


OFFICE BUILDING  
**FOR SALE**

**2151 GREENWOOD STREET**  
HARRISBURG, PA 17104



**Daniel J. Alderman**  
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 1015 Mumma Road  
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# 2151 GREENWOOD STREET

## PROPERTY DETAILS

# FOR SALE

## \$750,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$750,000
<b>Property Tax</b>	\$15,105.48
<b>Lot Size</b>	0.63 Acres
<b>Building Size</b>	9,960 SF
<b>Available</b>	February 2024

### PROPERTY SUMMARY

<b>Address</b>	2151 Greenwood Street Harrisburg, PA 17104
<b>Municipality</b>	Harrisburg City
<b>County</b>	Dauphin
<b>Tax Parcel #</b>	13-082-016
<b>Year Built</b>	1936
<b>Year Last Renovated</b>	2020

### PROPERTY HIGHLIGHTS

- Full renovation in 2020
- Fenced and gated parking lot
- Generator for data center and emergency lighting
- One-story office building with open floor plan and private offices

### PROPERTY DESCRIPTION

This professionally renovated one-story office building spans nearly 10,000 SF and boasts a spacious parking lot. The extensive renovations were completed in 2020, incorporating high-end features and equipping the premises with a generator to ensure uninterrupted power supply for the data center and emergency lighting. Its strategic location offers convenient access to I-83; the Capital Beltway.



### BUILDING INFORMATION

<b>Construction</b>	Masonry
<b># of Floors</b>	1
<b>Restrooms</b>	6
<b>HVAC</b>	Gas and electric
<b>Electrical Capacity</b>	400A 480/277V
<b>Lighting</b>	LED; power over ethernet
<b>Roof</b>	Rubber; new September 2018
<b>Ceiling Description</b>	2x4 suspended acoustic tiles
<b>Walls</b>	Drywall and block
<b>Floor Type</b>	Vinyl plank and carpet
<b>Basement</b>	None
<b>Business ID Sign</b>	Yes; mounted on building


### UTILITIES & ZONING

<b>Gas</b>	Available
<b>Water &amp; Sewer</b>	Public
<b>Zoning</b>	IND - Industrial; permits office, testing center, laboratory, research and/or engineering facility, etc.
<b>Zoning Description</b>	Check zoning ordinance for a complete list of permitted uses.

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EXTERIOR PHOTOS


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## INTERIOR PHOTOS

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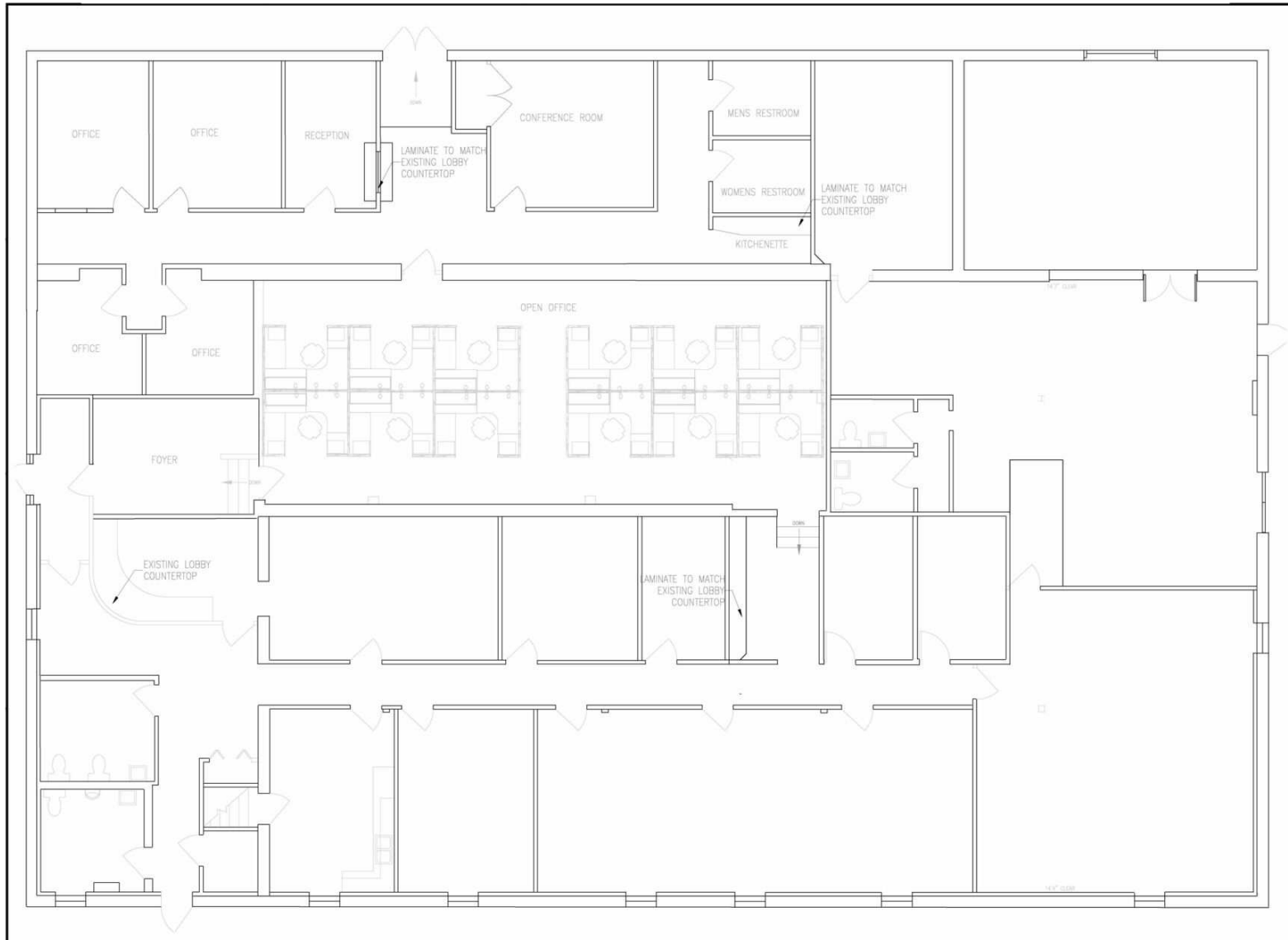
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FLOOR PLAN

