

SALE

WAREHOUSE/SHOWROOM PURCHASE OPPORTUNITY IN HARRISBURG PA

101 S 17th St Harrisburg, PA 17104



SALE PRICE

\$2,750,000

Josh Mumaw

Comm Sales Associate

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Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

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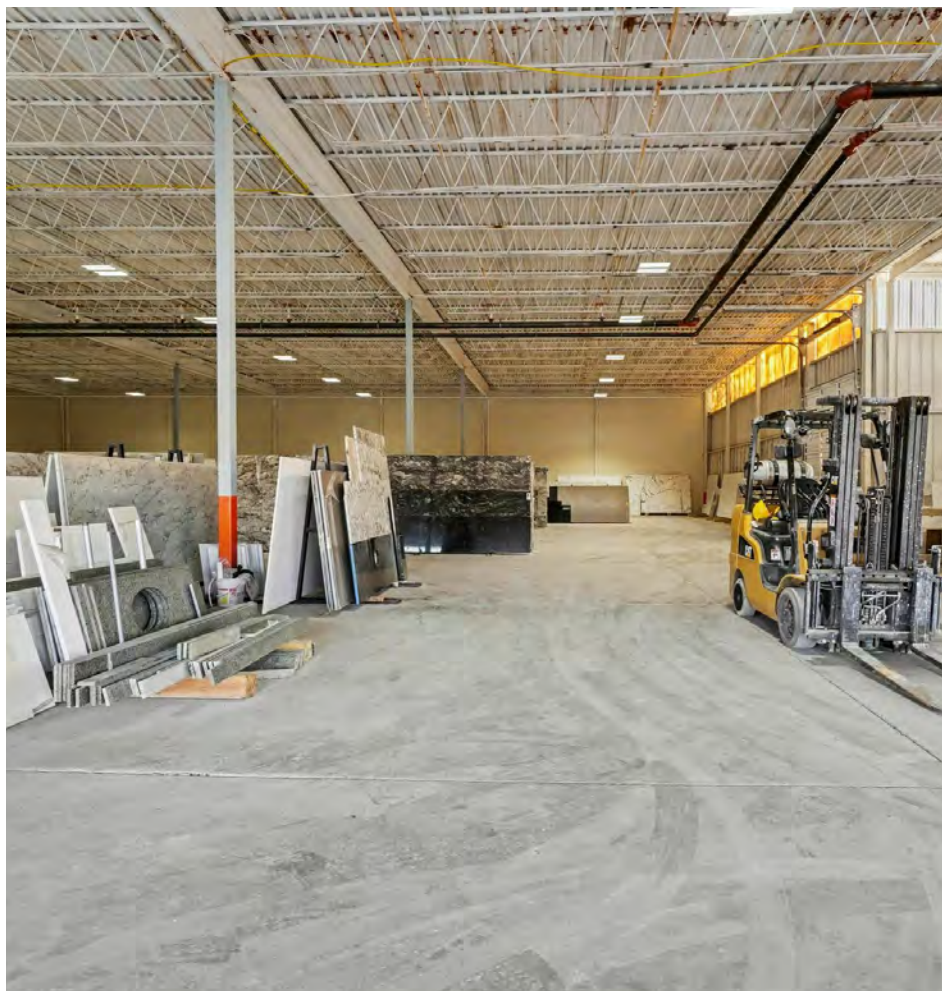


**COLDWELL BANKER
COMMERCIAL
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PROPERTY DESCRIPTION

101 S 17th St, Harrisburg, PA offers a 26,244 SF industrial warehouse/showroom property on a 1.60-acre lot, zoned C23 Warehouse / Industrial. Built in 1974, the building includes 17,680 SF of warehouse space, 2,984 SF of showroom, 8,564 SF of mezzanine, 4 loading docks, and 1 overhead door, making it ideal for warehousing, distribution, contractor supply, and showroom-based building materials, cabinetry, flooring, bath, and home-finish users. The property presents an excellent opportunity for both owner-users and investors.

Currently it is occupied by marble and granite business. Business is for sale for \$750,000 separately.

OFFERING SUMMARY

Sale Price: \$2,750,000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,257	4,120	9,130
Total Population	3,287	10,899	23,906
Average HH Income	\$47,685	\$50,225	\$58,817

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LOCATION DESCRIPTION

Located in Harrisburg's established industrial corridor, 101 S 17th St offers strong truck connectivity to I-83, I-81, and the Pennsylvania Turnpike/I-76, supporting efficient distribution throughout Central PA and the broader Mid-Atlantic. The property is well positioned for warehouse, supplier, and last-mile users seeking strong regional connectivity in a proven logistics market. Perfect fit for last-mile and service-oriented warehouse users.

