

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well maintained office building along Harrisburg's historic Front Street and River Front Park. This large historic mansion underwent a previous renovation creating a very efficient office building. The property offers large conference room overlooking the river as well as a great mix of executive and administrative size private offices. Access all four levels by an amazing architectural staircase or via elevator. Rear carriage house consists of a 3 car garage with an apartment above. 4th floor of front building could potentially be renovated into usable space.

PROPERTY HIGHLIGHTS

- On-site parking with potential to add additional spots
- Steps away from River Front Park and a block off the many Second Street amenities
- Full basement currently used as a law library and file storage
- Ideal for any office user looking to locate on prestigious North Front Street
- Possible redevelopment into multi-family; residential units possible as well!

OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.13 Acres
Building Size:	8,944 SF
Year Built:	1850
Renovated:	1974
Zoning:	Riverfront District (RF)
Submarket:	City of Harrisburg



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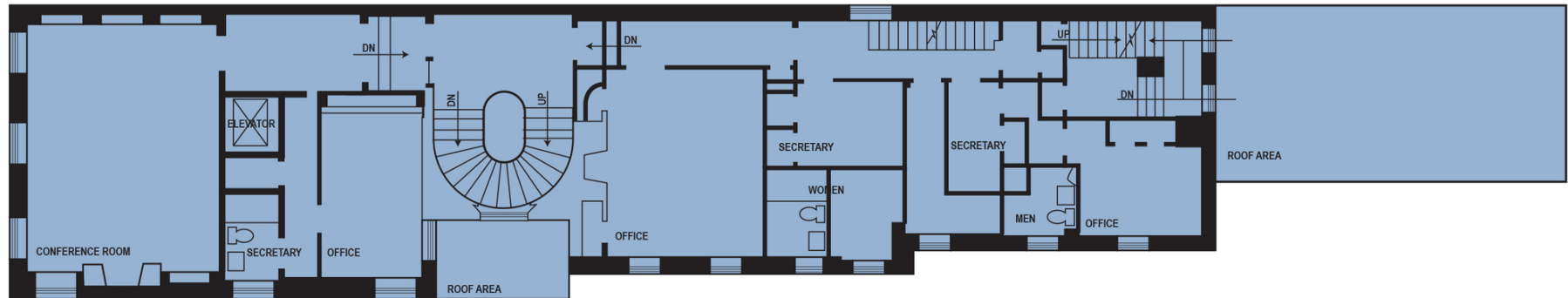
425 N. 21st Street, Suite 302, Camp Hill, PA 17011

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FLOOR PLAN - 1ST & 2ND FLOOR

