



18 N. 27th Street Joe Gravino Body & Paint Shop Harrisburg, PA 17103 Dauphin County,

Well-established and well-maintained auto body and paint shop in Dauphin County. Price includes real estate and all equipment. Two buildings - brick and pole (metal). The brick building features a shop and office area (first floor), apartment and storage (second floor) and additional apartment space (partial third floor). The pole building is an open shop area connected to the brick building by a set of stairs.

Square Feet Available	9,568 SF
Lot Size	0.4 acres
Date Available	Immediately
Price	\$699,000

Zoning

Commercial, which allows auto service stations, auto body/painting, upholstery, vehicle repair, business/professional offices, cabinet making, furniture repair, plumbing, vehicle sales, personal service, warehouses and much more.

Building Information

SF Available	9,568
Total SF in Building	9,568
Construction	2.5-story brick building and attached 1-story metal pole building
Year Constructed	1930 (brick building) / 1995 (pole building)
Elevator	None
Number of Floors	2-story with partial 3rd floor (brick building) / 1-story (pole building)
Sprinklers	None
HVAC	Heat pump in office area and part of storage/paint area. Infrared gas fired radiant tube heaters in shop areas and electric baseboard heat in the apartment. Window A/C units in the office area only.
Ceiling Type	Painted exposed ceilings in the brick building garage section. Sheet metal in the pole building. Drop acoustic 2' x 4' panel grid systems in the brick building office and apartment.
Ceiling Height	9'+/- (brick building); 11'10" (pole building)
Floor Type	Concrete slab and sheet vinyl in the office. The apartment has carpet and vinyl.
Business ID Sign	Yes; on building
Basement	None
Restroom	Brick building: 1, Metal building: none and Apartment: one full bath
Electrical Capacity	3-meters: One 150-amp and two (2) 200-amp 120v 277V 4-wire service main panels, additional sub-panels
Roof	Rubber, shingles & heavy gauged corrugated sheet metal
Walls	Painted concrete block walls in shop; office is painted drywall. The apartment is wood sheet paneling and painted drywall
Lighting	Florescent light fixtures (in office) and high efficiency T-8 light fixtures (in the shop)

Land Information

Acres	0.4 acres
Land SF	17,424
Fencing	Yes; along the east side of the property
Frontage	Corner lot fronting three (3) streets
Parking	Surface and street parking available
Topography	Gently sloping
Historic District	No
Flood Zone	No

Industrial Information

Warehouse Size	Brick building shop size: 3,800+/- SF / Pole building: 2812+/- SF
Office Size	Brick building: 400+/- SF
Dock Doors	None

Drive-in Doors

Brick building: three (3) 10' x 9' and one (1) 10'11" x 8'11"; Pole building: one (1) 25'8" x 7'10" in the rear and one (1) 11'11" x 9'11" at the front.

Utilities

Water	Public
Sewer	Public
Gas	Yes; natural gas

Sales Information

For Sale	Yes
For Lease	No
Price	\$699,000
Real Estate Tax	Approximately \$5,560 annually (2023)
Transfer Tax	To be split equally between Buyer and Seller
Expenses	Some on file - see listing agent
Insurance	Per Buyer's carrier
Inventory	Price includes all business-related inventory currently on-site (list can be provided with signed NDA)
Financing	Cash or conventional
Date Available	Immediately



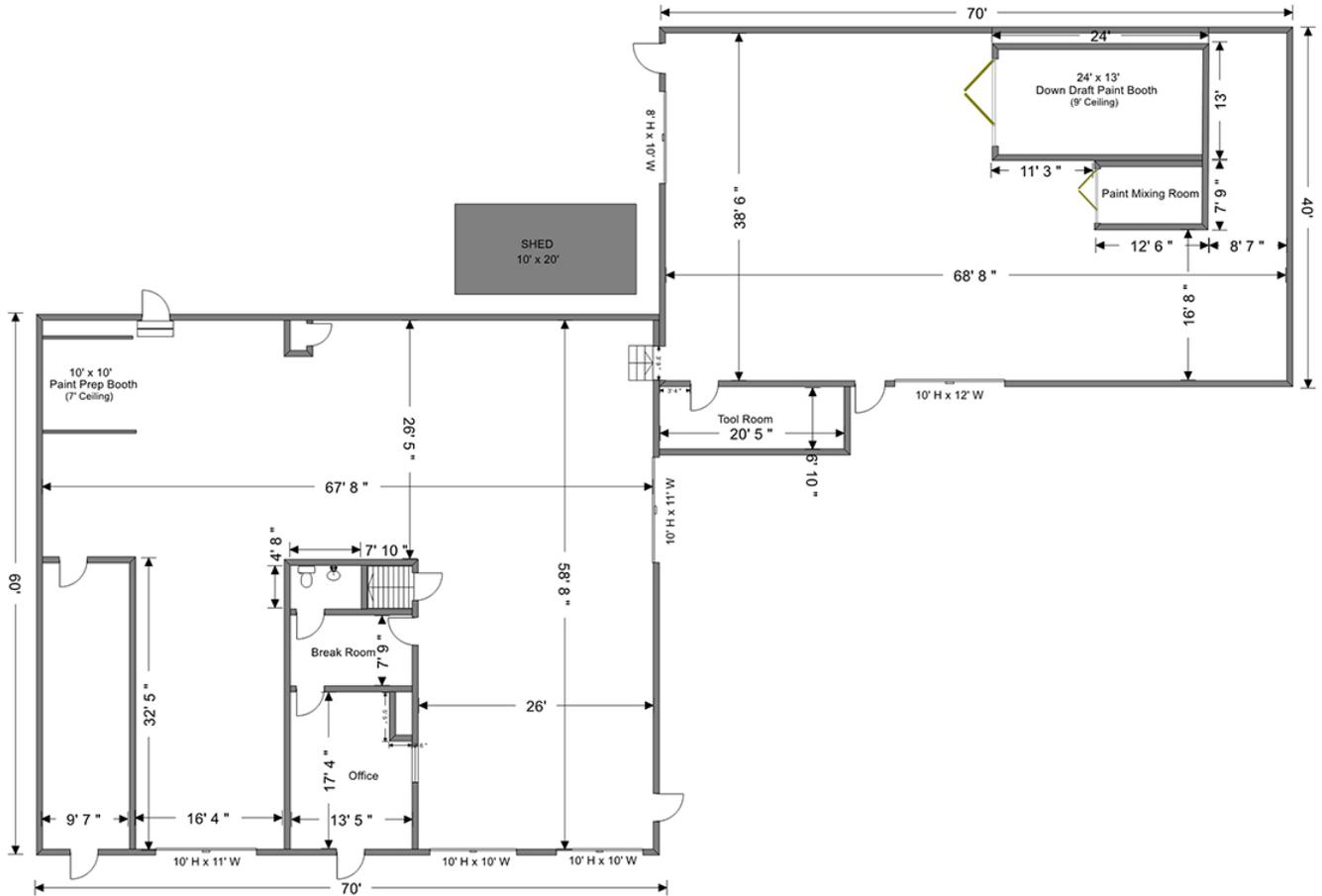












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