



2608 N. Third Street  
Harrisburg, PA 17110  
Dauphin County, City of Harrisburg

**This charming two-story office building, originally constructed in the 1920s, has been maintained and thoughtfully updated over the years. The current owners have made significant improvements, including exterior painting, new basement and select first-floor windows, a new A/C unit, and essential roof repairs. Featuring multiple private offices, a spacious conference room, a welcoming reception area, and a kitchen, this versatile space is well-suited for a variety of professional uses.**

<b>Square Feet Available</b>	<b>3,668 SF</b>
<b>Lot Size</b>	<b>0.20+/- AC</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Price</b>	<b>\$259,000</b>

## Zoning

**Commercial Neighborhood District (CN) which permits adult day care, bakery, business service, coffee shop/café, craft studio, essential services, medical or dental office, offices, personal services, place of worship, retail store and more.**

## Building Information

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<b>SF Available</b>	<b>3,668</b>
<b>Total SF in Building</b>	<b>3,668</b>
<b>Construction</b>	<b>Brick and masonry</b>
<b>Year Constructed</b>	<b>1920</b>
<b>Renovation Year</b>	<b>2022</b>
<b>Elevator</b>	<b>None</b>
<b>Number of Floors</b>	<b>Two</b>
<b>Sprinklers</b>	<b>None</b>
<b>HVAC</b>	<b>Two gas boilers for heat and three A/C units (one replaced in 2022+/-)</b>
<b>Ceiling Type</b>	<b>Plaster and drywall</b>
<b>Ceiling Height</b>	<b>8'+</b>
<b>Floor Type</b>	<b>Varies throughout: hardwood (first floor and stairs refinished in 2014), carpet, tile and vinyl</b>
<b>Business ID Sign</b>	<b>Yes; monument signage</b>
<b>Basement</b>	<b>Yes; unfinished however recently updated with new windows, a sump pump and waterproofing</b>
<b>Restroom</b>	<b>Five; three full bathrooms and two half bathrooms. One is ADA compliant.</b>
<b>Electrical Capacity</b>	<b>One 200 Amp and a subpanel</b>
<b>Roof</b>	<b>Slate, dimensioned shingles (2015) and rubber roofing (repair work on the rubber roof was done in 2023)</b>
<b>Walls</b>	<b>Plaster and drywall</b>
<b>Lighting</b>	<b>Fluorescent and incandescent</b>

## Demographics

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<b>Radii</b>	<b>Population</b>	<b>Households</b>	<b>Household Income</b>
<b>1</b>	<b>12,571</b>	<b>5,164</b>	<b>\$73,667</b>
<b>3</b>	<b>79,564</b>	<b>34,246</b>	<b>\$81,517</b>
<b>5</b>	<b>190,796</b>	<b>80,315</b>	<b>\$94,425</b>

**Traffic Count:**

## Land Information

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<b>Acres</b>	<b>0.20+/- AC</b>
<b>Land SF</b>	<b>8,712</b>
<b>Fencing</b>	<b>None</b>
<b>Frontage</b>	<b>60' along N. Third Street and 60' along Susquehanna Street</b>
<b>Parking</b>	<b>10+/- on-site parking space and street parking available</b>
<b>Topography</b>	<b>Generally level</b>
<b>Historic District</b>	<b>No</b>

<b>Flood Zone</b>	<b>Yes; property is located in the 500-year floodplain</b>
<b>Tax Parcel Number</b>	<b>10-050-007</b>

## Utilities

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<b>Water</b>	<b>Public</b>
<b>Sewer</b>	<b>Public</b>
<b>Gas</b>	<b>Yes (UGI)</b>

