322 S FRONT ST, WORMLEYSBURG

8,000± SF
RENOVATION OPPORTUNITY

PRICE REDUCED



CAMPBELL
Commercial Partners

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

ART CAMPBELL
717.737.6161
art@acampbell.net

322 S. FRONT ST, WORMLEYSBURG

SALE

OFFERING SUMMARY

Located on Front Street in Wormleysburg, this property offers excellent visibility and convenient access to Downtown Harrisburg, City Island, and the surrounding West Shore area. Previously operated as a mixed-use building with first-floor retail and residential apartments, the property is currently occupied by 2 tenants, providing existing income while offering significant redevelopment potential. Plans have been completed to add additional units. Its combination of current cash flow, redevelopment potential, and prime location makes it well suited for investors seeking to renovate and reposition the asset for long-term growth.

Building SF	8,000±
Lot Size	0.32± ACRES
Sale Price	~~$665,000~~ **$640,000**





EXISTING TENANTS

Unit C: Residential
Unit D: Salon & Day Spa

All leases month-to-month

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PROPERTY INFORMATION

TOTAL ESTIMATED TAXES: $11,441.15

TAXES						
COUNTY:	$	485,000.00	X	0.002875	=	$ 1,394.38
MUNICIPAL:	$	485,000.00	X	0.00547	=	$ 2,652.95
SCHOOL:	$	485,000.00	X	0.015245	=	$ 7,393.83
TOTAL:						$ 11,441.15
INDICATED MARKET VALUE:	$	485,000.00	X	1.56	=	$ 756,600.00



PROPERTY OVERVIEW

Built/Renovated	1890/2001
Municipality	WORMLEYSBURG BOROUGH
County	CUMBERLAND
Zoning	WATERFRONT
Construction	MASONRY
Number of Floors	THREE
Roof	REPAIRS IN 2025
HVAC	FORCED AIR & HEAT PUMP SPLIT UNITS ON 2ND FLOOR INSTALLED 2023
Parking Spaces	18-20 LINED
Water/Sewer	PUBLIC
Water Heating	ELECTRIC/NATURAL GAS

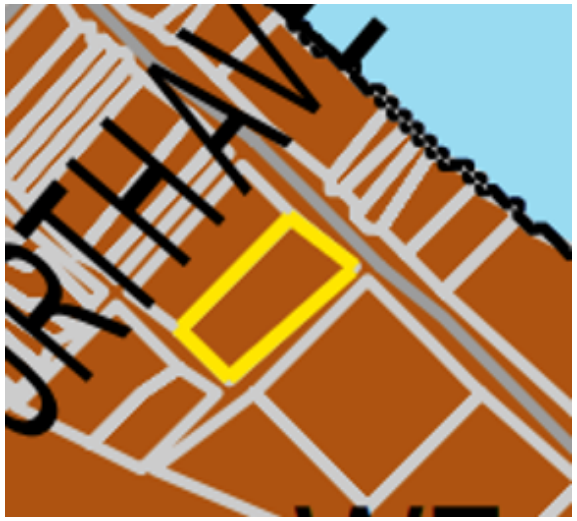
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ZONING

ZONED WATERFRONT



Permitted Uses:

- Multifamily dwelling
- Commercial recreation
- Business services
- Financial services
- Laundry/dry-cleaning services
- Office, professional and medical
- Parking lot
- Restaurants/retail
- Veterinary office
- Light industrial
- Emergency Services
- Clinic, medical/urgent care
- Place of worship
- School
- Day care

This list is not exhaustive of all allowed uses.

Find a full list here.

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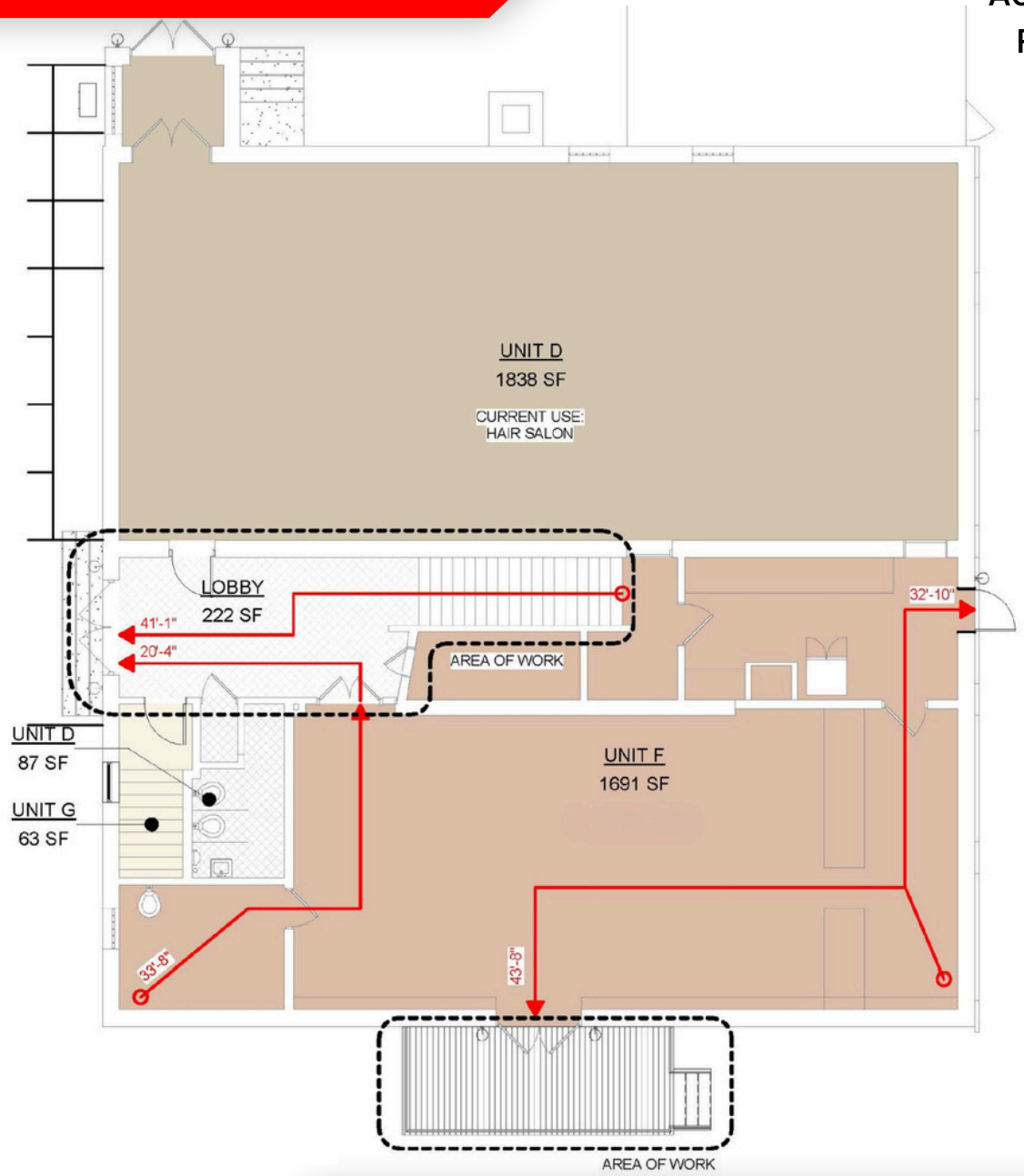
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FIRST FLOOR

