

LAND
FOR SALE

1301 N. FRONT STREET
HARRISBURG, PA 17102



Casey Khuri
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1015 Mumma Road
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1301 N. FRONT STREET

PROPERTY DETAILS

FOR SALE
\$795,000

OFFERING SUMMARY

Sale Price	\$795,000
Lot Size	0.42 Acres

PROPERTY SUMMARY

Address	1301 N. Front Street Harrisburg, PA 17102
County	Dauphin County
Tax Parcel #	06-026-004

PROPERTY DESCRIPTION

Rare flat, rectangular land parcel available for purchase in the Midtown Neighborhood of the City of Harrisburg. The 0.42 AC site offers Riverfront Zoning and is located at the corner of N. Front and Verbeke Streets overlooking Riverfront Park and the Sunken Gardens.

Conveniently located along the Front Street corridor in Dauphin County, PA. The site features nearby access to Interstate I-83 one (1) mile to the south and Interstate I-81 three (3) miles to the North, with convenient access to West Shore via the Harvey Taylor Bridge just four (4) blocks south of the site.

PROPERTY HIGHLIGHTS

- Rare development opportunity on N. Front Street, Harrisburg, PA
- Overlooks Riverfront Park and the Sunken Gardens
- Walking distance to the Broad Street Market and Midtown and Downtown Harrisburg
- Generous Riverfront Zoning permits restaurants, office, and multifamily, etc.

UTILITIES & ZONING

Zoning

RF - Riverfront Zoning.
Permits offices, medical or dental office,
laboratory, adult day care, apartments
(by special exception), etc.



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ADDITIONAL PHOTOS

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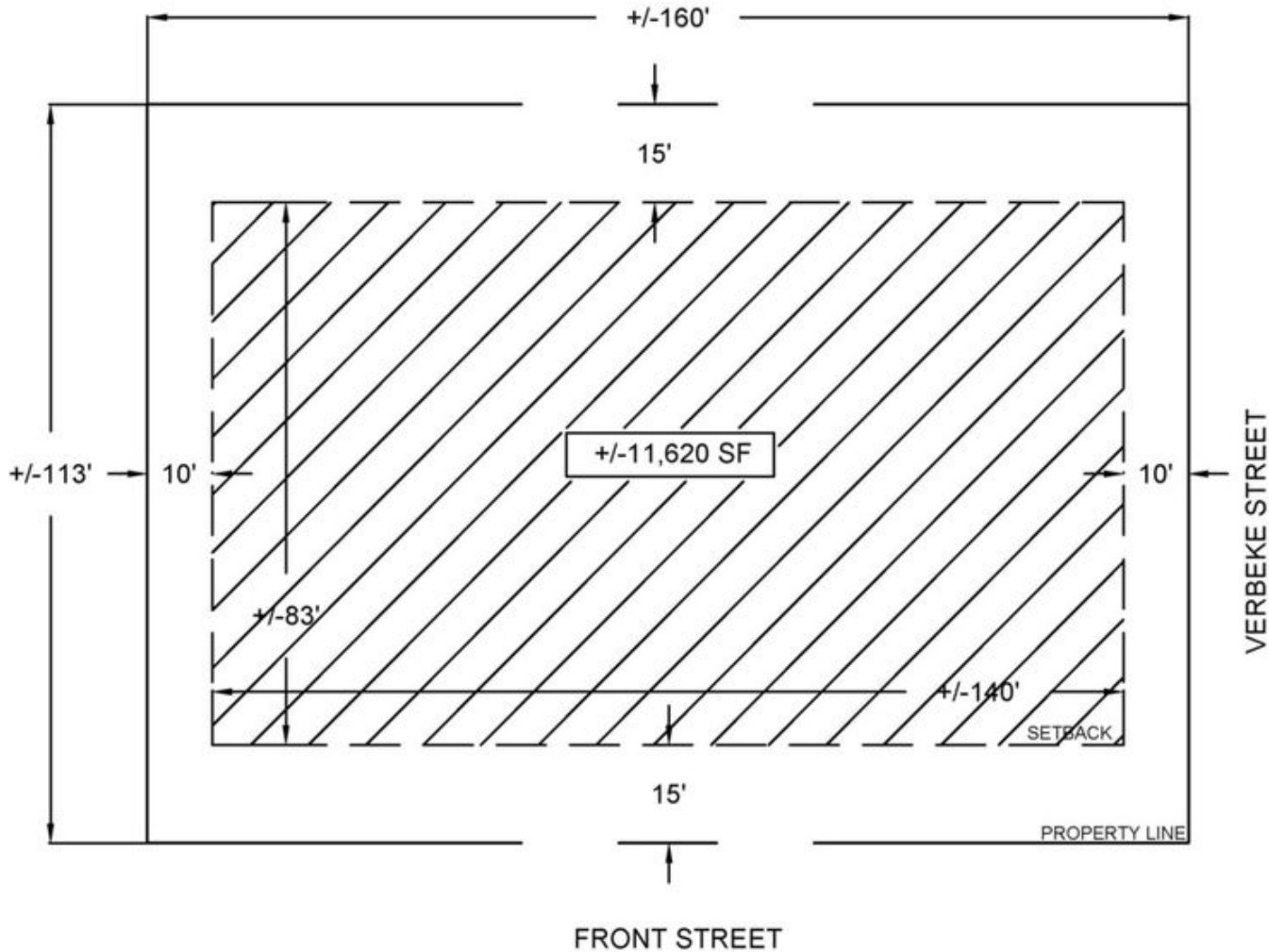
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CONCEPT PLAN

