



CHARMING RIVERFRONT OFFICE BUILDING *with* PARKING

FOR SALE

101 PINE STREET, HARRISBURG, PA

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101 PINE STREET  
HARRISBURG, PA 17101



CHARMING RIVERFRONT OFFICE BUILDING *with* PARKING



PROPERTY SUMMARY

Located in the heart of Harrisburg’s Downtown core, 101 Pine Street offers a rare opportunity to acquire a distinctive three-story office property totaling approximately 7,898 SF. Positioned on a prominent, highly accessible corner just steps from government offices, restaurants, professional services, and the Susquehanna Riverfront, this circa-1900 building blends historic character with functional, flexible office space.

Ideal for professional offices, law firms, non-profits, creative users, or owner-occupants, the layout supports single or multi-tenant configurations. With convenient access to I-83, I-81, Route 322, and the Harrisburg Transportation Center, the property offers excellent regional connectivity in a downtown market experiencing continued growth and revitalization.

PROPERTY HIGHLIGHTS

- Approximately 7,898 SF office building
- Ample on-site parking
- Three-story historic structure
- Ideal for owner-users, investors, or adaptive reuse opportunities

LOCATION HIGHLIGHTS

- Walkable to restaurants, retail and government offices
- Convenient access to major highways and regional transportation
- Located at the corner of Forester St & N 3rd St allowing for high visibility
- Across from beautiful Riverfront park & the Susquehanna River

OFFERING SUMMARY

Building Size	7,989 SF
Sale Price	\$595,000
Price per SF	\$75.36
Property Taxes	\$25,883
Zoning	Riverfront
Municipality	City of Harrisburg
County	Dauphin County

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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### PROPERTY DETAILS

Number of Buildings	1
Building Size	7,898
Lot Size	0.19 Ac
Building Class	B
Tenancy	Single or multi-tenanted
Number of Floors	3 + basement
Restrooms	6
Parking	10 spaces
Year Built   Renovated	circa 1900

### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle
Power	Single Phase   200 Amp
HVAC	Gas Heat   Central AC
Sprinklers	No
Security	No
Signage	On Building

### MARKET DETAILS

Cross Streets	Pine St & Front St
Traffic Count at Intersection	11,841 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront

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ADDITIONAL IMAGES



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PROPERTY



SUSQUEHANNA  
RIVER



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AREA



**101**  
PINE ST  
HARRISBURG  
7,898 SF

PA STATE  
CAPITOL COMPLEX

DOWNTOWN  
HARRISBURG

HERSHEY

PAXTANG

SHIPOKE



SUSQUEHANNA RIVER

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REAL ESTATE SERVICES

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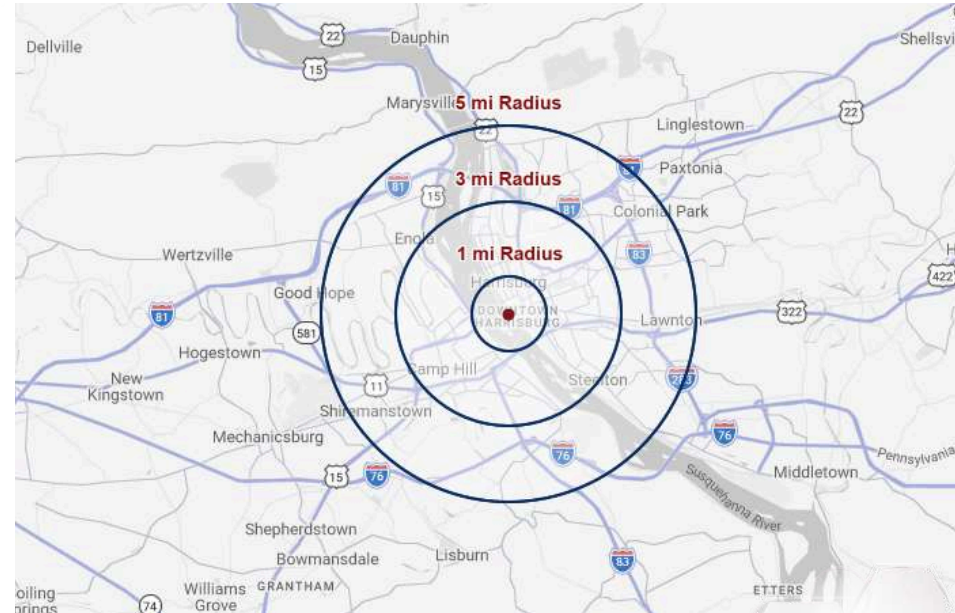
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DEMOGRAPHICS & LOCATION OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,677	106,158	205,641
Households	7,713	44,744	85,446
Average Household Income	\$74,029	\$87,019	\$98,750
Businesses	1,434	5,180	9,525
Employees	32,920	79,564	138,171

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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