

# Commercial Land For Sale

Loopnet #: 14549449 File #: TP, CH 1893-A



## Location Description

**Address:** 449 Eisenhower Blvd. **1.3 Acres**  
 TecPort Business Park  
 Harrisburg, PA 17111

**Cross Street:** Eisenhower Blvd, & Paxton St.

**County:** Dauphin

**Municipality:** Swatara Township

**Tax Parcel #:** Portion of 63-27-14

**Directions:** Property located at intersection of Paxton St. & Eisenhower Blvd., I-83 & I-283.

**Access:** Paxton Street & Eisenhower Blvd.

## Site Description

**Lot Size:** 1.30 Acre(s)

**Perimeter:** Irregular - See Picture

**Frontage:** I-83 & I-283

**Zoning:** Manufacturing Limited

**Topography:** Flat

**R.E. Taxes:** To Be Determined

**Traffic Count:** 102,000 CPD - I-83, 67,000 CPD- I-283, 6,000 CPD - Paxton St.

Utility	Provider	Location	Size/Capacity
<b>Electricity:</b>	PP&L	On Site	
<b>Gas:</b>	UGI	On Site	N/A
<b>Sewer:</b>	Public	On Site	N/A
<b>Water:</b>	Public	On Site	N/A
<b>Rail:</b>			N/A
<b>Fiber:</b>			

## Comments

**Special Features:** 1.3 & 1.7 Acre parcels available for sale. **Sale price reflects \$575,000 per acre.**

**Showing Instructions:** See Listers: Tom Posavec or Chuck Heller

**Listing Comments:** Subject to subdivision. Join Belco Credit Union, Faulkner Automotive & the many other businesses located in Harrisburg's premier commerce park - TecPort Business Center.

## Sale Information

**Price:** \$747,500.00

**Cap Rate:**

**Possession:** At Settlement

**Financing:** Cash/Conventional



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