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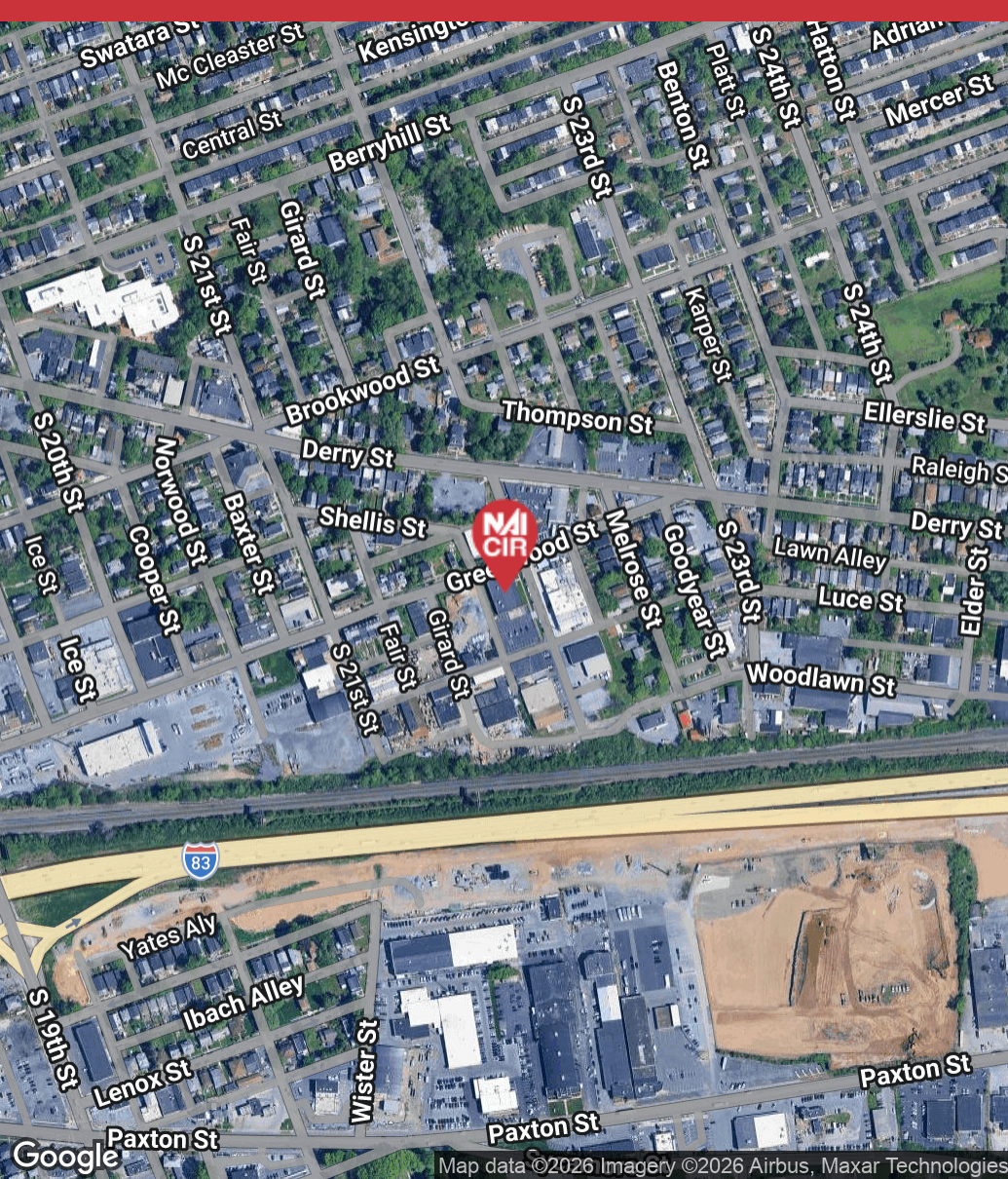


