

FOR SALE

DOWNTOWN HARRISBURG RESTAURANT BUILDING



TCN
WORLDWIDE
REAL ESTATE SERVICES





606 N 2ND STREET & 607 CEDAR STREET
HARRISBURG, PA 17101

RESTAURANT BUILDING
FOR SALE



OFFERING SUMMARY

Sale Price \$795,000

Price per SF \$138.48 per SF

Property Taxes ± \$18,500

APN 63-052-059

Zoning Commercial Central Business District

Municipality City of Harrisburg

County Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present one of the most successful landmark restaurants in Harrisburg, PA for sale. The sale includes the real estate, liquor license, furnishings, decor, equipment and business. It is a confidential offering; therefore a Confidentiality Agreement (CA) is required to maintain confidentiality throughout the entire marketing and selling process. Tax Returns and Equipment List shall be available for review, also after signing CA.

PROPERTY HIGHLIGHTS

- 6,860 SF, 3 level restaurant
- Seating capacity at ± 260-300 seats
- 2nd & 3rd floors are appropriate for private events

LANDMARK COMMERCIAL REALTY

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

P : 717.731.1990

BO MANGAM

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PROPERTY DETAILS

Building Size	6,860 SF
Lot Size	0.08 AC
Building Class	A
Tenancy	Single
Number of Floors	3
Restrooms	Yes
Parking	Adjacent Lot
Year Built	1871

BUILDING SPECIFICATIONS

Construction	Masonry/Brick
Roof Type	Flat / Rubber
Power	N/A
HVAC	Gas/Electric/Central AC
Sprinklers	Yes
Security	No
Signage	Building

MARKET DETAILS

Cross Streets	St Johns Church Rd & E Trindle Rd
Traffic Count at Intersection	1,000 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Commercial Central Business District

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PROPERTY HISTORY

THIS well recognized establishment has been providing unforgettable dining and entertaining experience in historical setting for many years in Harrisburg, PA. It is a part of Harrisburg's Capitol Restaurant Row, which is the center of downtown's well recognized establishment has been providing unforgettable dining and entertaining experience in historical setting for many years in Harrisburg, PA. It is a part of Harrisburg's Capitol Restaurant Row, which is the center of downtown. During the day, it's a sea of employees walking on breaks, enjoying lunch; at night, the atmosphere transforms into a hip scene with bars, restaurants, nightlife and art galleries, offering a wide assortment of places to choose from for every taste and personality.

Originally, the Firehouse building was built in 1871, as the location for the Harrisburg Hope Fire Company Station #2, which continued to serve the community until 1980. Hope Station is the oldest standing firehouse in the city of Harrisburg and is the second oldest in Pennsylvania.

In the beginning of the 1980's the property was renovated into a Firehouse Restaurant. The Owners maintained most of its original architecture and restored its original splendor. Along with the exterior brickwork, the windows, window mullions, and doors were retained during the restoration representing features of Italianate Revival style. . During the day, it's a sea of employees walking on breaks, enjoying lunch; at night, the atmosphere transforms into a hip scene with bars, restaurants, nightlife and art galleries, offering a wide assortment of places to choose from for every taste and personality. Originally, the Firehouse building was built in 1871, as the location for the Harrisburg Hope Fire Company Station #2, which continued to serve the community until 1980. Hope Station is the oldest standing firehouse in the city of Harrisburg and is the second oldest in Pennsylvania. In the beginning of the 1980's the property was renovated into a Firehouse Restaurant. The Owners maintained most of its original architecture and restored its original splendor. Along with the exterior brickwork, the windows, window mullions, and doors were retained during the restoration representing features of Italianate Revival style.



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ADDITIONAL PHOTOS



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LOCATION



HARRISBURG AREA YMCA
FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

THE VEGETABLE HUNTER

Firestone

Miller Dixon Drake
Certified Public Accountants

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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	14,736
2 MILE	103,556
3 MILE	205,179