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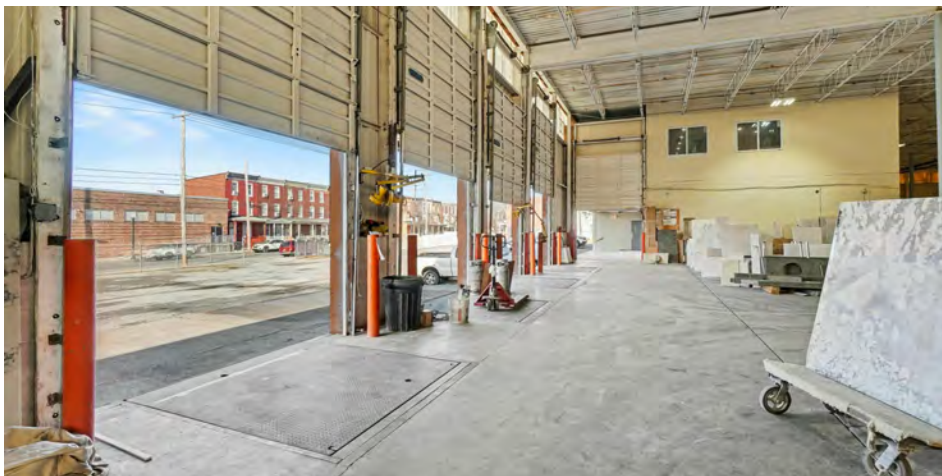


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PROPERTY HIGHLIGHTS

- 26,244 SF industrial warehouse/showroom opportunity
- 17,680 SF warehouse | 2,984 SF showroom | 8,564 SF mezzanine
- 69,696 SF lot (1.60 acres)
- C23 Warehouse / Industrial zoning
- 4 loading docks and 1 overhead door
- 20 feet ceiling height
- Located in Harrisburg's established industrial corridor
- Quick access to I-83, I-81, and the Pennsylvania Turnpike
- Strategic Central PA location for warehousing and distribution
- Ideal for owner-users, distributors, contractor suppliers, and showroom-based businesses
- Excellent fit for stone, cabinet, flooring, bath, and home-finish users

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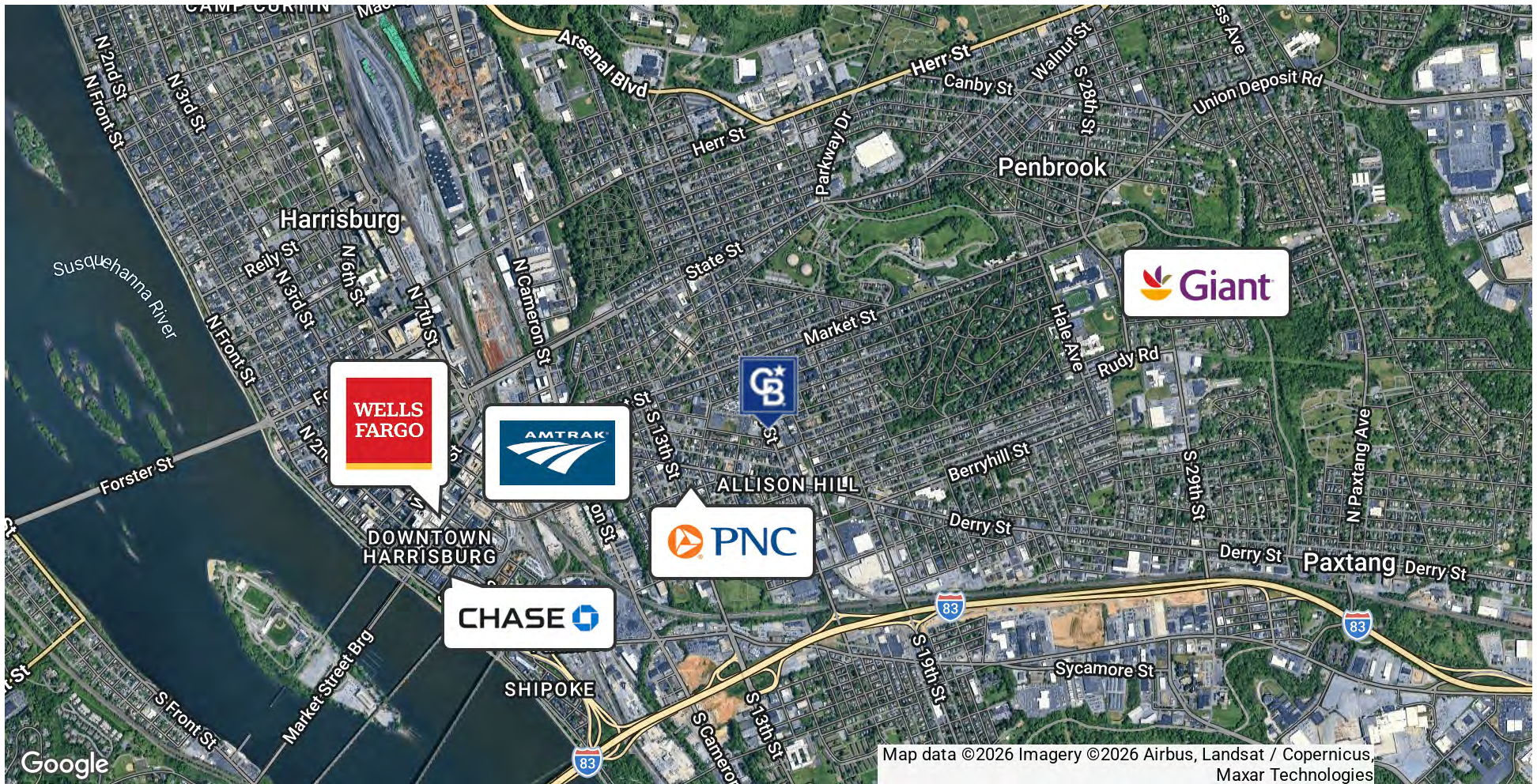


