



4918 Locust Lane  
Harrisburg, PA 17109  
Dauphin County, Lower Paxton Township

**This free standing 4,870 SF office building, constructed in 1964, has been updated and well-maintained over the years. Zoned as Medium Density Residential (R2), this property offers a versatile layout for office users seeking a prime location in the heart of the Harrisburg area. With its strategic layout and good on-site parking, this property presents an attractive proposition for investors or users looking to make their mark in the thriving commercial real estate landscape. Uncover the potential and elevate your portfolio with this distinguished property.**

<b>Square Feet Available</b>	<b>4,870 SF</b>
<b>Lot Size</b>	<b>0.41 AC</b>
<b>Date Available</b>	<b>June 2024</b>
<b>Price</b>	<b>\$485,000</b>

## Zoning

**Medium Density Residential (R2): current office use is a legally permitted non-conforming use.**

## Building Information

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SF Available	4,870
Total SF in Building	4,870
Construction	Brick and masonry
Year Constructed	1964
Elevator	None
Number of Floors	One
Sprinklers	None
HVAC	Gas heat and electric A/C (2021)
Ceiling Type	2x4 acoustic tiles
Ceiling Height	8'11"
Floor Type	Carpet, some LVT and vinyl in restroom
Business ID Sign	Yes; on building and monument signage
Basement	Yes; partially finished
Restroom	Three restrooms throughout the building; one is handicap accessible
Electrical Capacity	600 amp, 3 phase and 4 wire
Roof	Shingle
Walls	Painted drywall and some brick and paneling
Lighting	Fluorescent & LED

## Demographics

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Radii	Population	Households	Household Income
1	10,950	4,563	\$76,427
3	75,556	30,641	\$94,009
5	171,336	69,176	\$90,583
Traffic Count:		14,371 ADT	

## Land Information

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Acres	0.41 AC
Land SF	17,738
Fencing	Yes; along the east side of the property
Frontage	140' along Locust Lane and 125' along Rutherford Road
Parking	19 on-site parking spaces
Topography	Level
Historic District	No
Flood Zone	No
Tax Parcel Number	35-057-317

## Utilities

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Water	Public
Sewer	Public
Gas	Yes

## Sales Information

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For Sale	Yes
For Lease	No
Price	\$485,000
Real Estate Tax	Approximately \$11,855 annually (2023)
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	June 2024