## Sales Information

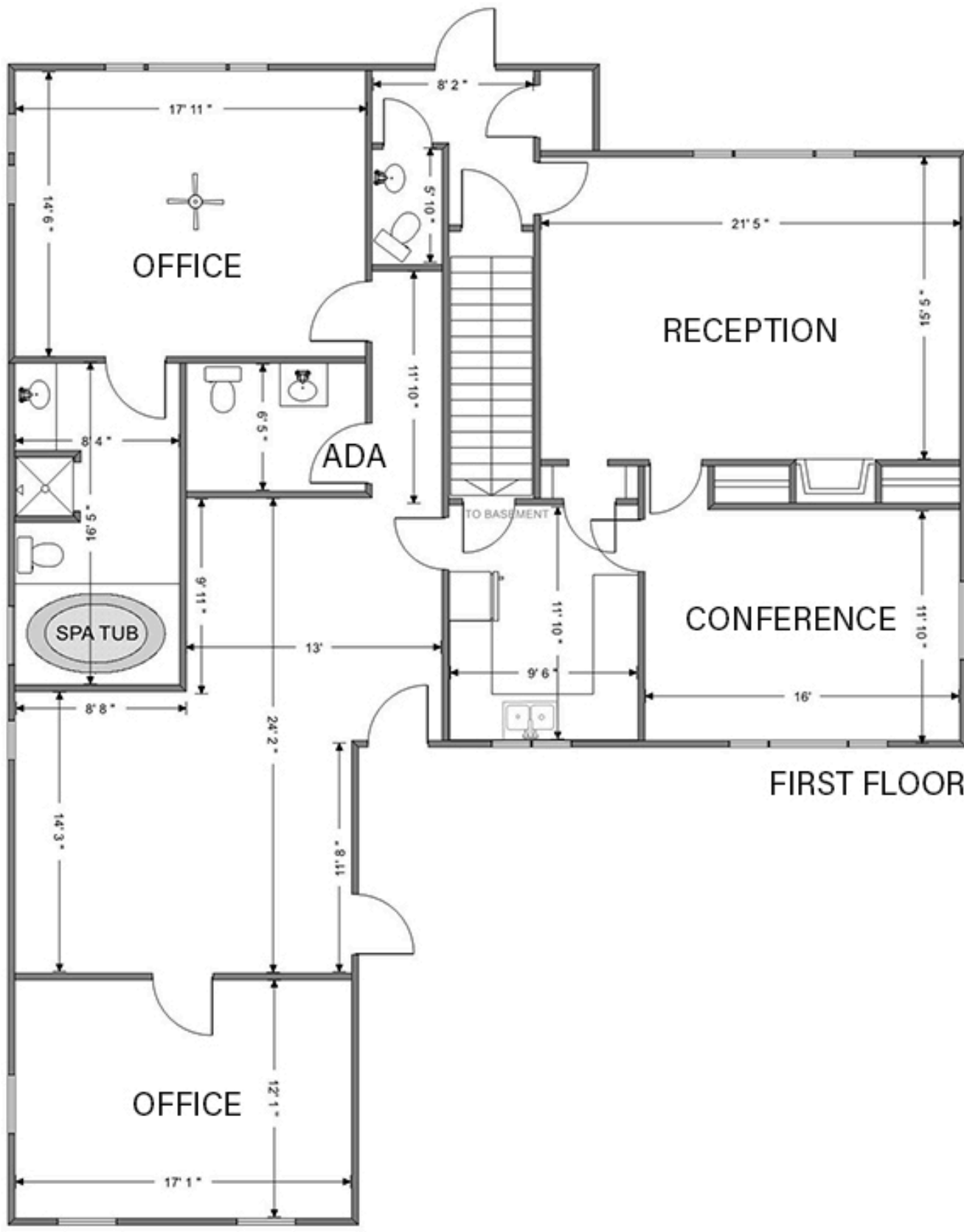
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<b>For Sale</b>	<b>Yes</b>
<b>For Lease</b>	<b>No</b>
<b>Price</b>	<b>\$259,000</b>
<b>Real Estate Tax</b>	<b>Approximately \$10,375 annually (2024)</b>
<b>Transfer Tax</b>	<b>To be split equally between Buyer and Seller</b>
<b>Expenses</b>	<b>Some on file - see listing agent</b>
<b>Insurance</b>	<b>Per Buyer's carrier</b>
<b>Inventory</b>	<b>Furniture can be sold under a separate agreement</b>
<b>Financing</b>	<b>Cash or conventional</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Additional Information</b>	<b>Comcast currently services the building for internet.</b>

