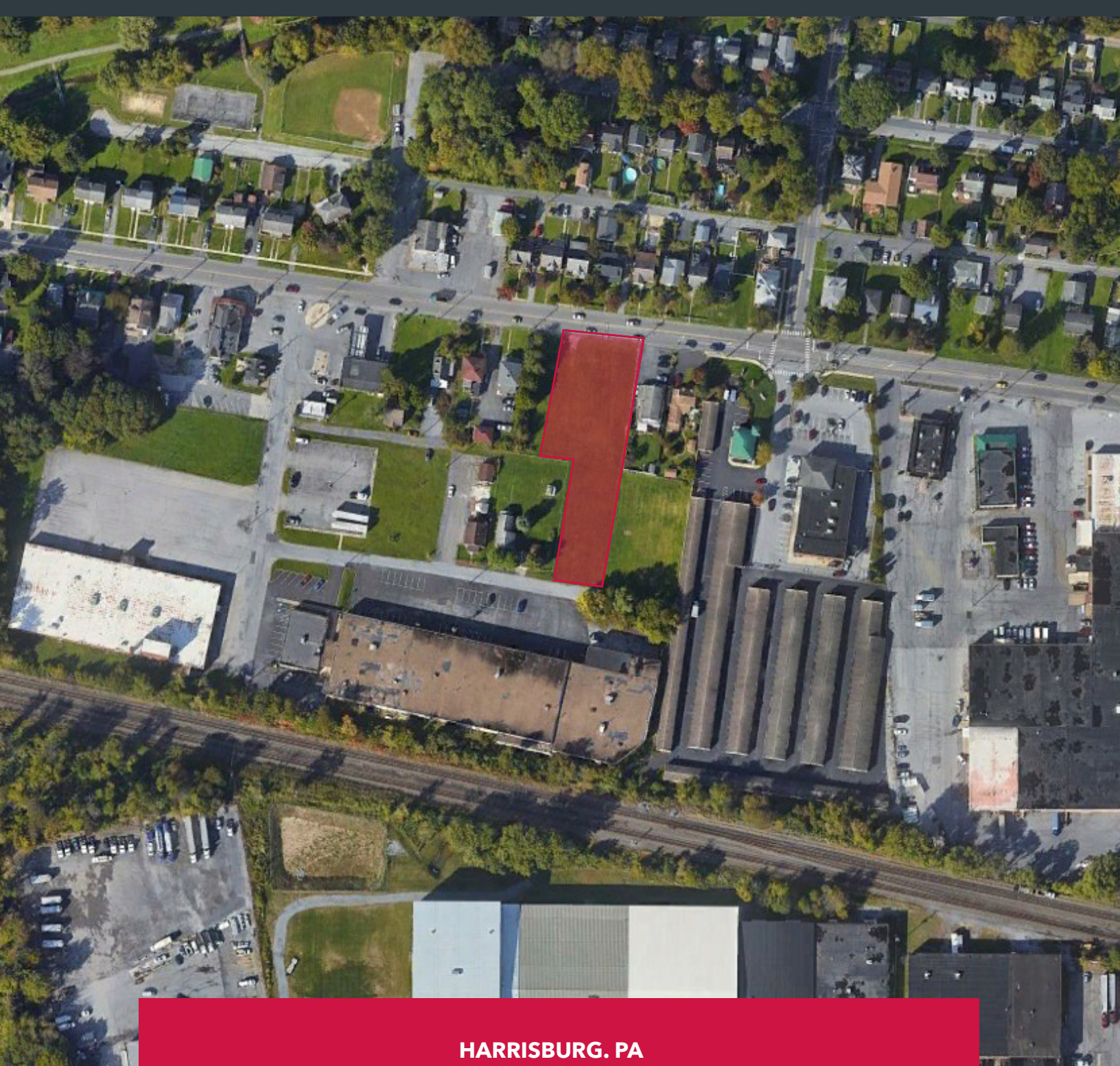




HARRISBURG, PA

3833 DERRY STREET

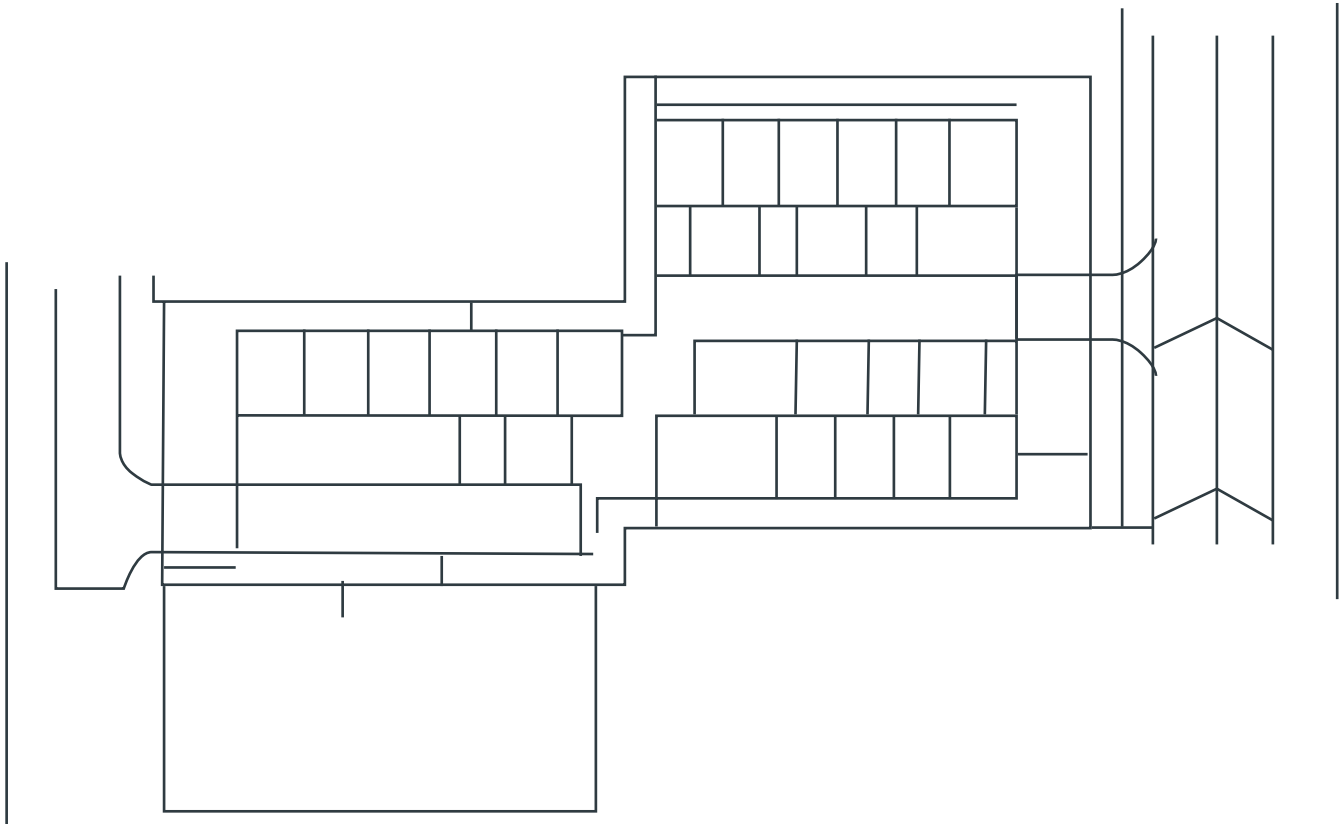
0.96 ACRES AVAILABLE FOR SALE
PROPOSED MULTI-FAMILY DEVELOPMENT FOR SALE

BRAD SWIDLER
bswidler@lee-associates.com
717.208.8669

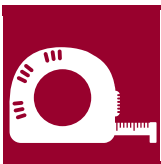
LEE & ASSOCIATES OF EASTERN PENNSYLVANIA LLC
5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055 USA
717.695.3840 | lee-associates.com/easternpa

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE SPECIFICATIONS



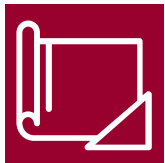
LOT SIZE
0.96 Acres



LOT DIMENSIONS
375'



GAS/PROPANE
Natural



SITE DIMENSIONS
41,600 SF



SALE PRICE
\$650,000



ZONING
Commerical
District (C-G)

