

For Lease

717.697.2422



4505 N. FRONT STREET
HARRISBURG, PA 17110



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

For Lease

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▶ 2,200 SF Office



4505 N. Front Street
Harrisburg, PA 17110

Available Square Feet:

2,200 SF

Sale Price:

\$15.50/SF plus snow removal and janitorial

Description:

This listing is the rear office of a property located on Front Street. The property enjoys outstanding views of the Susquehanna River. Zoning permits a wide range of uses.

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BUILDING INFORMATION

Total building square feet	7,766 SF
Available square feet	2,200 SF
Construction	Masonry
Condition	Very good. Newly remodeled.
Year constructed/renovated	1975/2020
Ceiling height	8'+
Heating	Gas
Air conditioning	Electric heat pump
Electric	220 volt
Roof	Flat
Ceiling type	Drywall

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Wall finishes Drywall

Floor finishes Vinyl plank

Lighting LED

UTILITIES

Water United Water

Sewer Susquehanna Township Authority

Gas UGI

Electric PPL

LAND INFORMATION

Zoning COL – Commercial Office Limited

Total acres available 1.19 Acres

Lot dimensions Approx. 340'x154'

Tax map parcel number 62-006-021-000-0000

Deed reference 20170023949

Topography Flat

Frontage Approximately 154' along Front Street

Flood plain Rear of site

Parking 40+ spaces in rear

Restrictions Per zoning

Date available Immediately

Signage To be determined

GEOGRAPHICAL INFORMATION

Municipality Susquehanna Township

County Dauphin County

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Location Close to the state Capitol, near Route I-81

Distance to highway access 1.0 mile to Route I-81

Local amenities Close to state and federal government.
The front of the building has beautiful views of the Susquehanna.

TRAFFIC COUNT

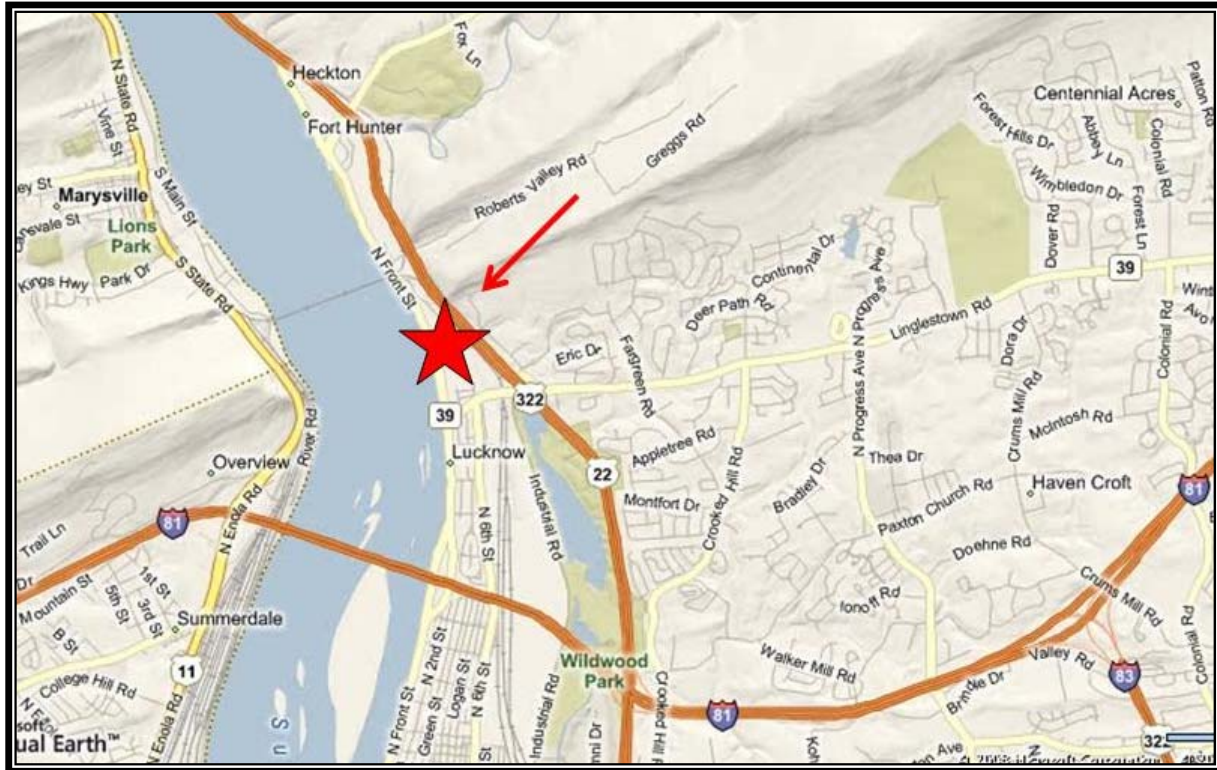
9,646 AADT Both DIR @ Front Street

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,218	27,961	108,632
Households	539	12,363	47,202
Avg. HH Income	\$85,142	\$83,284	\$77,651

Location Maps

4505 N. Front Street
Harrisburg, PA 17110



Pictures

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