

# Office Building For Sale

123 Forster St.  
Harrisburg, PA 17101

LoopNet #: 15236378  
Property #: 2065  
Listing Broker's: RB, TP



## Building Description

Building SF:	11,690
Construction Status / Type:	Existing / Brick
Year Built / Year Refurbished:	1930
Building Class:	"B+"
# of Floor(s) / # of Unit(s):	3
Roof Type / Age:	Shingle
Floor Type:	Carpet/Hardwood
Lighting:	Fluorescent
Heat:	City Steam
Air Conditioning:	Central
Ceiling Height (Min / Max):	/ 10'
Ceiling Type:	Acoustical Tile
Handicapped Accessible:	Yes
Security:	Yes
Restroom(s):	6
Signage:	Yes
# of Parking Spaces:	12

## Listing Broker

**Roy Brenner**  
717.731.1990  
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**Thomas Posavec, SIOR**  
717.731.1990  
tposavec@landmarkcr.com

## Location/Site Description

Municipality:	Harrisburg City
County:	Dauphin
Zoning:	SPD-Special Planned Development
Tax Parcel:	04-023-003
Topography:	Level
Cross Street:	Front Street
Frontage:	Forster Street
Lot Size/ Dimensions (LxW):	0.22 Acre(s) / 83 Ft. x 100 Ft. (LxW)

## Utilities Description

Gas / Water / Sewer:	N/A / Public / Public
Supplier / Power:	PPL / 200 Amps
Phone / Cable / BroadBand:	

## Sale Description

Price	Comments
\$895,000.00	Downtown Office Building - Sale

## Comments

**Listing:** Rare opportunity to own charm and character with this quality brick office property. Large private offices with wonderful views of the Susquehanna River. Building has elevator and ADA accessible ramp.

Taxes: \$23,549

**Property:** Historic and prominent office property available for sale. Three story structure with approximately 4,500 sq. ft. on 1st Floor and 4,500 sq. ft. on 2nd Floor. The 3rd Floor consists of a very upscale gorgeous apartment with deck overlooking River and City views. The current sale would be structured in a way to include a five year lease-back with options on the luxury apartment. Floors 1 and 2 would be vacant at time of settlement or if interested there is a current Tenant in a portion of the building that could possibly remain.

**Parking:** In Common



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