

6200 DERRY ST, HARRISBURG

**FOR SALE
RESTAURANT/BAR**



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

We are pleased to offer a 4,100+/- SF restaurant for sale in Dauphin County. Sale includes business, property, liquor license and F&E.

Available SF	4,100+/- SF BAR & RESTAURANT
Sale Price	ASK AGENT FOR PRICING

PROPERTY HIGHLIGHTS

- 4,100+/- SF restaurant and bar includes an outdoor dining area, surfaced parking lot
- Additional information available with signed confidentiality agreement

LICENSES

- Swatara Township Fire Prevention Use and Occupancy Certificate
- PA 12 Month Retail Food Facility License
- Swatara Township Business Privilege License
- Dauphin County R Liquor License



PROPERTY DETAILS

Building SF	4,100+/- + BASEMENT STORAGE
Built	1972; RECENT RENOVATIONS
Zoning	GENERAL COMMERCIAL
Land	0.62+/- ACRES
Construction Type	FRAME / BLOCK / STONE
Walls	DRYWALL & PANELING
Flooring	VINYL PLANK & VCT
Lighting	FLOURESCENT; FIXTURES
HVAC	6 MINI-SPLITS & THRU-WALL UNITS
Ceiling Type	DROP CEILING
Restrooms	1 MENS; 1 WOMENS
Parking Count	42 SPACES
Electric	PPL
Water	PUBLIC
Sewer	PUBLIC
Gas	UGI

Street Address: 6200 DERRY STREET
City, State, Zip: HARRISBURG, PA 17111
Municipality: SWATARA TOWNSHIP
County: DAUPHIN
Tax Parcel ID: 63-017-097



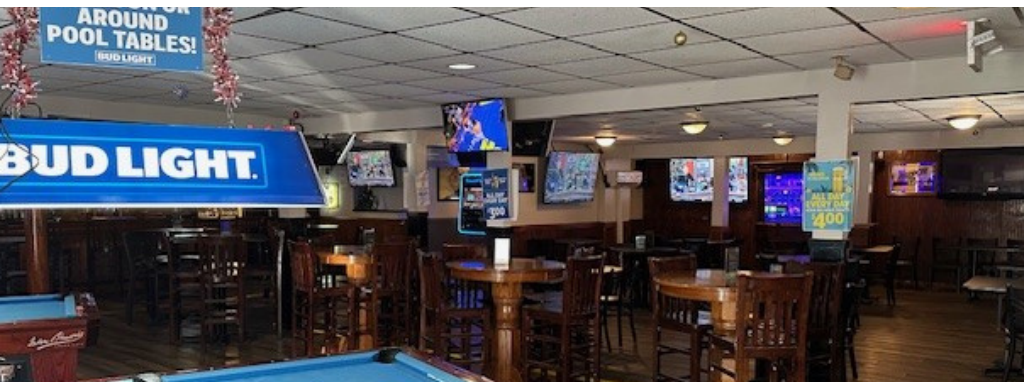
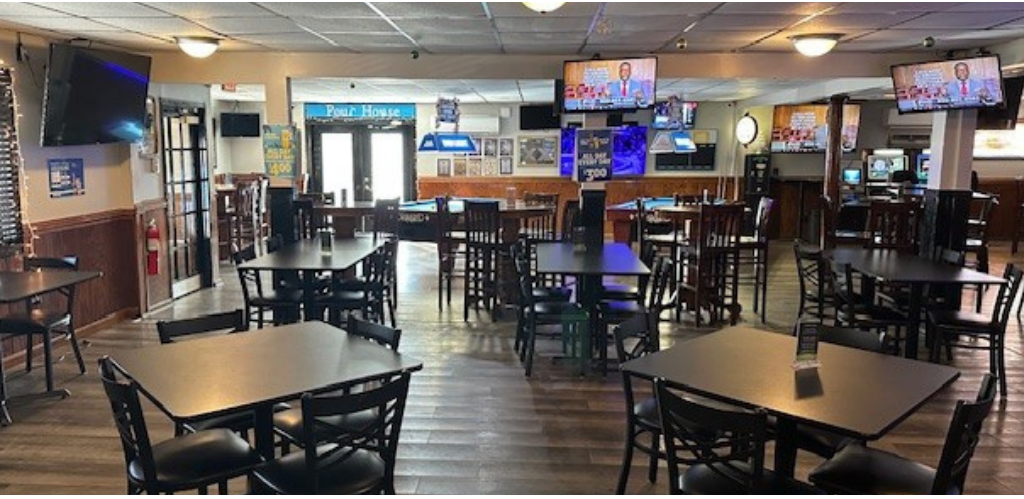
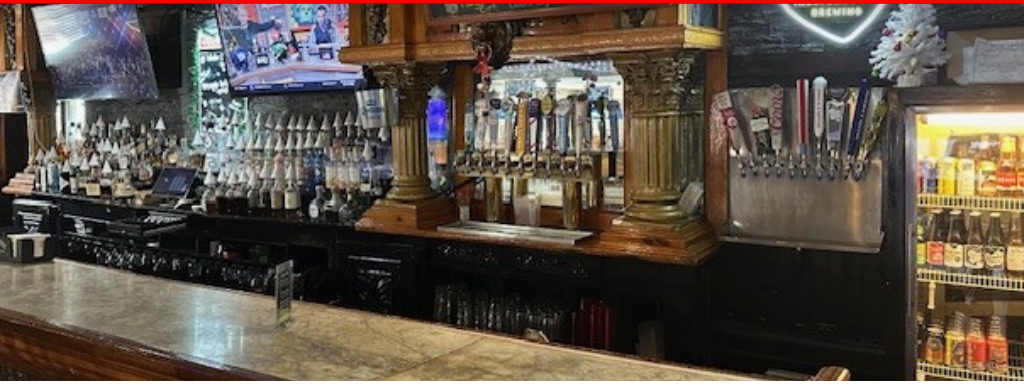
Total Estimated Taxes: \$9,047.49

TAXES						
COUNTY:	\$	287,300.00	X	0.00913	=	\$ 2,623.05
MUNICIPAL:	\$	287,300.00	X	0.0036473	=	\$ 1,047.88
SCHOOL:	\$	287,300.00	X	0.0187141	=	\$ 5,376.56
TOTAL:						\$ 9,047.49
INDICATED MARKET VALUE:	\$	287,300.00	X	2.61	=	\$ 749,853.00

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SALE

INTERIOR PHOTOS



Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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VICINITY MAP



RUTHERFORD
ELEMENTARY SCHOOL



Feeser's
FOOD DISTRIBUTORS

GXO



Walmart
sam's club