



WELL-MAINTAINED
MULTI-FAMILY PROPERTY

FOR SALE

900 N 3RD STREET, HARRISBURG, PA

FOR SALE

900 N 3RD STREET HARRISBURG, PA 17102



MIXED-USE MULTI-FAMILY INVESTMENT



PROPERTY SUMMARY

Positioned in the highly sought-after Midtown district of Harrisburg, 900 N 3rd Street offers a prime mixed-use investment opportunity just one block from the Pennsylvania State Capitol Complex. This historic property features six residential units—including four one-bedroom apartments and two studio units—alongside a highly visible ground-floor retail space at the corner of North 3rd and Forster Streets.

The asset also includes a one-car garage, providing additional income potential. Located within Harrisburg’s Historic District, the property benefits from strong walkability, consistent tenant demand, and proximity to major employers, dining, and cultural amenities—making it an ideal opportunity for both investors seeking stable cash flow and long-term appreciation.

PROPERTY HIGHLIGHTS

- ± 2,000 SF commercial retail space on main level
- Four (4) one bedroom units and two (2) studio units
- Property includes a 1 car garage providing additional income

LOCATION HIGHLIGHTS

- One block from PA State Capitol Complex
- Situated on the corner of heavily traveled N 3rd St and Forester St providing high visibility
- Location provides easy access to the West Shore via Harvey Taylor Bridge

OFFERING SUMMARY

Building Size	5,364 SF
Sale Price	\$595,000
Number of Units	6 Apartments 1 Retail
Price per Unit	\$85,000
Property Taxes	\$8,900
Zoning	Commercial Neighborhood
Municipality	City of Harrisburg
County	Dauphin

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

CHUCK HELLER, SIOR
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PROPERTY DETAILS

Building Size	5,364 SF
Lot Size	0.05 Ac
Property Type	Mixed-Use
Building Class	B
Tenancy	Multi
Number of Floors	3 + basement
Number of Units	6 (4) one bedroom (2) studio Commercial Restaurant
Parking	Street Garage
Year Built	1900

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	Single Phase 200 Amp
HVAC	Gas Radiator Window Units
Hot Water	Gas
Sprinklers	No
Security	No

MARKET DETAILS

Cross Streets	N 3rd St & Forester St
Traffic Count at Intersection	8,728 VPD
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Commercial Neighborhood

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PROFORMA ANALYSIS

PRO FORMA FINANCIAL ANALYSIS

COMPONENT	CURRENT		PROFORMA	
	\$/MO.	\$/YR	\$/MO.	\$/YR
900-Unit 1 (1-Bed)	\$650	\$7,800	\$850	\$10,200
900-Unit 2 (Studio)	\$550	\$6,600	\$750	\$9,000
900 Unit 3 (1-Bed)	\$650	\$7,800	\$850	\$10,200
900-Unit 4 (Studio)	\$600	\$7,200	\$800	\$9,600
270-Unit 1 (1-Bed)	\$650	\$7,800	\$850	\$10,200
270-Unit 2 (1-Bed)	\$650	\$7,800	\$850	\$10,200
Retail Space	\$2,000	\$24,000	\$2,000	\$24,000
Effective Gross Income	\$5,750	\$69,000	\$6,950	\$83,400
Net Operating Income		\$42,615		\$55,575

EXPENSES

COMPONENT	CURRENT		PROFORMA	
	\$/YR		\$/YR	
RE Taxes	(\$8,900)		(\$8,900)	
Insurance	(\$3,815)		(\$3,815)	
Electric (House Meter)	(\$2,090)		(\$2,090)	
Gas (Landlord pays Hot Water Expense)	(\$900)		(\$900)	
Water & Sewer	(\$3,780)		(\$3,780)	
Maintenance, Repairs	5% (\$3,450)	5%	5% (\$4,170)	
Management	5% (\$3,450)	5%	5% (\$4,170)	
Total	(\$26,385)		(\$27,825)	

	CURRENT	PROFORMA
Sale Price	\$595,000	\$595,000
CAP Rate	7.16%	9.34%
Price Per Unit	\$85,000	\$85,000