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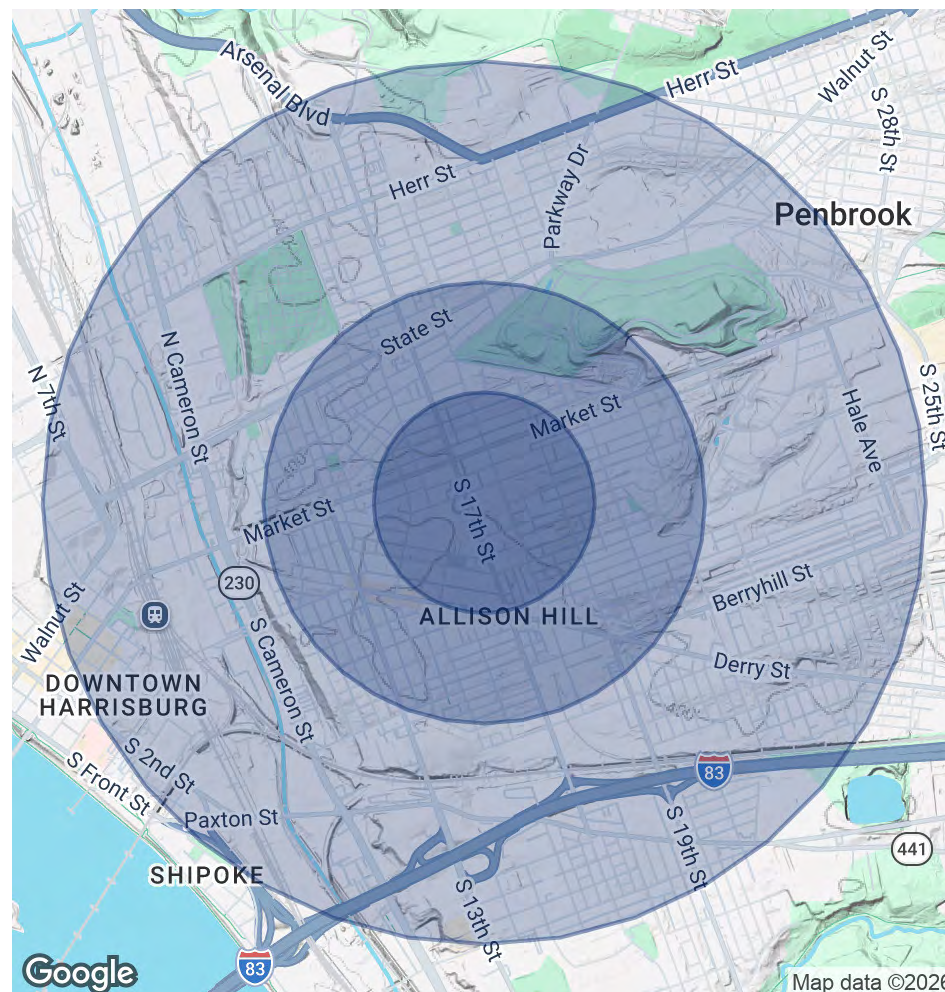
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,287	10,899	23,906
Average Age	30.1	30.1	30.6
Average Age (Male)	28.2	28.3	28.4
Average Age (Female)	34.9	34.3	33.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,257	4,120	9,130
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$47,685	\$50,225	\$58,817
Average House Value	\$47,787	\$70,261	\$103,914

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

NVAR Member of Board of Directors

