

FOR SALE

PRIME LOCATION OPPORTUNITY PROFESSIONAL OFFICE BUILDING



TCN
WORLDWIDE
REAL ESTATE SERVICES

2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE



OFFERING SUMMARY

Sale Price	\$398,000
Price per SF	\$103.98 per SF
Property Taxes	\$7,904.39
APN	10-061-080
Zoning	Residential Medium Density
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Beautifully maintained, ±3,800 SF multi-tenant professional office building located near the Governor's Mansion. This three-story property, with an additional ±1,600 SF basement, has been occupied by law firms for many years. Ideally located just minutes from I-81 and I-83, with quick access to both east and west shore amenities, this building offers excellent potential for continued office use on the first floor (grandfathered law), while the upper levels could be transitioned into apartments. Perfect for investors or owner/operators looking for a well-maintained, versatile property in a prime location.

PROPERTY HIGHLIGHTS

- Sufficient parking available on street; however, there is a possibility of adding additional parking on the property.
- Property has been meticulously maintained by seller
- Minutes to PA State Capitol Complex, Downtown Harrisburg, and both East & West Shores
- Current law firm will be relocating or leasing back if desired by the new owner.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313



2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE



PROPERTY DETAILS

Number of Buildings	1
Building Size	3,828 SF
Lot Size	0.11 Ac
Building Class	B
Tenancy	Vacant
Number of Floors	3
Restrooms	3 (one on each floor)
Parking	Street
Year Built Renovated	1938 2024

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle
Power	100 Amp
HVAC	Gas & Electric Central AC
Sprinklers	No
Signage	Building

MARKET DETAILS

Cross Streets	N 2 nd St & Woodbine St
Traffic Count at Intersection	3,831 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Residential Medium Density

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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313

LANDMARKCR.COM





2201 N 2ND STREET, HARRISBURG, PA 17110
PROFESSIONAL OFFICE BUILDING

FOR SALE



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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