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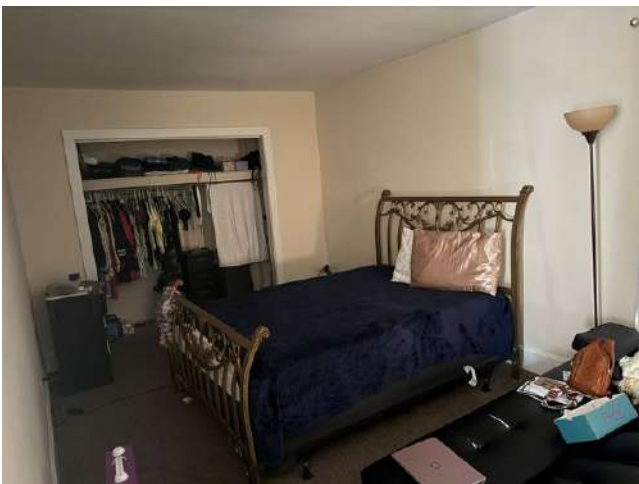
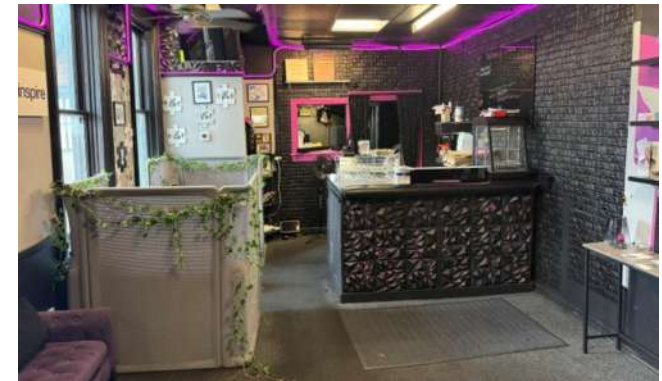
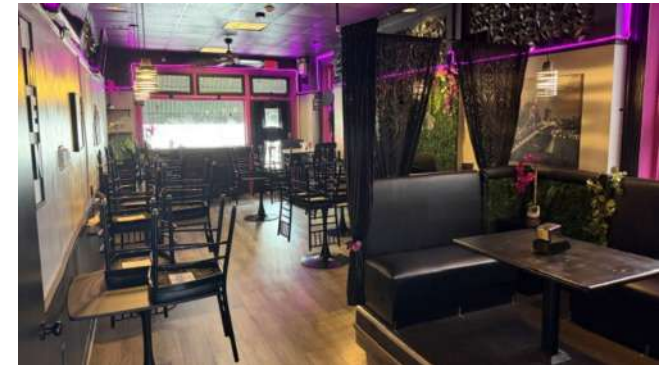
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ADDITIONAL PHOTOS



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LOCATION



EAST SHORE
BRANCH YMCA

900
N 3RD ST
HARRISBURG
5,364 SF

FORESTER ST

N 3RD ST

B



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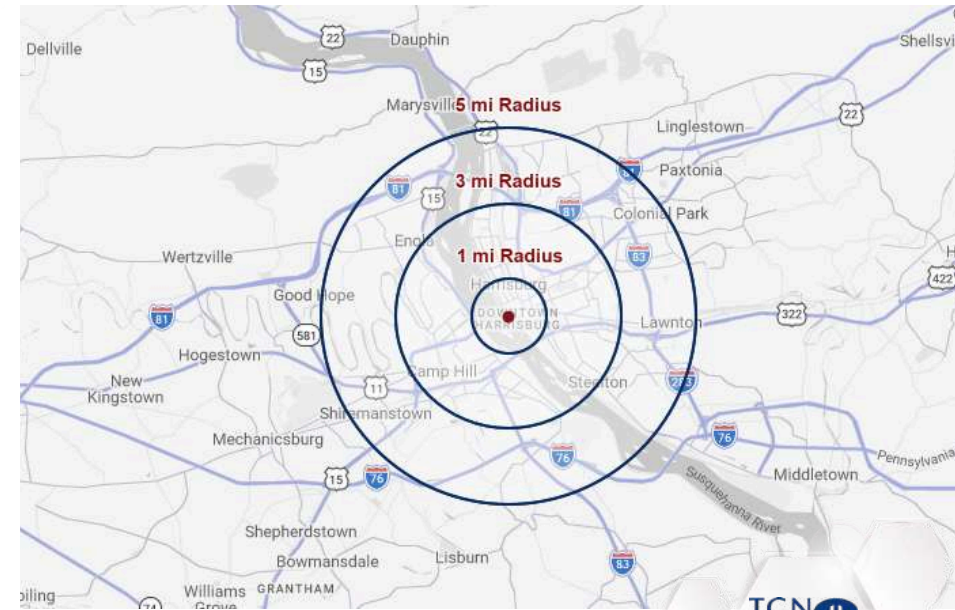


MIXED-USE MULTI-FAMILY INVESTMENT

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	14,677	106,158	205,641
Households	7,713	44,744	85,446
Average Household Income	\$74,029	\$87,019	\$98,750
Businesses	1,434	5,180	9,525
Employees	32,920	79,564	138,171

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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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