



**FREESTANDING  
COMMERCIAL BUILDING**

**FOR SALE**

**2642 WALNUT STREET, HARRISBURG, PA 17103**

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FOR SALE



## FREESTANDING COMMERCIAL BUILDING

### PROPERTY SUMMARY

This freestanding commercial property located in Penbrook Borough, Harrisburg offers approximately 1,400 square feet of functional space, including a loft/mezzanine area, making it an ideal opportunity for small businesses or owner-occupiers. Situated within Penbrook Borough, the property features a flexible layout suitable for a variety of professional office, service, or retail uses.

The building benefits from strong visibility along Walnut Street, with traffic counts exceeding 6,700 vehicles per day, providing consistent exposure to both local and commuter traffic. The site includes on-site parking and is positioned within a growing residential area, creating potential for both customer traffic and neighborhood-serving businesses.

Offered for sale, this property presents a rare opportunity to acquire a small footprint, standalone commercial building in a well-established and accessible location within the Harrisburg market.

### PROPERTY HIGHLIGHTS

- Rare, small footprint freestanding commercial building
- ±1,400 SF with additional loft/mezzanine space
- Flexible layout allowing for multiple use configurations
- On-site parking available

### LOCATION HIGHLIGHTS

- High-visibility location with ±6,700 vehicles per day
- Surrounded by residential growth supporting neighborhood retail demand
- Village zoning permits a variety of commercial uses ideal for a small business, professional office or owner-occupier..

### OFFERING SUMMARY

Building Size	1,400 SF
Sale Price	\$175,000
Price per SF	\$125.00 per SF
Property Taxes	\$2343.42
Zoning	Village
Municipality	Penbrook Borough
County	Dauphin County

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

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### PROPERTY DETAILS

Number of Buildings	1
Building Size	1,400 SF
Lot Size	0.05 Ac
Building Class	B
Tenancy	Single
Number of Floors	1 + Mezzanine & Basement
Restrooms	2
Parking	4 Spaces
Year Built	1950



### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Metal
Power	Single Phase   200 Amp
HVAC	Electric
Sprinklers	No
Signage	Building

### MARKET DETAILS

Cross Streets	Walnut St & Canby St
Traffic Count at Intersection	6,700 VPD
Municipality	Penbrook Borough
County	Dauphin County
Zoning	Village

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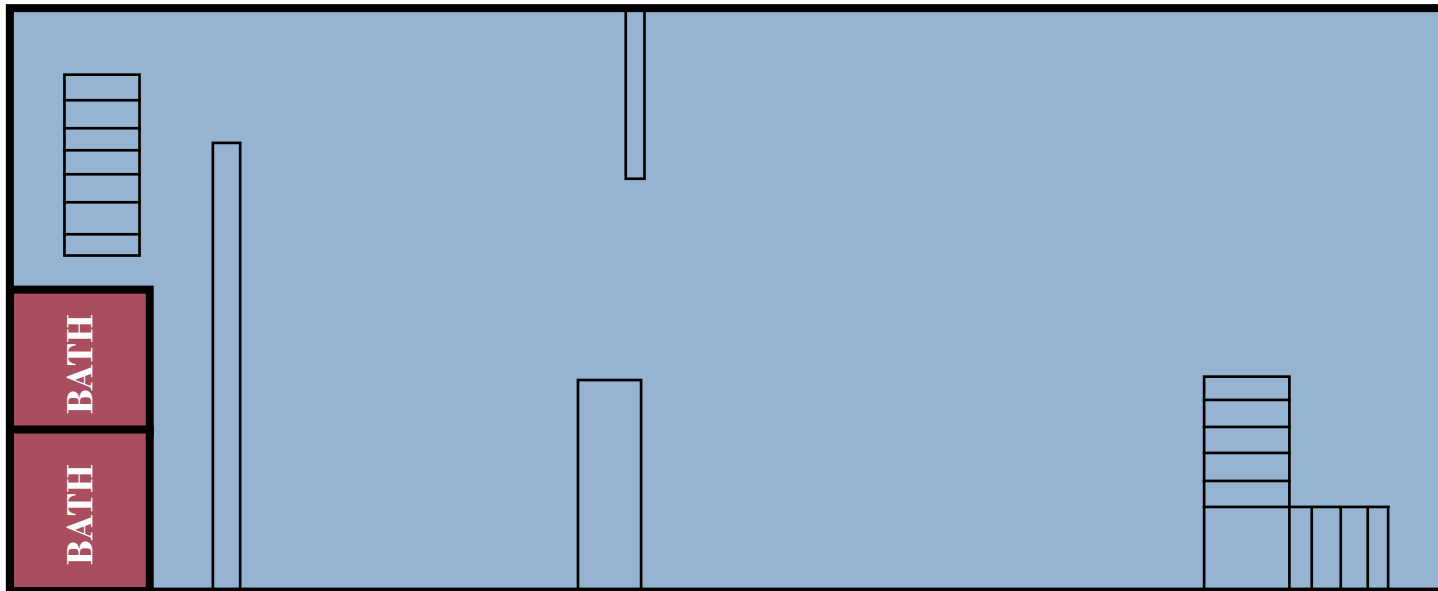
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FLOORPLAN