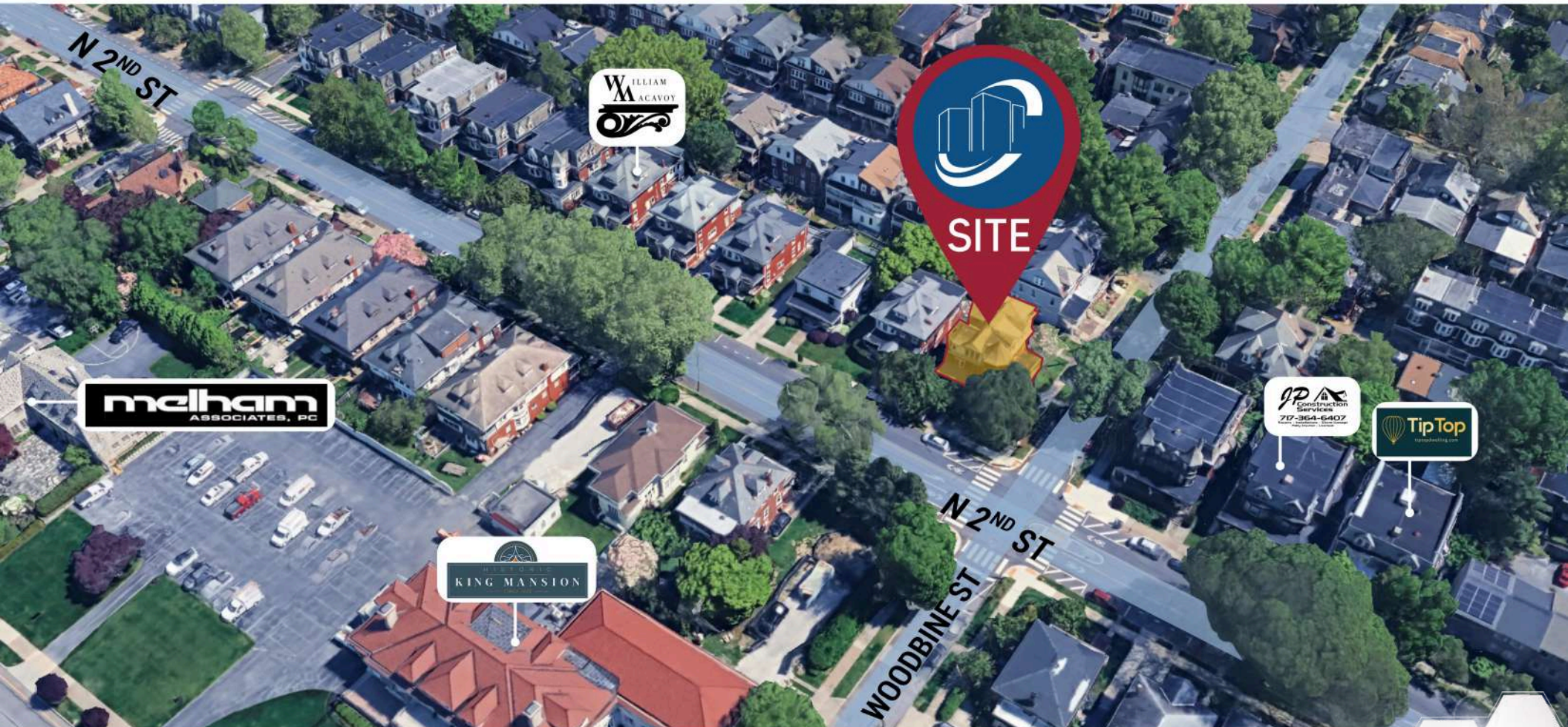
3

2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE

LOCATION



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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