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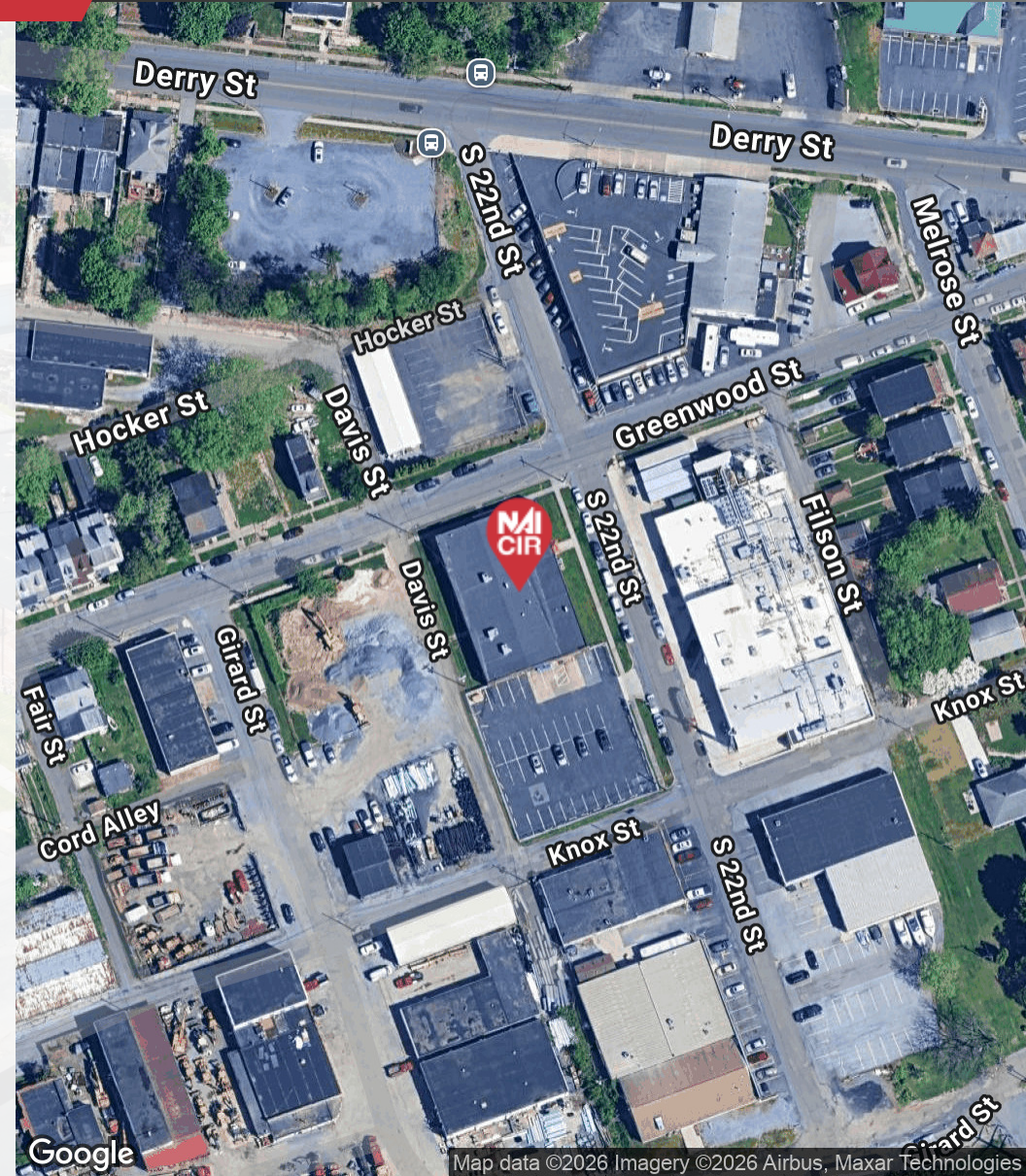
LOCATION MAP