HOUSEHOLDS

1 MILE	7,950
2 MILE	44,004
3 MILE	85,921

AVERAGE HOUSEHOLD INCOME

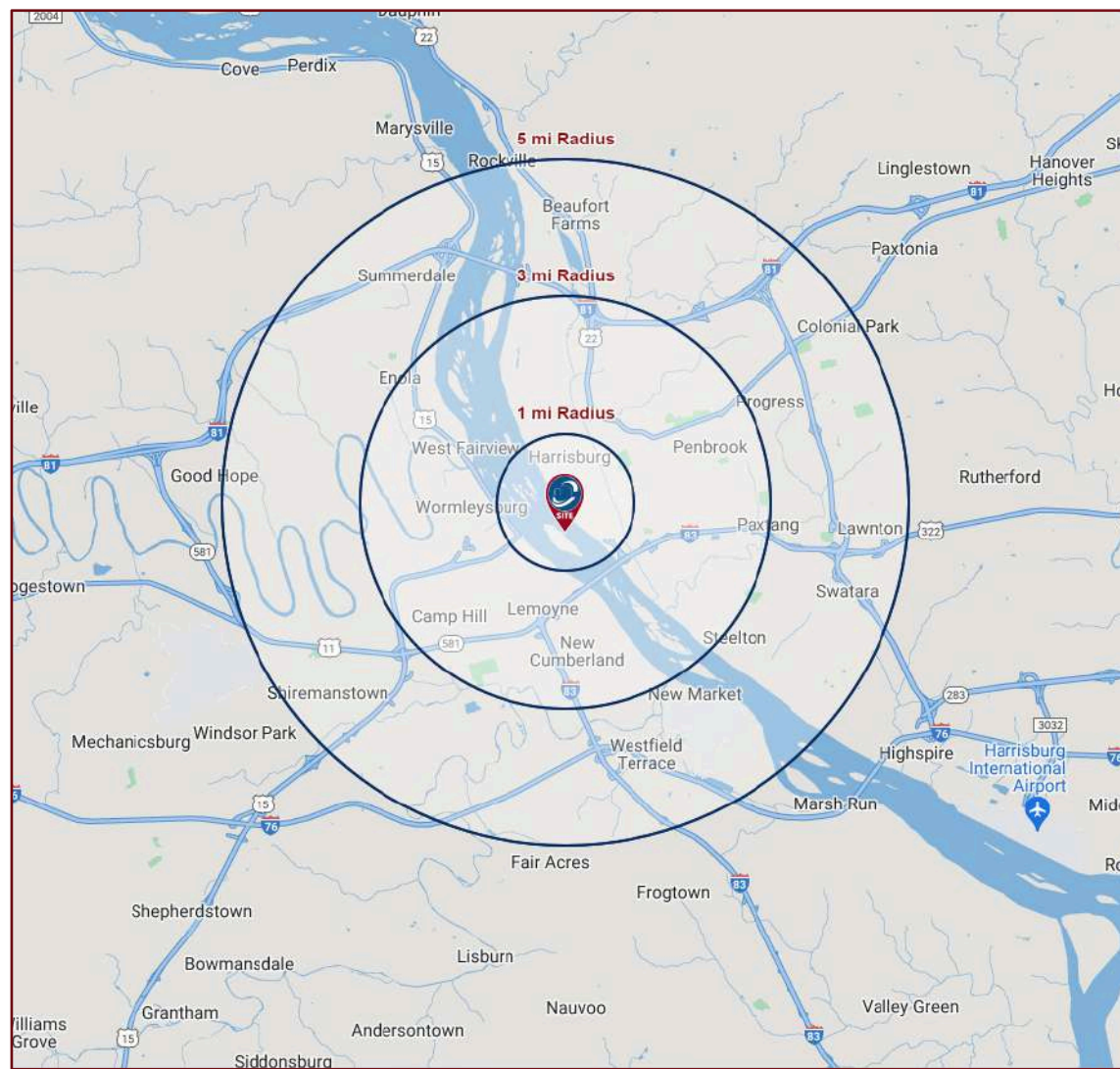
1 MILE	\$71,014
2 MILE	\$84,775
3 MILE	\$96,798

TOTAL BUSINESSES

1 MILE	1,448
2 MILE	5,058
3 MILE	9,231

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	37,264
2 MILE	84,931
3 MILE	144,210



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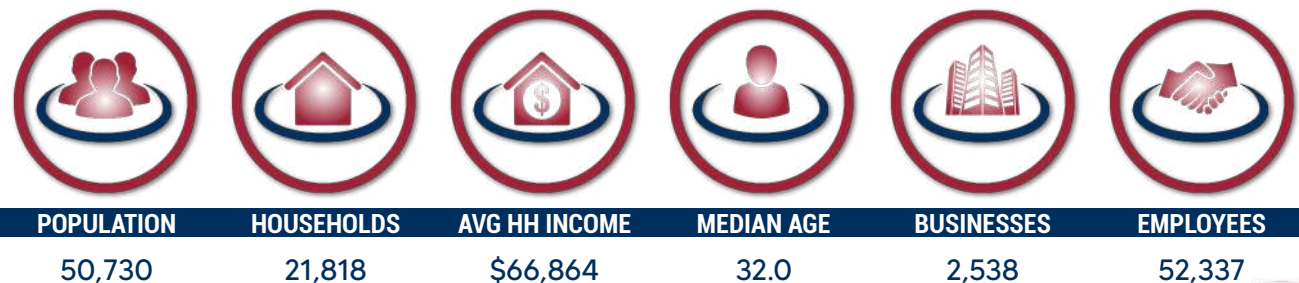
AREA OVERVIEW