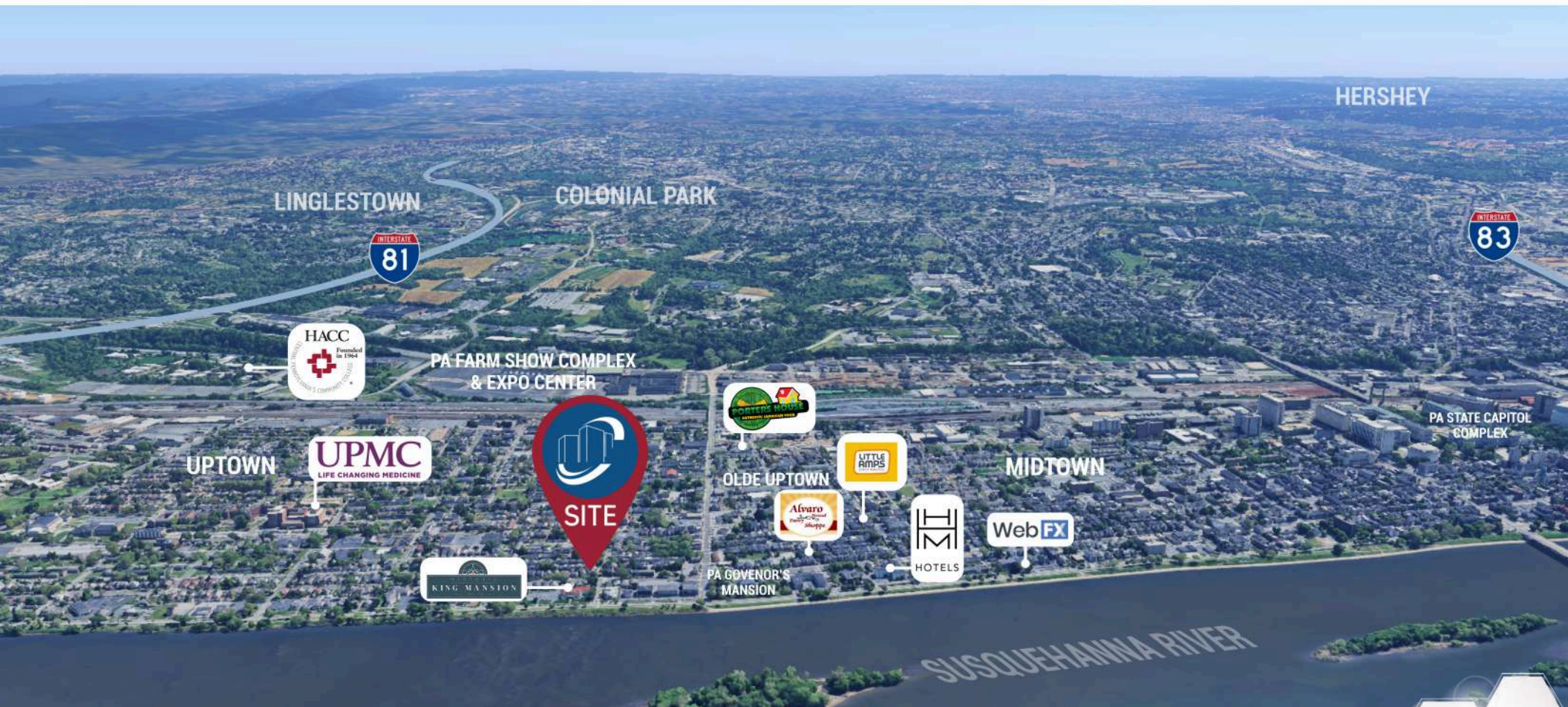
4



2201 N 2ND STREET, HARRISBURG, PA 17110
PROFESSIONAL OFFICE BUILDING

FOR SALE

AREA



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

BO MANGAM
DIRECTOR, SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

MICHELLE GUECI
SENIOR ASSOCIATE
MGUECI@LandmarkCR.com
C: 717.329.2313

LANDMARKCR.COM





2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE

DEMOGRAPHICS

POPULATION

1 MILE	11,249
2 MILE	77,439
3 MILE	182,901

HOUSEHOLDS

1 MILE	4,550
2 MILE	33,593
3 MILE	77,749

AVERAGE HOUSEHOLD INCOME

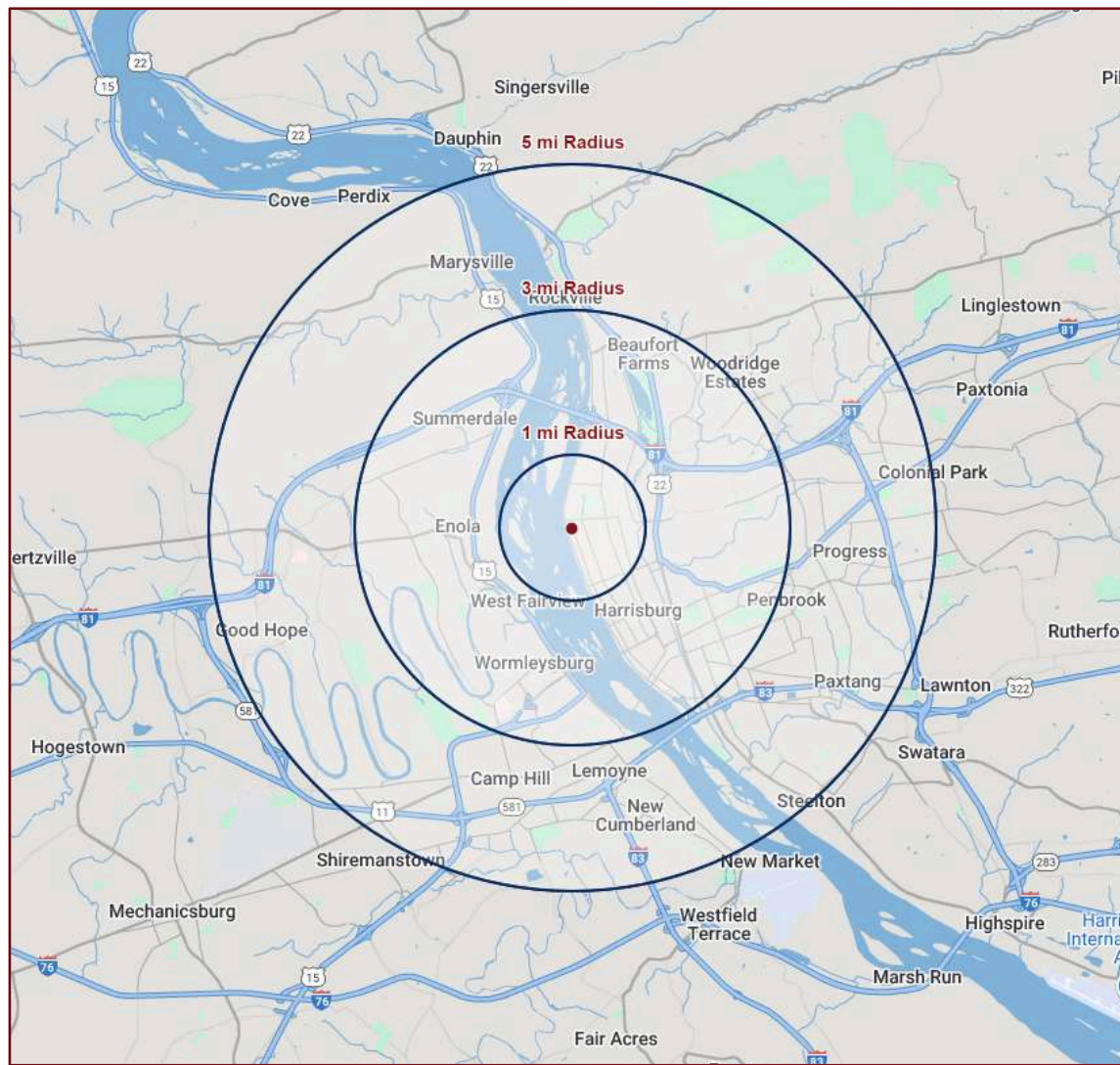
1 MILE	\$73,348
2 MILE	\$89,718
3 MILE	\$101,081

TOTAL BUSINESSES

1 MILE	536
2 MILE	3,640
3 MILE	8,291

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	7,509
2 MILE	73,447
3 MILE	124,468



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313



LANDMARKCR.COM



2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE

AREA 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.



