



Commercial ~ Residential ~ Land

4701 Devonshire Rd. Harrisburg, PA 17109

****CONFIDENTIAL OFFERING****



Information:

Multi-Tenanted Medical/Office Building For Sale (5250 S.F.)

Owner/User will lease back or vacate per buyers request.

Tenants:

Family Internal Medicine (Owner/User)	2,500 S.F.	\$4150/Mo.
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Laser Spa - (Owner/User) incl. in 2,500 S.F.

Save More Tax Service – 800 S.F.(Owner/User) incl.
in 2,500 S.F.

A Plus Homecare System	1000 S.F.	\$1200/Mo.
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Suite 103 (vacant)	1000 S.F.	
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Suite 105 (vacant)	750 S.F.	
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Totals	5250 S.F.	\$5,350/Mo.
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Gross Annual Income at present.		\$64,200.00
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Annual Expenses – Elec. - \$7,200 – Water/Sewer - \$1,100 – Taxes - \$10,000

Total Annual Expenses -- \$18,300.00 -----	Net Annual Income –	\$45,900.00
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Sale Price -- \$975,000.00 -----Cap Rate 4.7 at present ----6.9 Fully Leased.

Dauphin County, PA Parcel Viewer





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