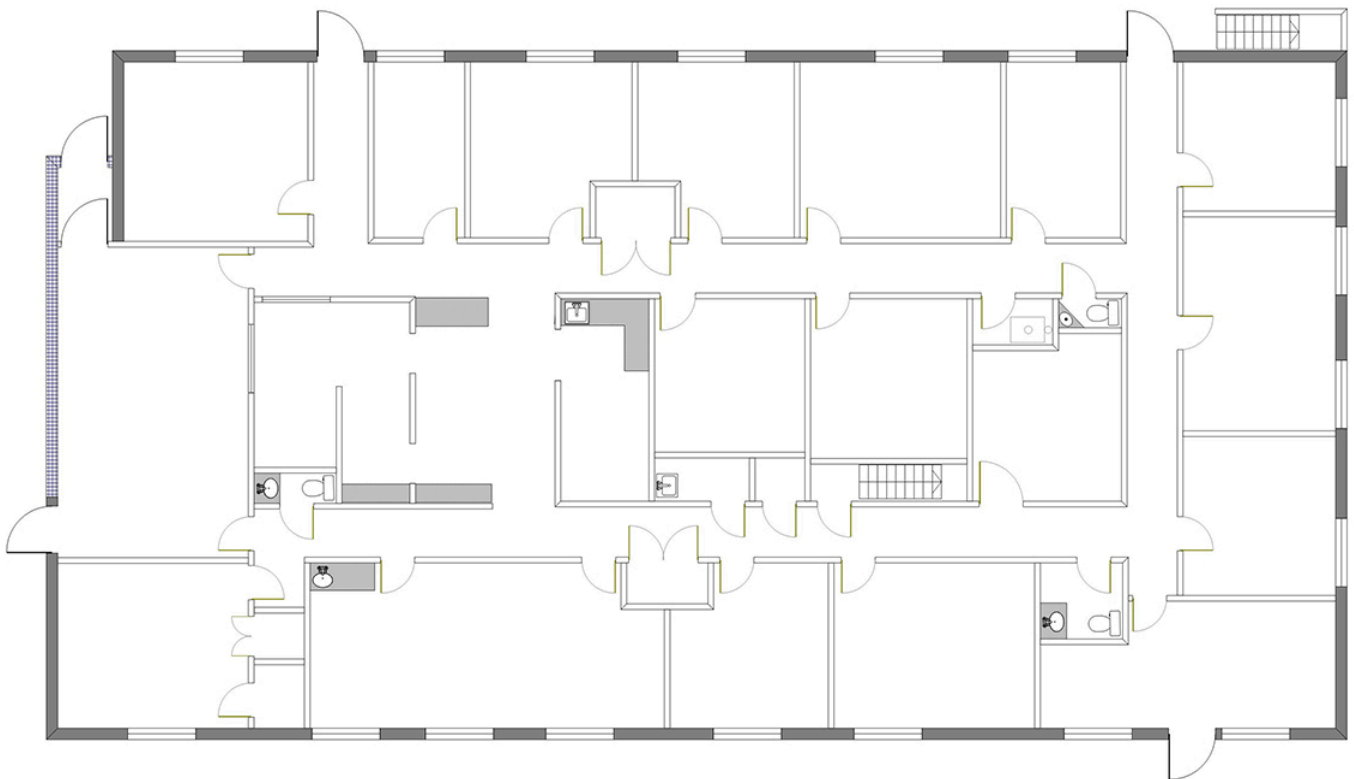


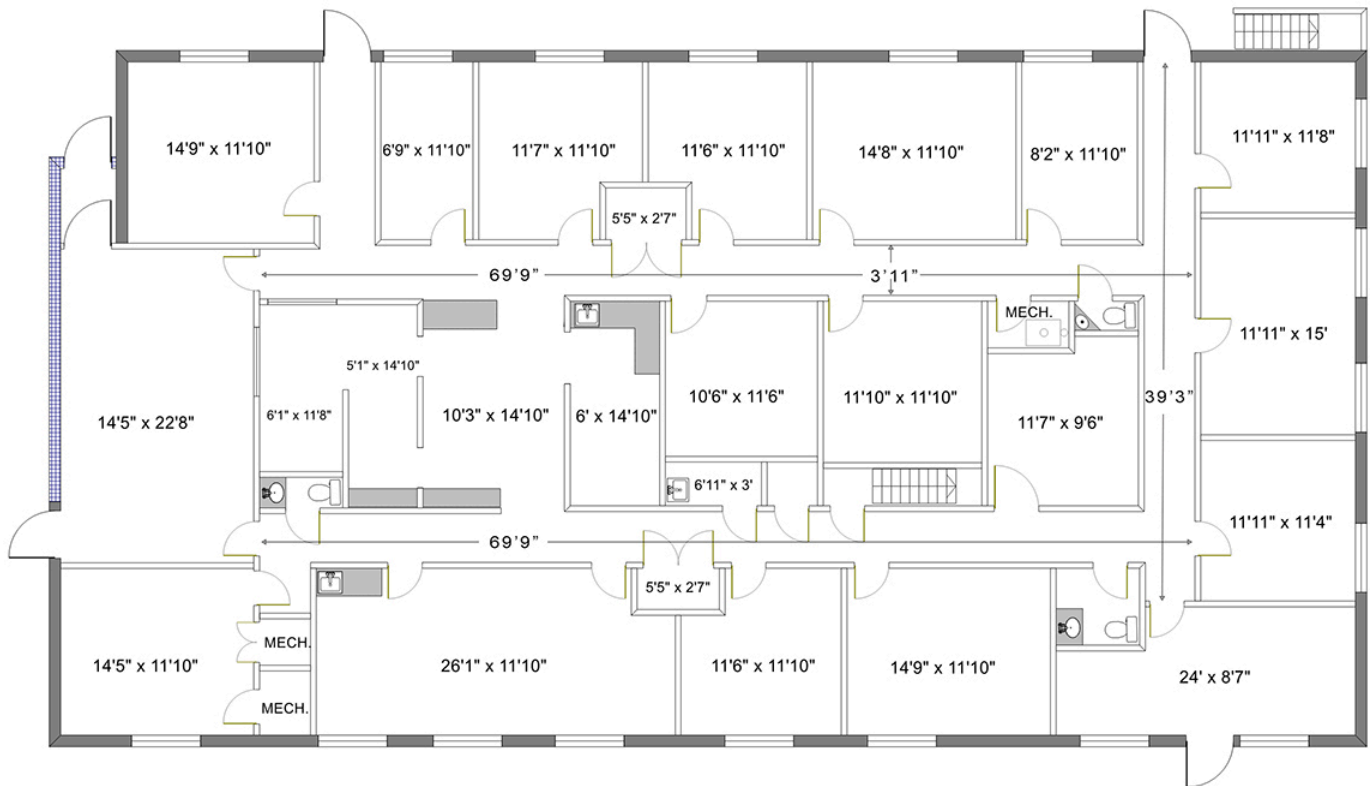












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