Actual & Proposed Plans
Plans are approximate



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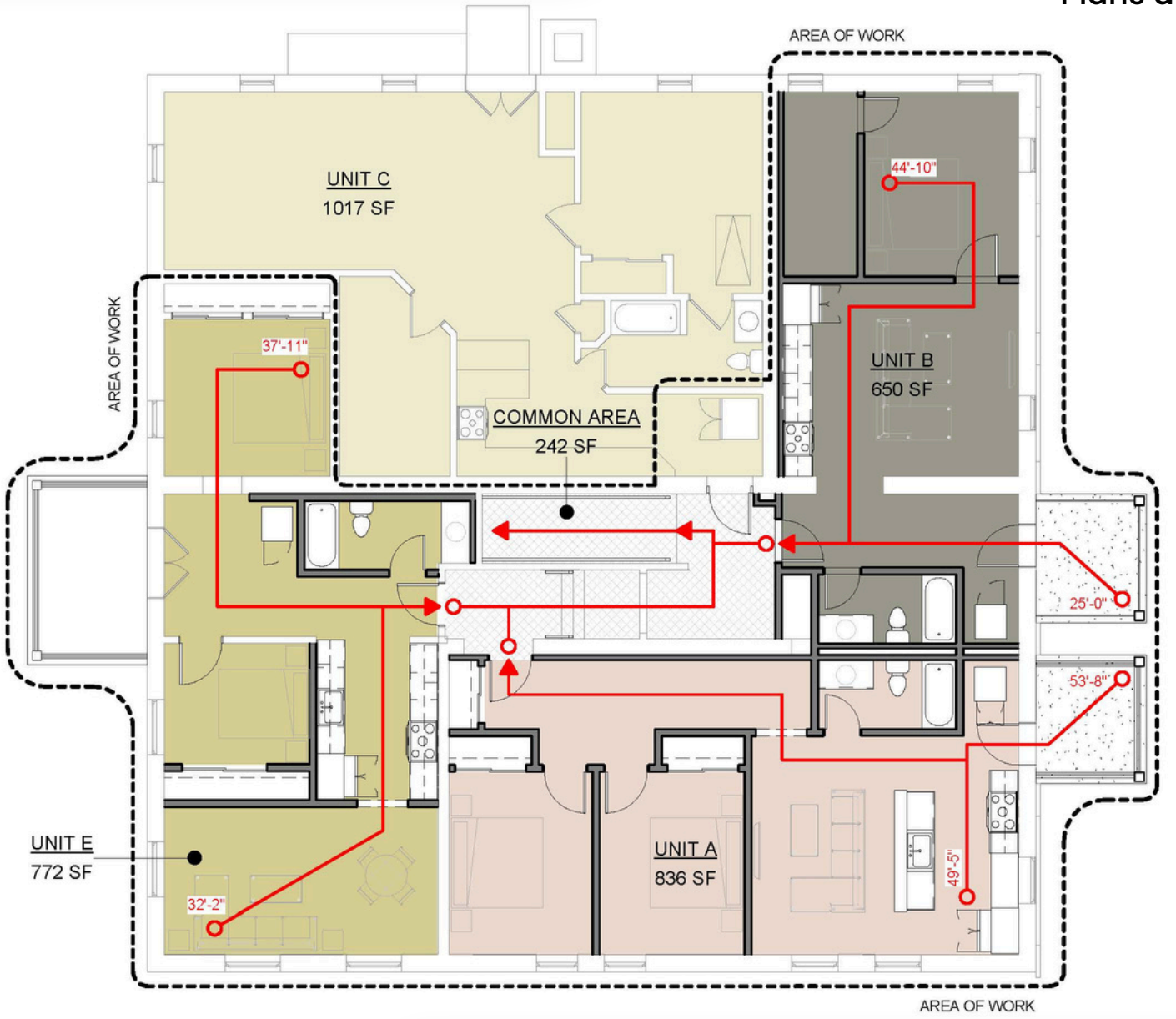
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SECOND FLOOR

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VICINITY MAP



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