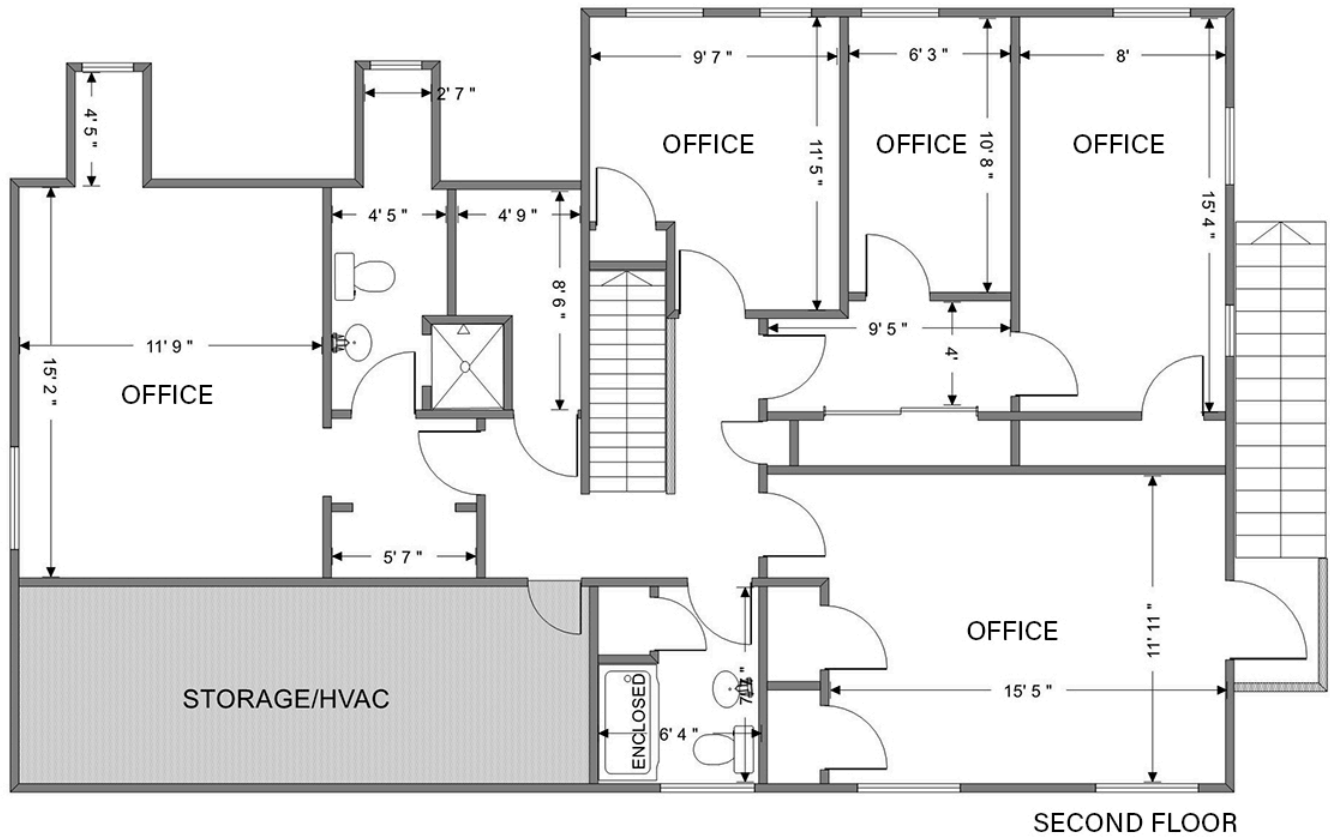








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