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



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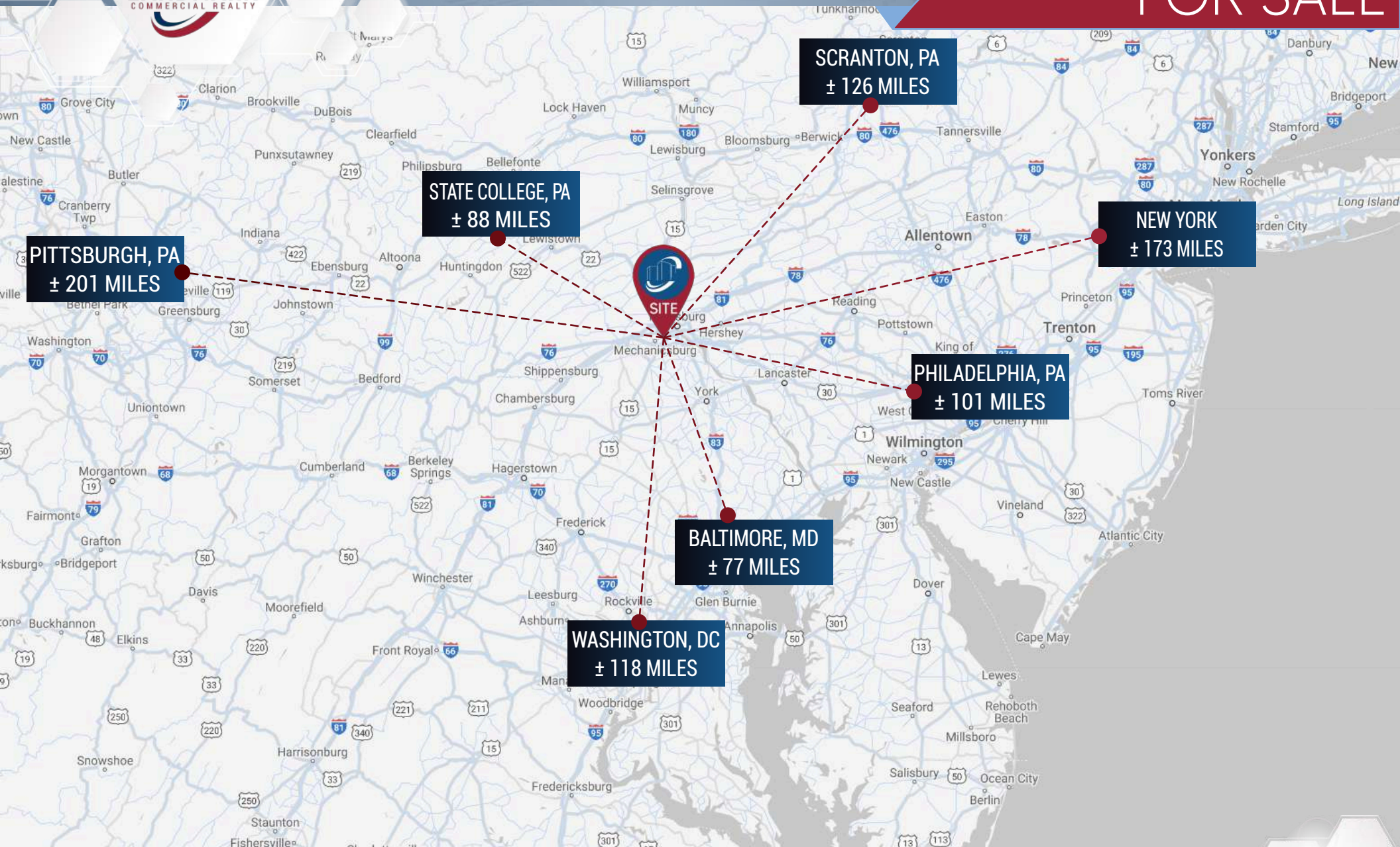
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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

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