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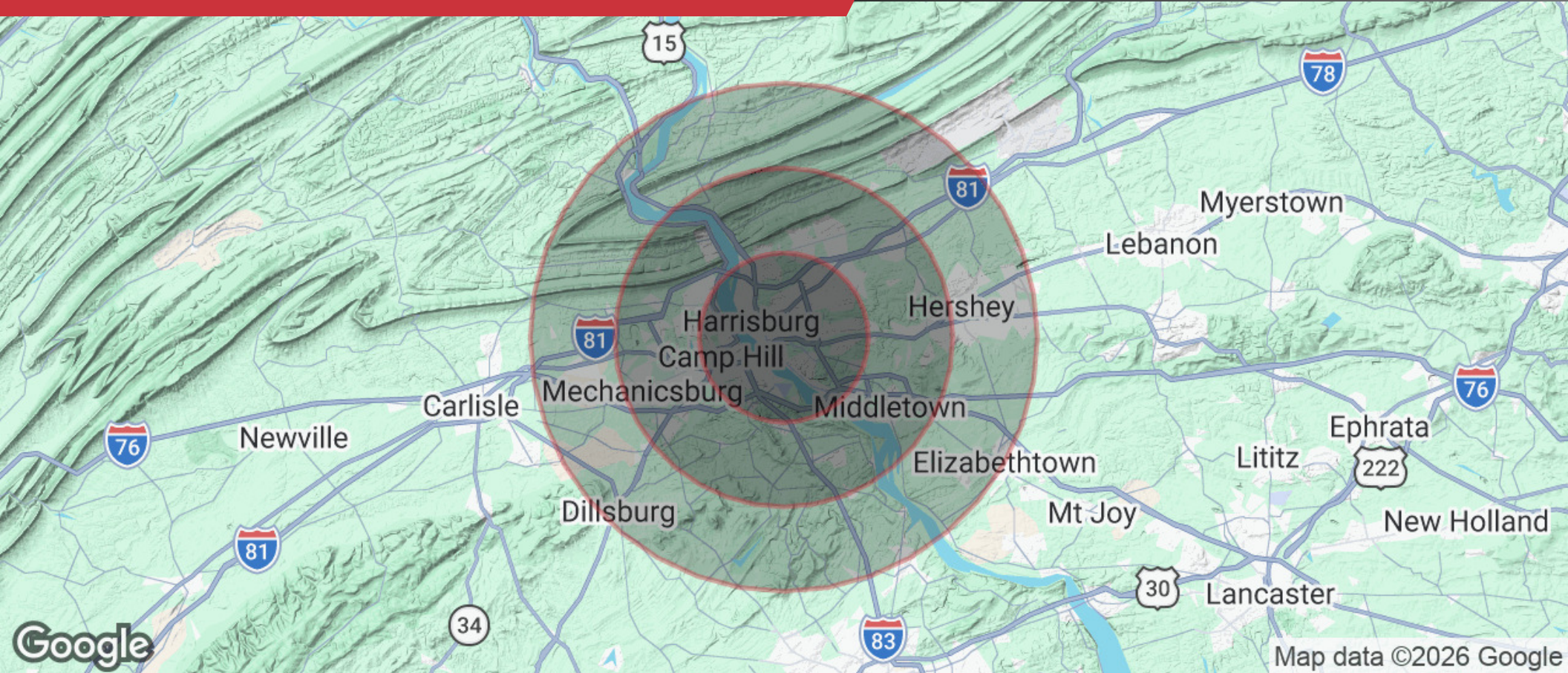
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## DEMOGRAPHICS

# FOR SALE

## \$750,000



### POPULATION

5 MILES	10 MILES	15 MILES
185,921	424,265	520,563



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
77,199	172,743	209,143



### INCOME

5 MILES	10 MILES	15 MILES
\$87,185	\$106,953	\$108,647

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