2151 LINGLESTOWN RD, HARRISBURG

OFFICE CONDO
FOR SALE OR LEASE

PRICE REDUCED



CAMPBELL
Commercial Partners
717.737.6161

JESSICA GASPER
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OFFERING SUMMARY

AVAILABLE SPACE

Second floor office condominium available for Sale or Lease. Conveniently located on Rt 39/Linglestown Road, with easy access to I-81. Zoned BOR (Business/Office/Residential), this condo is perfect for any professional user.

Available SF	1,840+/-
Sale Price	$211,600
Lease Rate	$14.75/SF
Tenant Pays	IN-SUITE JANITORIAL & ELECTRIC
Condominium Fee	$440.49/MONTH
Taxes:	$4,825.78/YEAR (APPROX.)
Availability	IMMEDIATE

PROPERTY HIGHLIGHTS

- Great location with Linglestown Road Signage
- Ideal for Medical and Professional Office Users
- Upgraded windows

PROPERTY OVERVIEW

Municipality	SUSQUEHANNA TOWNSHIP
Number of Floors	3
Elevator	1
Restrooms	1 SINGLE-USE WITHIN CONDOMINIUM; MEN'S & WOMEN'S RESTROOMS IN-COMMON ON FLOOR
Parking	IN COMMON
Signage	PYLON SIGN AT LINGLESTOWN ROAD & DIRECTORY SIGNAGE IN 1ST FLOOR LOBBY
Construction	BRICK AND MASONRY
HVAC	ELECTRIC
Internet Provider	VERIZON
Flooring	CARPET, VINYL AND LAMINATE
Lighting	FLUORESCENT & TRACK LIGHTING
Ceiling Type	2X4 ACOUSTIC TILES
Roof	PITCHED SHINGLE
Year Built	1989

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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SALE OR LEASE

FLOOR PLAN

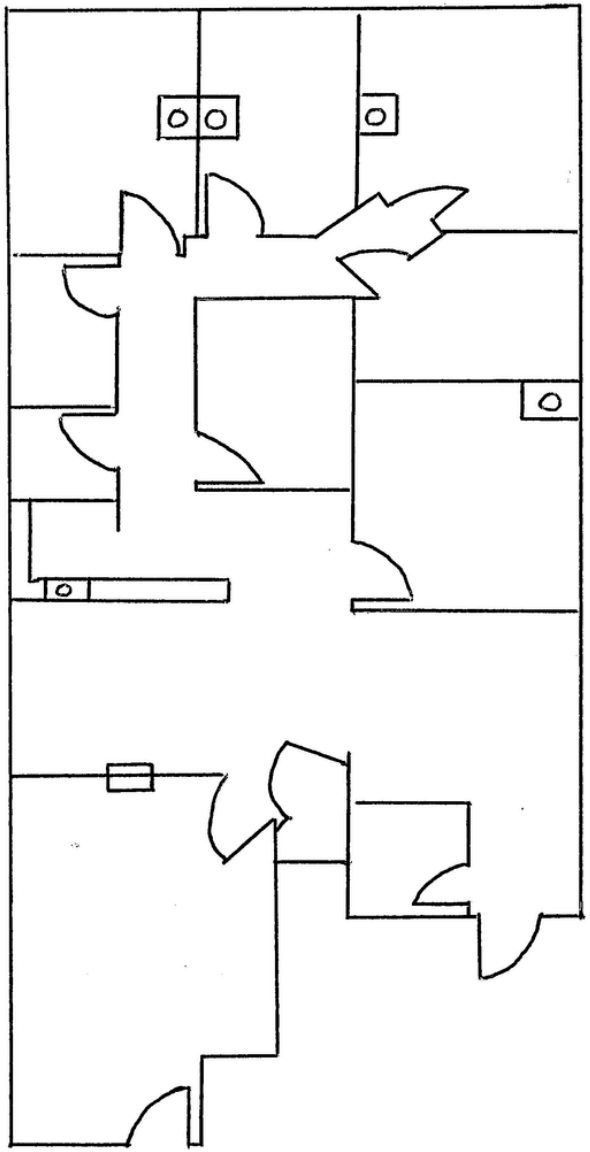




CLICK FOR A VIRTUAL TOUR







PLAN IS APPROXIMATE

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VICINITY MAP



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