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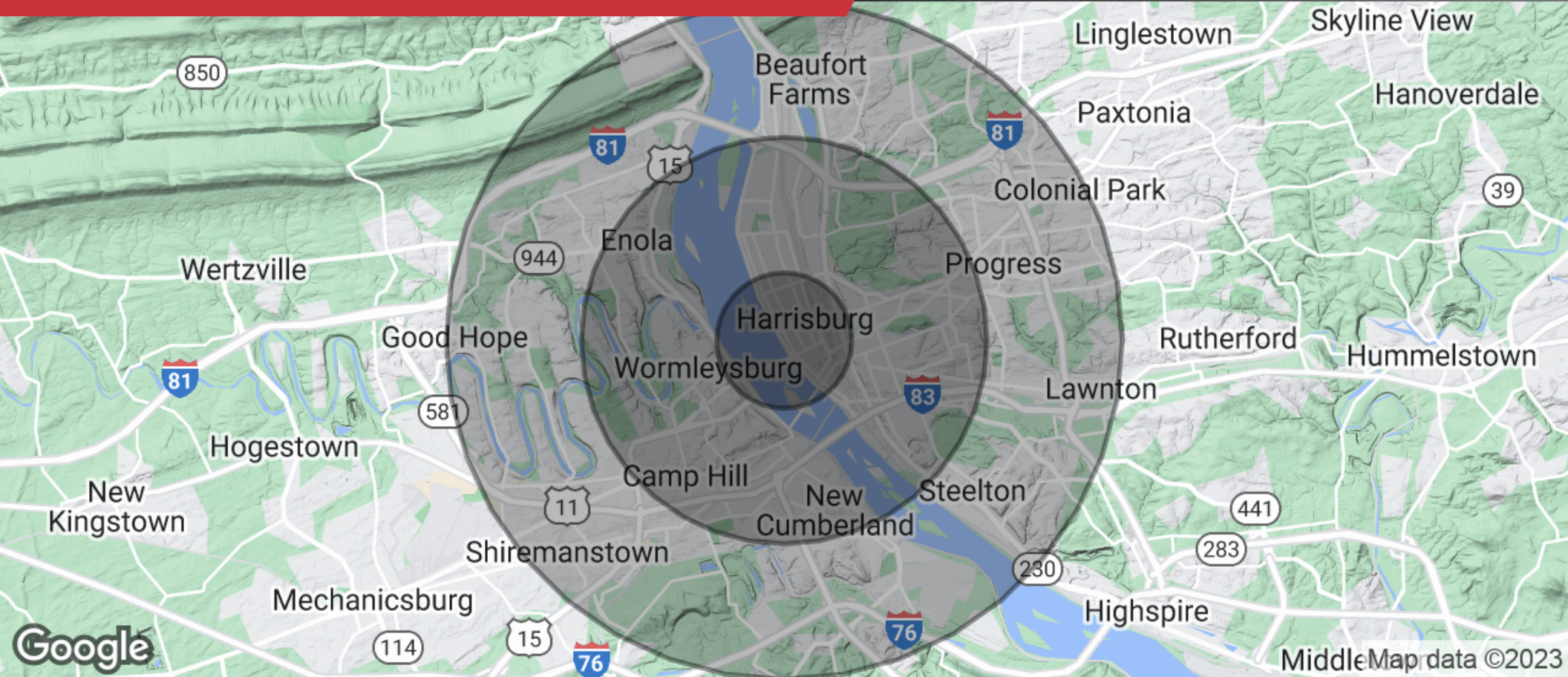


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DEMOGRAPHICS

FOR SALE

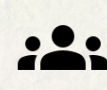
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POPULATION		
1 MILE	3 MILES	5 MILES
12,631	91,812	190,693



HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
8,234	44,373	87,004



INCOME		
1 MILE	3 MILES	5 MILES
\$51,067	\$59,592	\$70,755

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