



5300 Linglestown Road Harrisburg, PA 17112 Dauphin County, Lower Paxton Township

Corner property with strong traffic counts in Lower Paxton Township. The site features two buildings: a two-story commercial building occupied on both floors by a hair salon tenant, in addition to a farmhouse (on the corner) with a travel agency on the first floor and a residential tenant in the second floor apartment. Both buildings have been well-maintained over the years.

Square Feet Available	6,480 SF
Lot Size	1.0 AC
Date Available	Immediately
Price	\$915,000

Zoning

Neighborhood Commercial (CN) which permits offices, financial institutions, personal services, repair services and more.

Building Information

SF Available	6,480
Additional information	Two properties on site: Commercial Building - 4,320+/- SF Farmhouse - 2,160+/- SF
Construction	Commercial building: vinyl and stucco / Farmhouse: wood, masonry and vinyl
Elevator	None
Number of Floors	Two in each building
Sprinklers	None
HVAC	Gas heat and electric A/C
Ceiling Type	Commercial building: painted drywall, acoustic tile and decorative tin (from Midtown Cinema) / Farmhouse: wood
Ceiling Height	Commercial building: 8'3" / Farmhouse: 7'3"
Floor Type	Commercial building: carpet, tile and wood vinyl / Farmhouse: carpet, brick and vinyl
Business ID Sign	Commercial building: monument sign and building signage / Farmhouse: monument sign
Basement	Commercial building: none / Farmhouse: yes (unfinished)
Restroom	Commercial building: two on 1st floor and two on 2nd floor (one may be inoperable) / Farmhouse: one on 1st floor and 1 in second floor apartment
Electrical Capacity	Commercial building: 2-200 Amp services / Farmhouse: 2-200 Amp services
Roof	Shingle
Walls	Commercial building: painted drywall / Farmhouse: wallpaper, painted drywall and wood
Lighting	Commercial building: track, recessed and decorative / Farmhouse: canned and decorative

Demographics

Radii	Population	Households	Household Income
1	4,129	1,738	\$112,163
3	32,314	14,208	\$93,515
5	85,100	37,699	\$87,638
Traffic Count:			

Land Information

Acres	1.0 AC
Land SF	43,560
Fencing	Along rear of property (belongs to the neighbor)
Frontage	130' along Linglestown Road
Parking	Front building: 5 lined spaces / Rear building: 24 lined space
Topography	Generally level
Historic District	No

Flood Zone	No
Tax Parcel Number	35-014-057

Utilities

Water	Well
Sewer	Public
Gas	Yes; natural gas (UGI)

Sales Information

For Sale	Yes
For Lease	No
Price	\$915,000
Real Estate Tax	Approximately \$8,750 annually (2023)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Salon tenant would consider staying. Travel agent tenant would likely vacate the property. Apartment tenant would consider staying. No existing leases are in place.

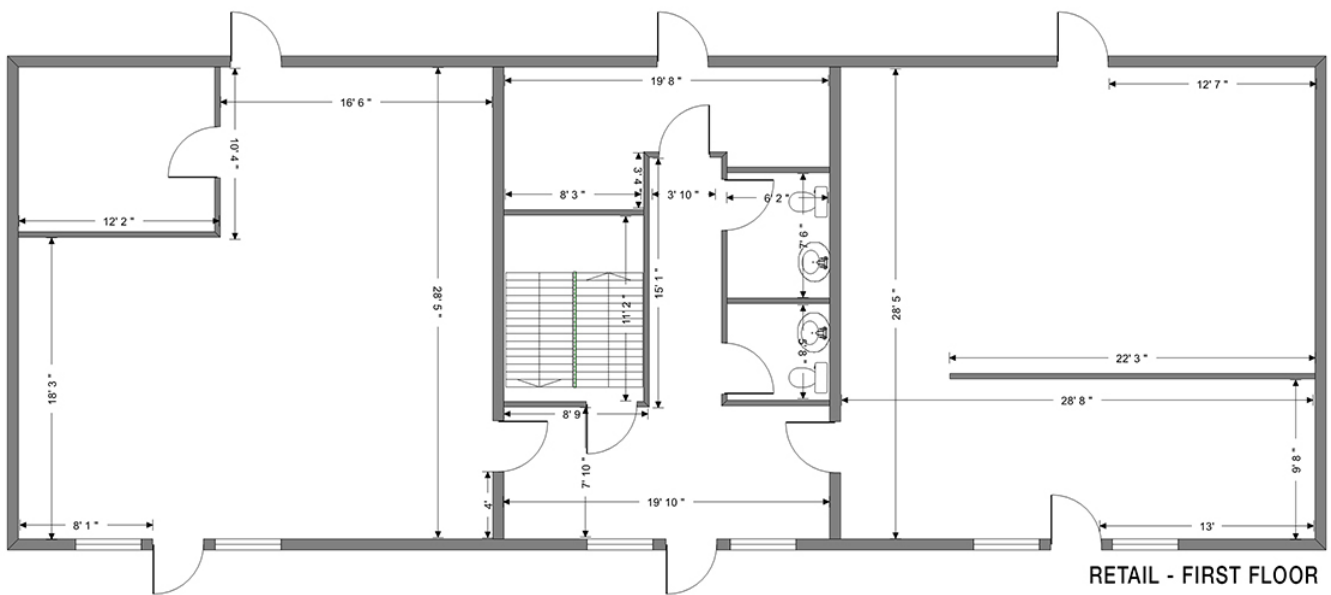


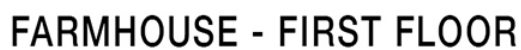












NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | PA Licence #RB024320A