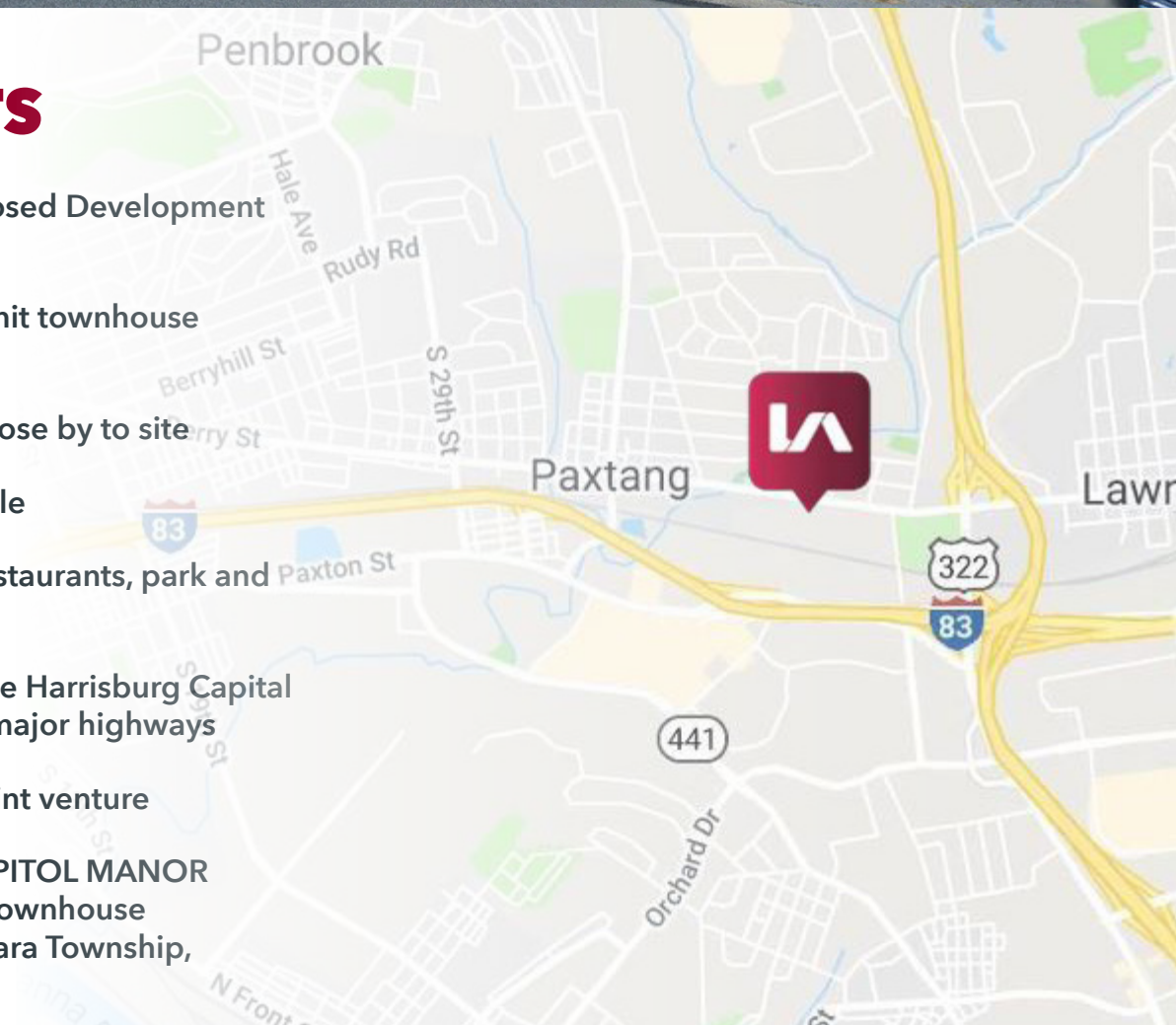
SALE PRICE:	\$650,000	GAS/PROPANE:	Natural
LOT SIZE:	0.96 Acres	SITE DESCRIPTION:	41,600 SF
APN#	63-008-008 & 63-008-021	REAL ESTATE TAXES:	\$2,210
ZONING:	Commercial District (C-G)	TRANSFER TAX:	Divided equally between buyer and seller
TRAFFIC COUNT:	15,166	FINANCING:	Conventional
LOT DIMENSIONS:	375'		

LOCATION OVERVIEW



HIGHLIGHTS

- Capitol Manor - Proposed Development Plan for sale
- Plan includes an 18 unit townhouse development
- Park and recreation close by to site
- Public utilities available
- Close to shopping, restaurants, park and recreation area
- Great location near the Harrisburg Capital Beltway, I-83 and all major highways
- Seller will consider joint venture
- Available for Sale CAPITOL MANOR - a Proposed 18 unit townhouse development in Swatara Township, Dauphin County.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.