

INDUSTRIAL PROPERTY
FOR SALE

3429 & 3431 DERRY STREET
HARRISBURG, PA 17111



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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3429 & 3431 DERRY STREET

PROPERTY DETAILS

FOR SALE
\$249,000

OFFERING SUMMARY

Sale Price	\$249,000
Number of Units	Two (2)
Lot Size	0.23 Acres
Building Size	4,300 SF

PROPERTY SUMMARY

Address	3431 Derry Street Harrisburg, PA 17111
Municipality	Paxtang Borough
County	Dauphin County
Tax Parcel #	47-037-009, 47-037-010
Property Taxes	\$4,026.68
Year Built	1920
Zoning	Downtown

LOCATION DESCRIPTION

Positioned along Derry Street in Paxtang Borough, the properties offer a strategic location just east of Harrisburg with convenient access to the region's major transportation corridors.

PROPERTY DESCRIPTION

3431 & 3429 Derry Street offer approximately 4,300 SF of combined office and warehouse space in Paxtang Borough. The 2,900 SF office building is currently gutted and ready for renovation, providing a flexible opportunity to customize the space to meet a new owner's needs. The 1,400 SF warehouse features two (2) drive-in doors and a small office, making it ideal for contractors, service businesses, storage, or distribution uses. A flexible owner-user or investment opportunity with excellent potential for repositioning and redevelopment.



PROPERTY HIGHLIGHTS

- Two (2) parcel property for sale in Paxtang Borough including a mix of office and warehouse
- Unique opportunity to operate a turnkey warehouse along with an office that is ready for a remodel to fit the needs of the next owner
- 1,400 SF warehouse with two (2) drive-ins (3429 Derry Street)
- 2,900 SF office situated on Derry Street (3431 Derry Street)
- Zoned Downtown which permits a variety of commercial and professional uses by right
- Public water and sewer hook up is located at 3431 Derry Street for both parcels.

BUILDING INFORMATION

# of Floors	Three (3)
Ceiling Height	13'
Drive-Ins	Two (2) 16'x10' & 9'x10'
Basement	Yes-finished
Business Signage	Yes
Parking	Common Lot
Construction	Brick

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PROPERTY OUTLINE

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ADDITIONAL PHOTOS

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LOCATION MAP

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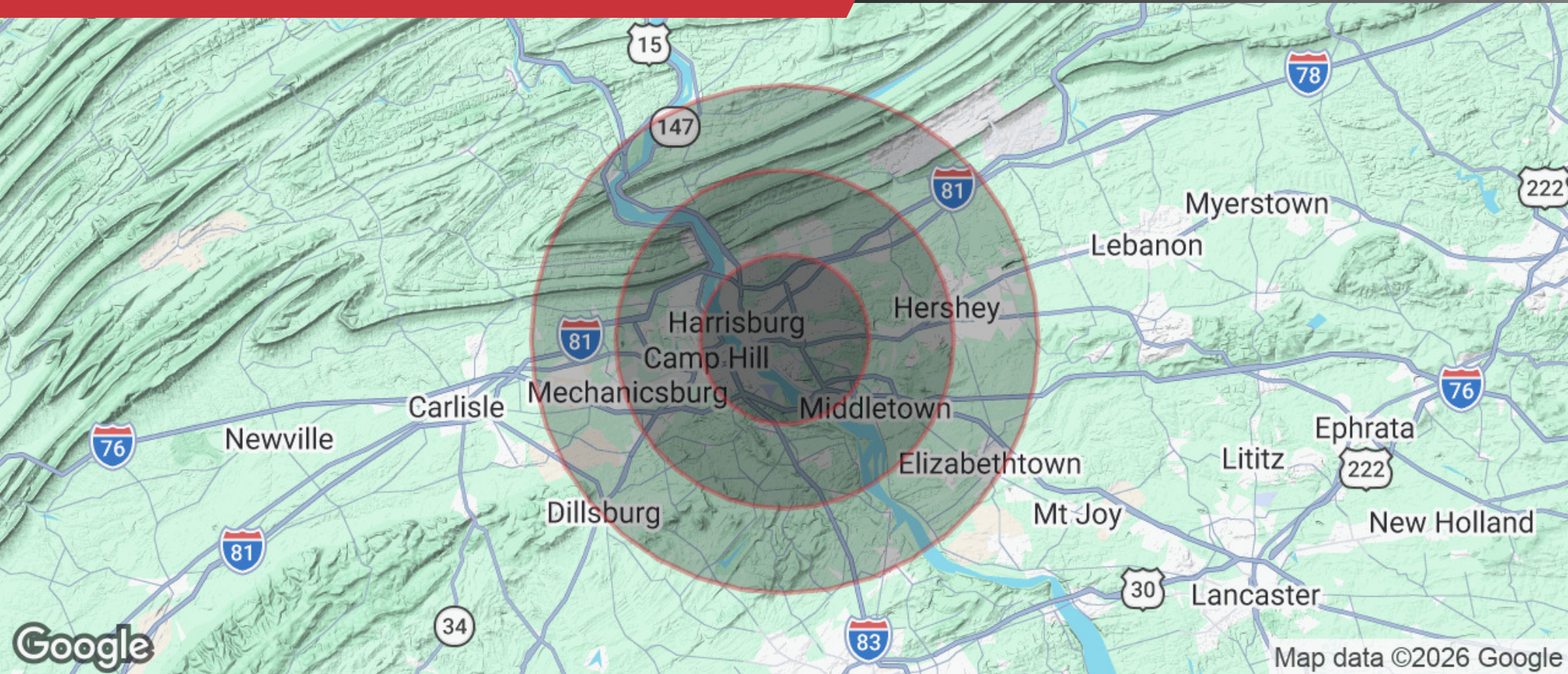
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DEMOGRAPHICS

FOR SALE

\$249,000



POPULATION

5 MILES	10 MILES	15 MILES
188,444	397,573	536,211



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
79,327	165,320	219,585



INCOME

5 MILES	10 MILES	15 MILES
\$87,561	\$105,572	\$107,002

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