>Walls</b>	Drywall
<b>Floor Type</b>	Carpet, tile, and vinyl
<b>Number of Elevators</b>	One (1)
<b>Business ID Sign</b>	Yes

### UTILITIES & ZONING

<b>Zoning</b>	BOR - Business Office Residential
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	Natural Gas
<b>Electric</b>	225 Amp
<b>HVAC</b>	One (1) heat pump

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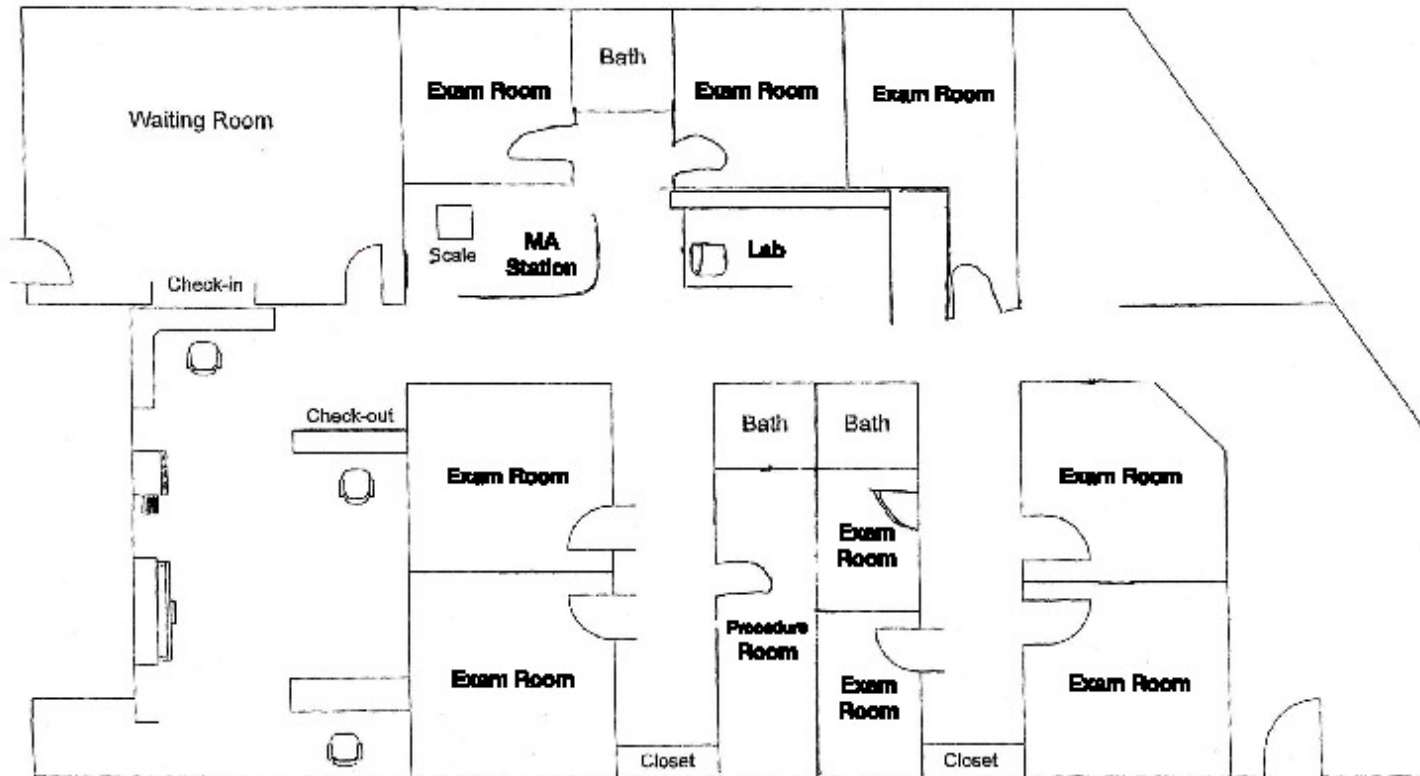
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## FLOOR PLAN


