



FOR SALE OR LEASE

1005 BRIARSDALE ROAD &
1012 PEIFFERS LANE
Harrisburg, PA 17109

10,000 SF RETAIL/FLEX BUILDING AVAILABLE FOR SALE OR LEASE



PROPERTY DESCRIPTION

Rare opportunity to own a 10,000 SF retail/flex building in Lower Paxton Township (just off Union Deposit Road). The property is currently subdivided into two 5,000 SF suites but the building is suitable for conversion to a retail/showroom space in the front and warehouse/shop space in the rear. The current owners have contributed approximately \$150,000 in capital improvements over the past six years. The capital improvements include all new HVAC, new roof, two new overhead doors, new T-8 lighting, paved parking lot and much more. The immediate area around this property has undergone a significant amount of redevelopment including two new hotels, a bank, a car wash and a new Sheetz.

PROPERTY DESCRIPTION

- **For Sale: \$749,000**
- 10,000 SF retail/flex building on an acre for sale
- Property is located just off Union Deposit Road and zoned commercial general which allows a variety of uses
- Property can be purchased fully leased with two current tenants or vacant
- Current owners have contributed approximately \$150,000 in capital improvements over the past six years
- The capital improvements include all new HVAC, new roof, replaced two overhead doors, new T-8 lighting, paved parking lot and much more
- This property is ideal for a variety of uses including physical therapy, bank, car wash, medical clinic, warehouse, fitness center, industrial equipment sales, church and many more
- Easy access to the Capital Beltway (I-81, I-83, I-283 and Route 322)
- Very functional flex building with 2,406 SF of office

For more information, please contact:

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PROPERTY DATA

ADDRESS:	1005 BRIARSDALE ROAD & 1012 PEIFFERS LANE HARRISBURG, PA 17109	DOCK DOOR/ OVERHEAD DOOR:	TWO OVERHEAD DOORS 8' X 8' AND 12' X 12'
COUNTY:	DAUPHIN	ROOF:	PITCHED RUBBER ROOF
MUNICIPALITY:	LOWER PAXTON	CEILING HEIGHT/TYPE:	10'- 20'6" ACOUSTICAL TILE/EXPOSED METAL/WOOD
TAX PARCEL NUMBER:	35-075-091-000-0000 35-075-047-000-0000	FLOOR TYPE:	CARPET, VINYL, RUBBER OVER CONCRETE SLAB
LOT SIZE:	1.01 ACRES ON TWO PARCELS	LAND TO BUILDING RATIO:	4.39 TO ONE
TOPOGRAPHY:	LEVEL	LIGHTING:	T8 FLUORESCENT
ZONING:	CG – COMMERCIAL GENERAL	WATER/SEWER:	PUBLIC/PUBLIC
ROAD FRONTAGE:	50' ON BRIARSDALE ROAD	HVAC/HEAT:	CENTRAL AIR/GAS HEAT
TOTAL BUILDING SF:	10,000 SF	PARKING:	35 SPACES
YEAR BUILT/ REFURBISHED:	1974/2017	RESTROOMS:	THREE
CONSTRUCTION:	CLEAR SPAN METAL BUILDING WITH MASONRY FAÇADE	SIGNAGE:	LED MONUMENT/BUILDING
BUILDING DIMENSIONS:	200' x 50' (L X W)	SALE PRICE:	\$749,000

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