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3

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FREESTANDING  
COMMERCIAL BUILDING

AREA



MECHANICSBURG

CAMP HILL

DOWNTOWN  
HARRISBURG



PENBROOK



ST MARGARET  
MARY SCHOOL



ENOLA

UPTOWN



VETERAN'S  
PARK

WILDWOOD  
PARK



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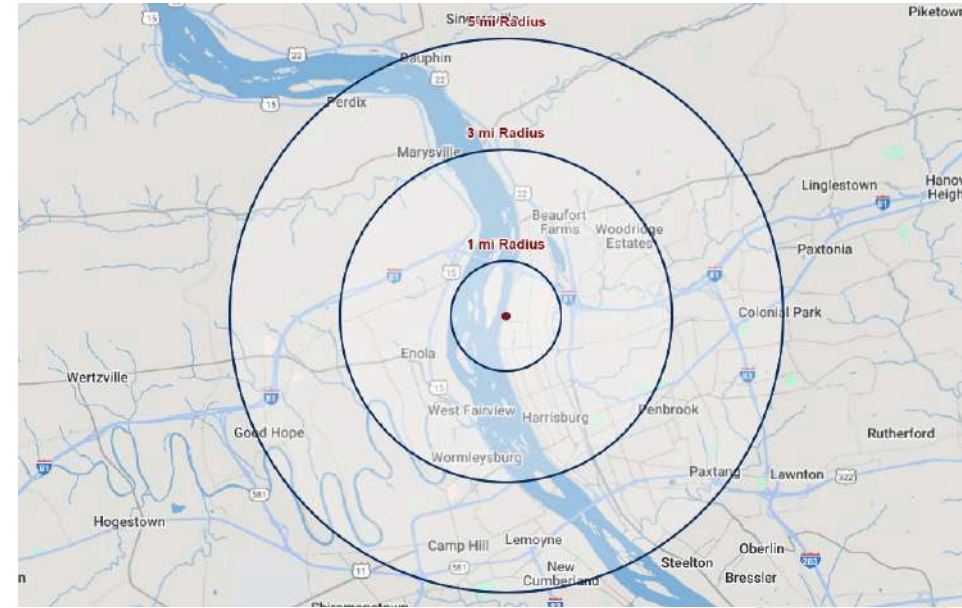
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DEMOGRAPHICS & LOCATION OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,316	104,424	206,464
Households	8,356	43,845	85,711
Average Household Income	\$73,756	\$86,646	\$98,873
Businesses	1,480	5,174	9,604
Employees	33,319	79,858	138,623

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.

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