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2151 LINGLESTOWN ROAD - SUITE 100  
ADDITIONAL PHOTOS

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2151 LINGLESTOWN ROAD - SUITE 100  
RETAIL MAP

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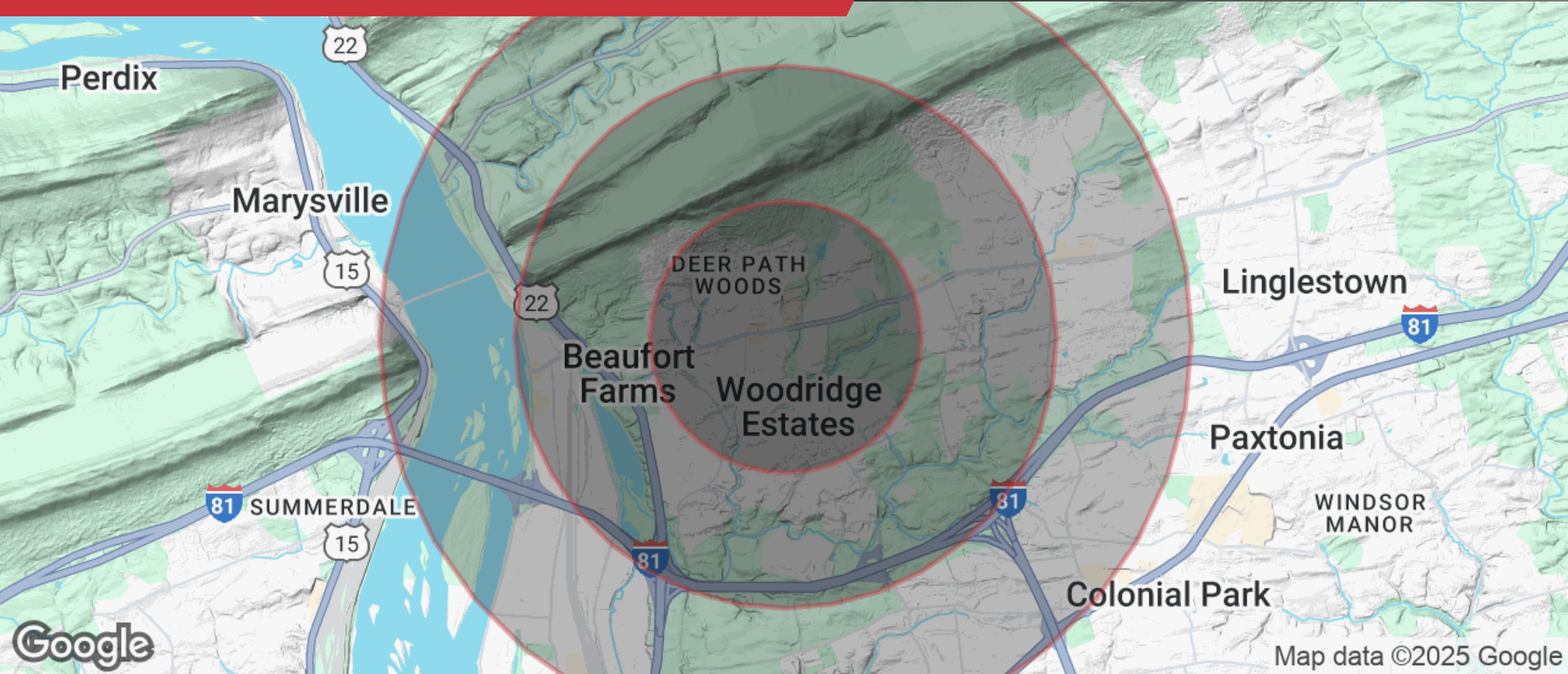
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## DEMOGRAPHICS

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### POPULATION

1 MILE	2 MILES	3 MILES
7,342	20,354	37,943



### HOUSEHOLDS

1 MILE	2 MILES	3 MILES
3,254	8,557	15,819



### INCOME

1 MILE	2 MILES	3 MILES
\$129,309	\$124,561	\$111,936

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