



Multi-Family Investment Opportunity

FOR SALE IN WORMLEYSBURG
11 POPLAR & 300-306 S FRONT ST, WORMLEYSBURG



11 POPLAR ST & 300-306 S FRONT STREET
WORMLEYSBURG, PA 17043
MULTI-FAMILY INVESTMENT OPPORTUNITY





FOR SALE



OFFERING SUMMARY

Building Size	± 10,000 SF between five (5) buildings
Sale Price	\$1,600,000
Property Taxes	\$14,101.43
Price per Unit	\$123,076
APN	35-042-187 & 47-21-0265-018, 019, 020
Zoning	WF-Waterfront
Municipality	Wormleysburg Borough
County	Cumberland County

PROPERTY HIGHLIGHTS

- Centrally located, property is minutes to Downtown Harrisburg via Market st Bridge and accessible to both East and West Shore markets
- Susquehanna Riverfront and City Island views
- Close to major routes , ,  and 
- Major renovations to 300 S Front St (2021-2024) included a new exterior deck, updated electrical, lighting, siding, and concrete sidewalk.
- Great investment opportunity for owner/user with potential for added income from other leasable units.

PROPERTY OVERVIEW

Prime investment opportunity in Wormleysburg Borough! This five-building waterfront property features two commercial units and 11 residential units ranging from one to three bedrooms. Enjoy stunning views of the Susquehanna River and direct sightlines to City Island, home of the Harrisburg Senators. Just over the Market Street Bridge from downtown Harrisburg, this property offers easy access to I-83, I-81, and the PA Turnpike (I-76). Walking distance to popular local eateries, making it an attractive location for tenants and businesses alike.





11 POPLAR ST & 300-306 S FRONT STREET
 WORMLEYSBURG, PA 17043
 MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE



PROPERTY DETAILS

Number of Buildings	5
Building Size	± 10,000 SF between five (5) buildings
Lot Size	0.34 Acres
Building Class	C
Tenancy	Multi
Number of Floors	Varies
Restrooms	1 per unit
Parking	On Site, 18 spaces Street
Year Built	1920's

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	200 Amp
HVAC	Gas Heat
Sprinklers	No
Signage	Window (for two (2) commercial spaces)
Security	Per Tenant

MARKET DETAILS

Cross Streets	N 3 rd St & Hamilton St
Traffic Count at Intersection	11,084 ADT
Municipality	Wormleysburg Borough
County	Cumberland County
Zoning	WF-Waterfront

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

RYAN MURRAY
 SENIOR ASSOCIATE
 RMURRAY@LandmarkCR.com
 C : 717.571.4978

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C : 717.317.8481



LANDMARKCR.COM



11 POPLAR ST & 300-306 S FRONT STREET
 WORMLEYSBURG, PA 17043
 MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE

LOCATION



LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

RYAN MURRAY
 SENIOR ASSOCIATE
 RMURRAY@LandmarkCR.com
 C: 717.571.4978

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C: 717.317.8481



LANDMARKCR.COM



11 POPLAR ST & 300-306 S FRONT STREET
 WORMLEYSBURG, PA 17043
 MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE

AREA



West Shore Plaza

- KARN'S
- CVS
- WEATO BURRITO
- Goodwill Keystone
- PBT
- FINE WINES & GOOD SPIRITS
- DOLLAR TREE
- JOANN
- Santander
- PET SUPPLIES PLUS
- SHERWIN-WILLIAMS
- M&T Bank