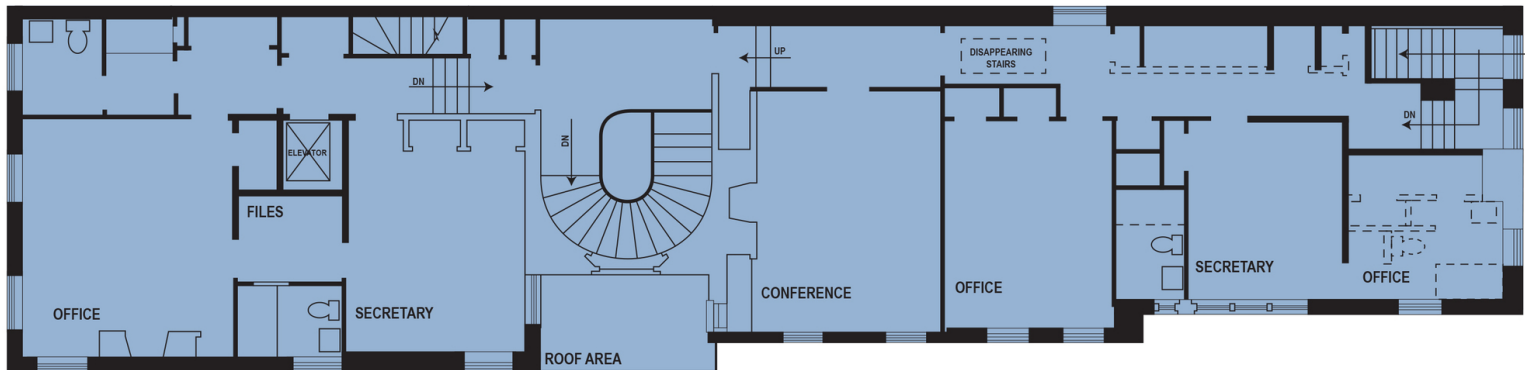


315 N Front Street - 1st Floor

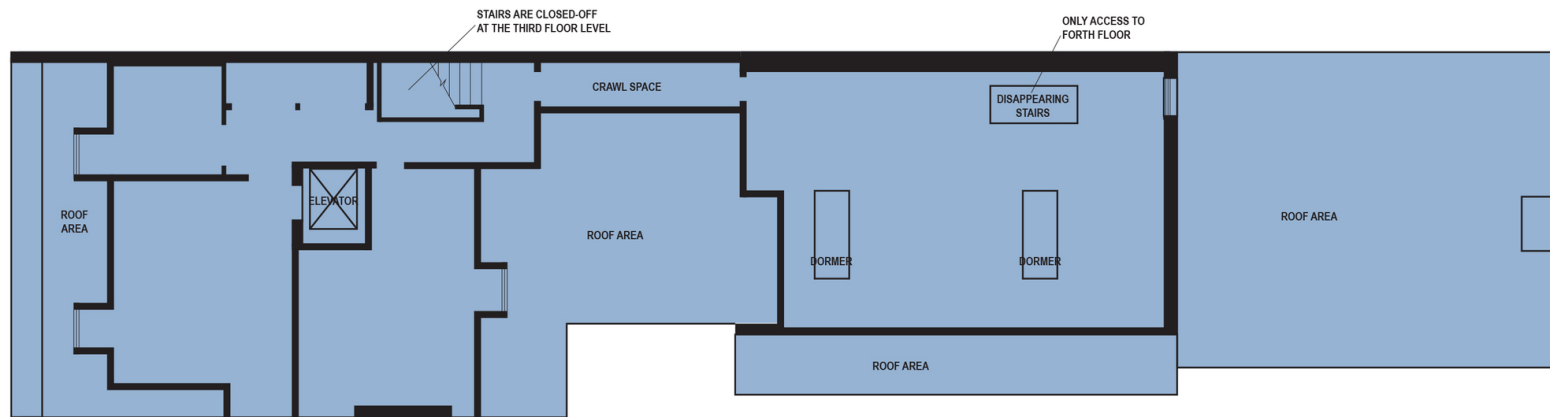


315 N Front Street - 2nd Floor

FLOOR PLAN - 3RD & 4TH FLOOR

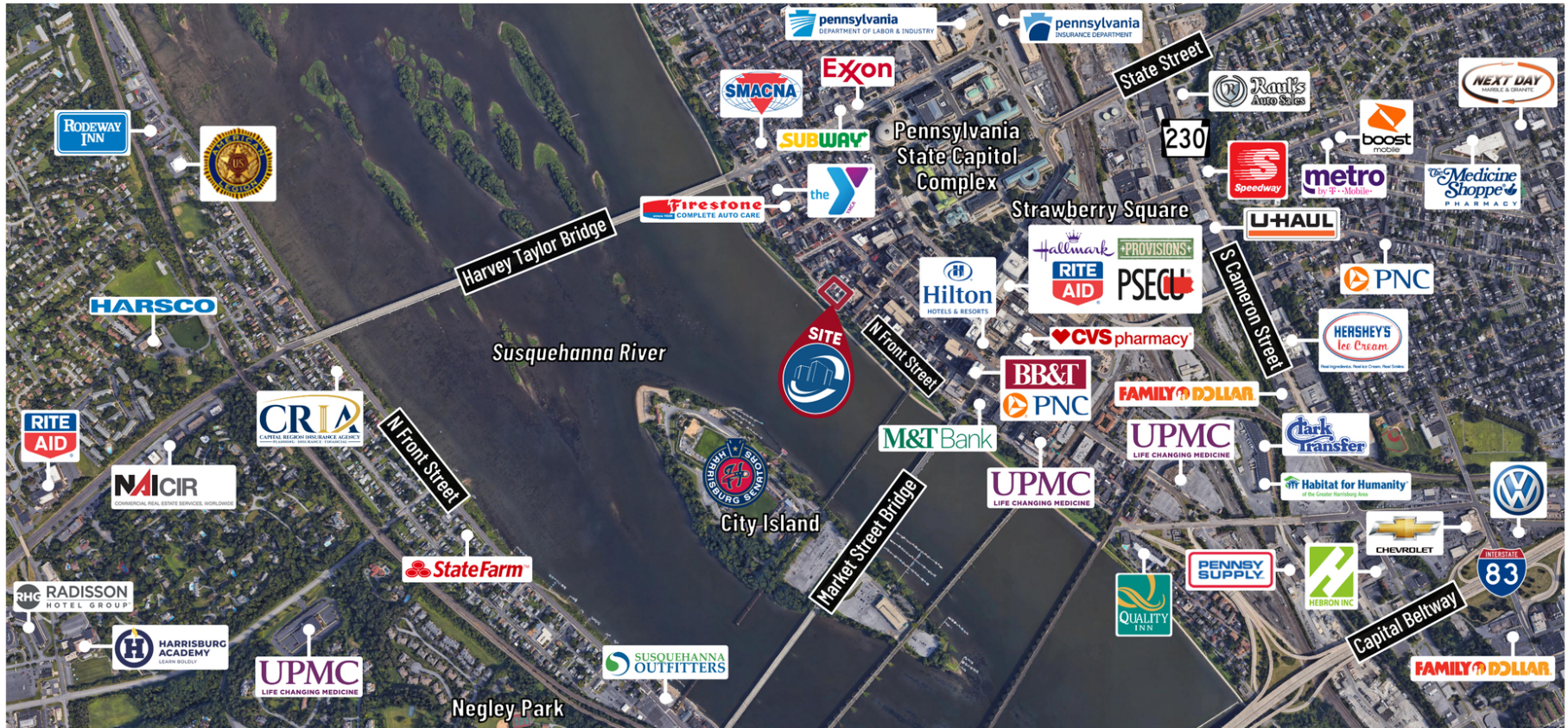


315 N Front Street - 3rd Floor



315 N Front Street - 4th Floor

REGIONAL MAP

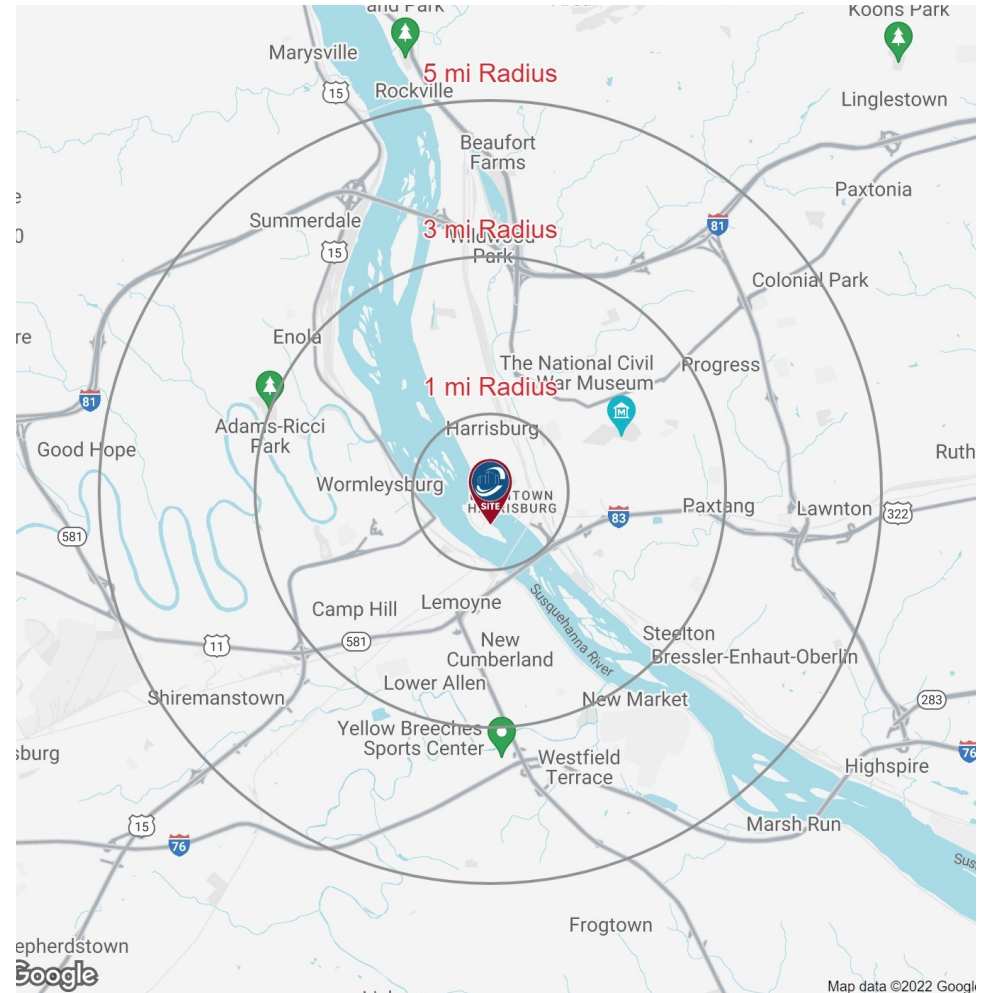


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,342	102,702	194,675
Average Age	40.0	35.9	37.5
Average Age (Male)	38.5	33.3	35.5
Average Age (Female)	42.5	37.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,115	44,480	81,152
# of Persons per HH	1.7	2.3	2.4
Average HH Income	\$40,869	\$51,151	\$58,967
Average House Value	\$133,828	\$137,206	\$157,996

* Demographic data derived from 2020 ACS - US Census



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