HARRISBURG DEMOGRAPHICS



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



EMPLOYEES

52,337

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C: 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C: 717.329.2313

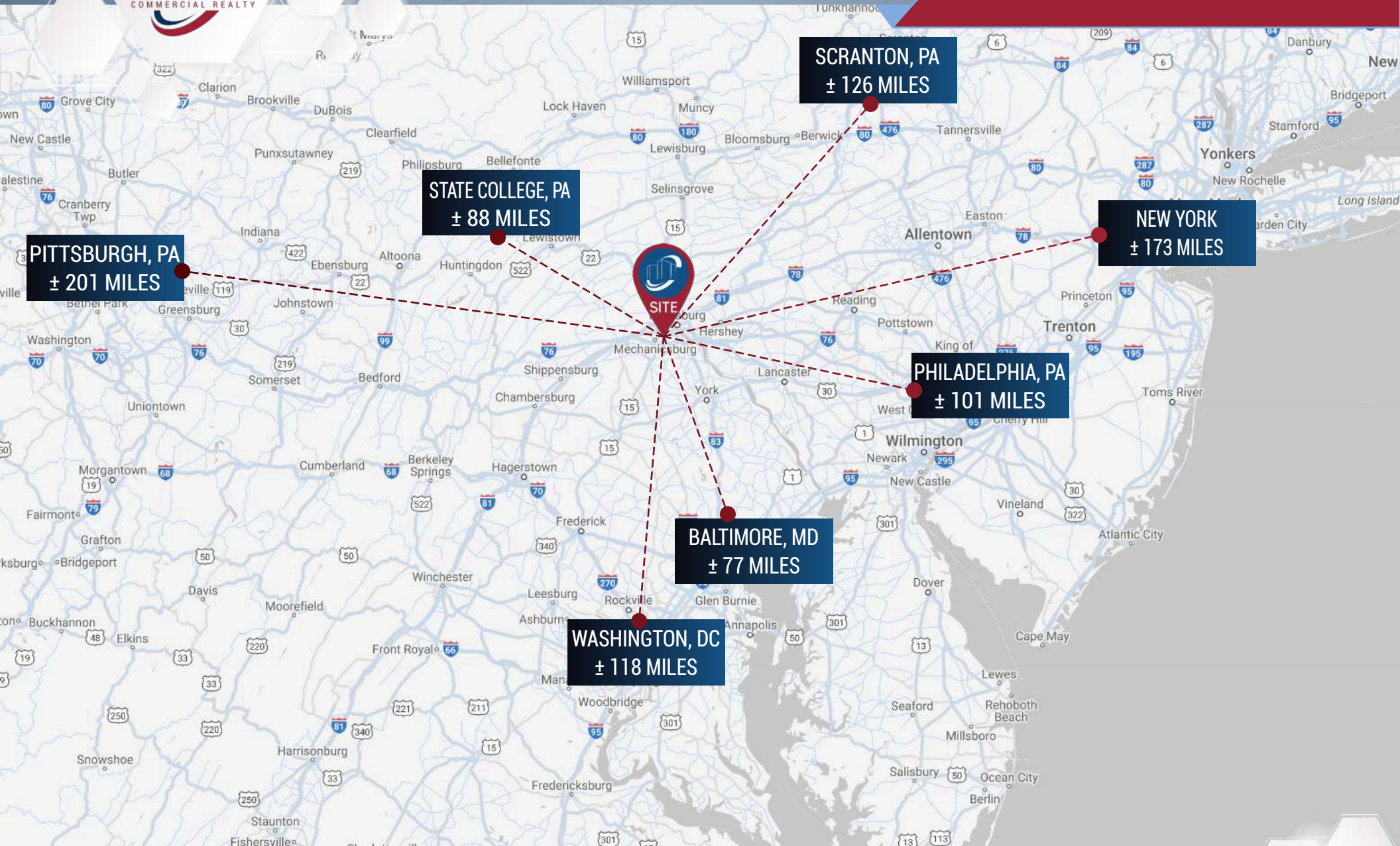


LANDMARKCR.COM

2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C : 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C : 717.329.2313



2201 N 2ND STREET, HARRISBURG, PA 17110

PROFESSIONAL OFFICE BUILDING

FOR SALE



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

BO MANGAM

DIRECTOR, SALES & LEASING

BMANGAM@LandmarkCR.com

C : 717.805.4166

MICHELLE GUECI

SENIOR ASSOCIATE

MGUECI@LandmarkCR.com

C : 717.329.2313



LANDMARKCR.COM