SUPERCUTS

- Starbucks
- Comfort SUITES
- FIRST WATCH
- Tonino's Pizza & Grille
- SHEETZ

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

RYAN MURRAY
 SENIOR ASSOCIATE
 RMURRAY@LandmarkCR.com
 C: 717.571.4978

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C: 717.317.8481

LANDMARKCR.COM





11 POPLAR ST & 300-306 S FRONT STREET
 WORMLEYSBURG, PA 17043
 MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE

DEMOGRAPHICS

POPULATION

1 MILE	8,218
3 MILE	103,564
5 MILE	198,357

HOUSEHOLDS

1 MILE	4,333
3 MILE	42,881
5 MILE	82,982

AVERAGE HOUSEHOLD INCOME

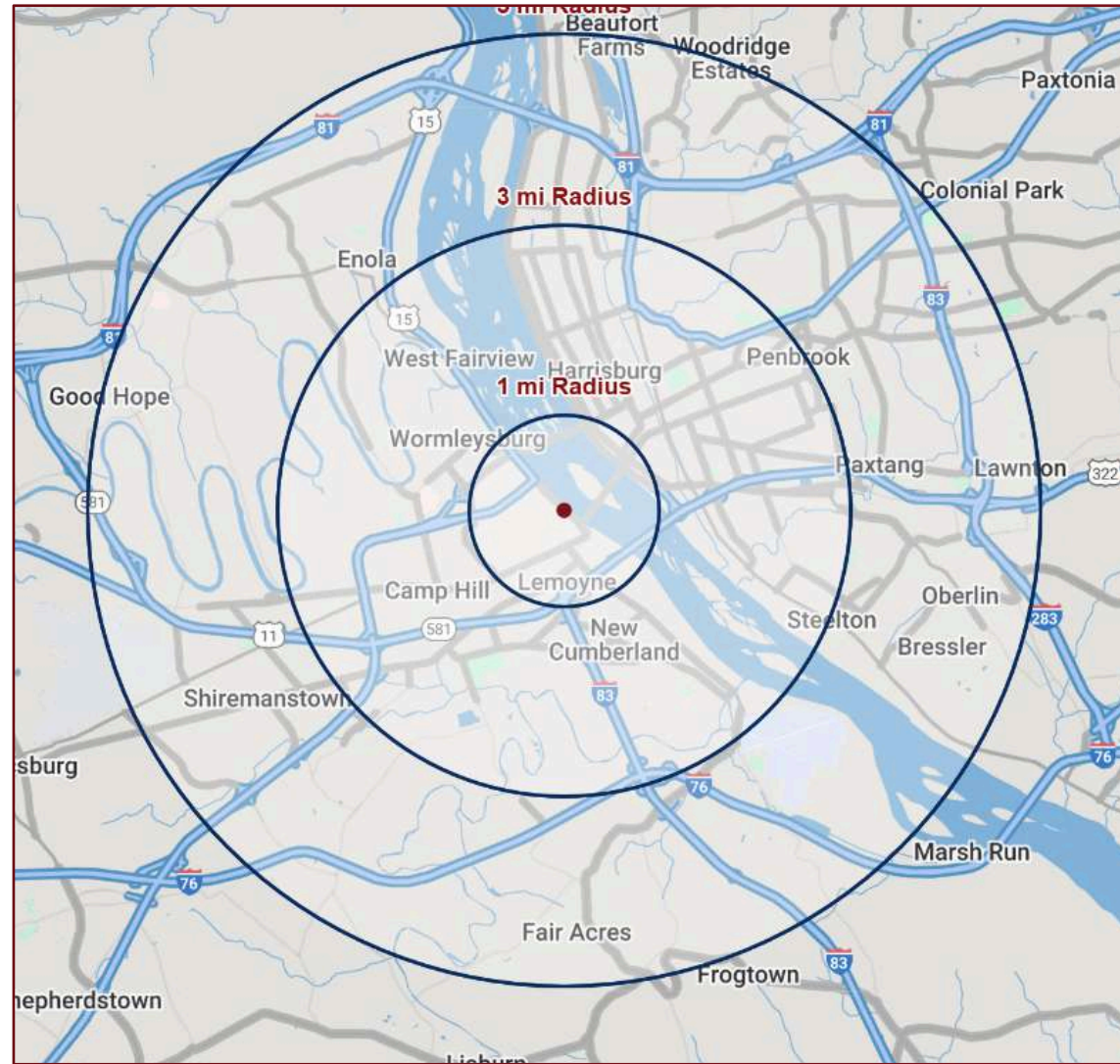
1 MILE	\$83,465
3 MILE	\$87,900
5 MILE	\$95,879

TOTAL BUSINESSES

1 MILE	980
3 MILE	5,134
5 MILE	8,981

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	17,043
3 MILE	84,008
5 MILE	141,065





11 POPLAR ST & 300-306 S FRONT STREET
 WORMLEYSBURG, PA 17043
 MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE

AREA OVERVIEW

WORMLEYSBURG, Pennsylvania, is a picturesque borough located in Cumberland County, just across the Susquehanna River from Harrisburg, the state capital. Wormleysburg, Pennsylvania, has a population of around 3,072 people. The median age is 38.1 years, with a balanced mix of age groups.

This charming community offers a unique blend of suburban tranquility and urban convenience, making it an ideal location for professional and medical office suites. With easy access to major highways and bridges connecting to Harrisburg, Wormleysburg provides excellent connectivity for businesses and clients alike. The area offers a variety of amenities, including parks, restaurants, and retail options, contributing to a vibrant community atmosphere.

Additionally, the presence of reputable educational institutions and nearby healthcare facilities enhances the appeal of this location. Wormleysburg's strategic position within the Harrisburg-Carlisle Metropolitan Statistical Area, combined with its scenic views and community charm, makes it a prime choice for businesses seeking a dynamic and accessible environment.



LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

RYAN MURRAY
 SENIOR ASSOCIATE
 RMURRAY@LandmarkCR.com
 C: 717.571.4978

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C: 717.317.8481

LANDMARKCR.COM

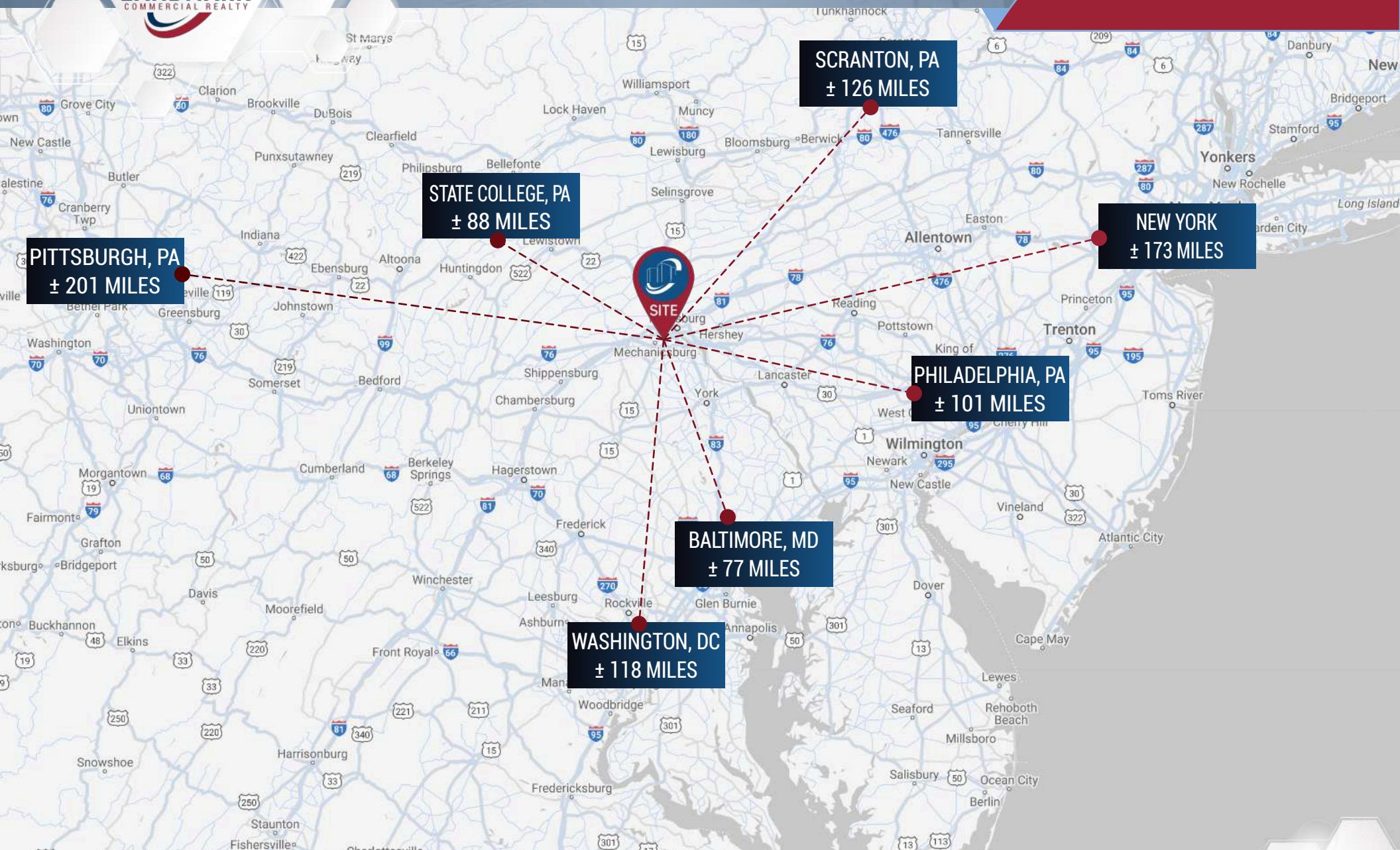
TCN WORLDWIDE REAL ESTATE SERVICES

6



11 POPLAR ST & 300-306 S FRONT STREET
WORMLEYSBURG, PA 17043
MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

RYAN MURRAY
SENIOR ASSOCIATE
RMURRAY@LandmarkCR.com
C: 717.571.4978

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481



LANDMARKCR.COM



11 POPLAR ST & 300-306 S FRONT STREET
WORMLEYSBURG, PA 17043
MULTI-FAMILY INVESTMENT OPPORTUNITY

FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.