



RESTAURANT OPPORTUNITY

606 N 2ND ST. & 607 CEDAR ST., HARRISBURG, PA 17101



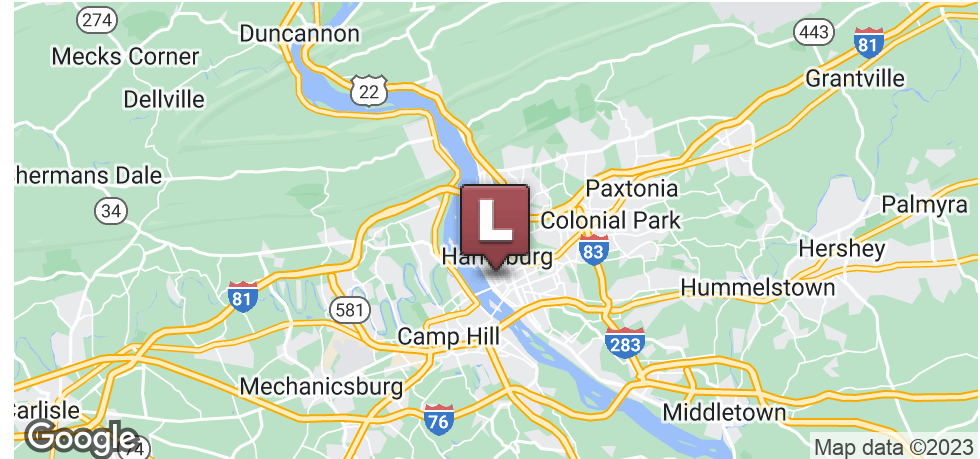
BO MANGAM, ASSOCIATE BROKER
Director - Sales & Leasing
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TCN
WORLDWIDE
REAL ESTATE SERVICES



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OFFERING SUMMARY

Sale Price: Restaurant Bldg	\$1,200,000
Sale Price: Adjacent Parking Lot	\$35,000
Lot Size: Restaurant	0.08 Acre
Lot Size: Adjacent Parking Lot	0.02 Acre
RE Taxes:	\$17,405
Building Size:	6,860 SF
Zoning:	CCL-Community Commercial Limited
Township:	City of Harrisburg
County:	Dauphin

PROPERTY OVERVIEW

Landmark Commercial Realty, Inc. is pleased to present one of the most successful landmark restaurants in Harrisburg, PA for sale.

The sale includes the real estate, liquor license, furnishings, decor, equipment and business.

It is a confidential offering; therefore a Confidentiality Agreement (CA) is required to maintain confidentiality throughout the entire marketing and selling process. Tax Returns and Equipment List shall be available for review, also after signing CA.

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Property Address:	606 N 2nd St. & 607 Cedar St., Harrisburg, PA 17101
Property Type:	Restaurant
APN:	04-025-012 & 04-025-011
Lot Size:	0.08 AC
Lot #2:	0.02 AC
Building Size:	6,860 SF
Zoning:	CCL-Community Commercial Limited
Year Built:	1871
Renovation:	Throughout 1980-2019
HVAC:	Electric Heat / Pump & Central Air
Parking:	16 spaces, 13 spaces @ St. Michael's (after 6 pm), potential neighboring parking
Rest Rooms:	6 (2 on each floor)
Elevators:	1



SALE HIGHLIGHTS

- * 6,860 sq. ft., 3 level restaurant
- * Seating capacity is 260-300 +/- seats
- * 2nd and 3rd floors are ideal as restaurant space or private events
- * Lot size 25' X 144' plus 2nd lot at 19' X 62'
- * Electrical capacity - 300 AMP

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PROPERTY OVERVIEW

This well recognized establishment has been providing fine and unforgettable dining and an entertaining experience in a historical setting for many years in Harrisburg, PA. It is a part of Harrisburg's Capitol Restaurant Row, which is the center of downtown. During the day, it's a sea of employees walking on breaks, enjoying lunch; at night, the atmosphere transforms into a hip scene with bars, restaurants, nightlife and art galleries, offering a wide assortment of places to choose from for every taste and personality.

A LITTLE HISTORY.....

Originally, the Firehouse building was built in 1871, as the location for the Harrisburg Hope Fire Company Station #2, which continued to serve the community until 1980. Hope Station is the oldest standing firehouse in the city of Harrisburg and is the second oldest in Pennsylvania.

In the beginning of the 1980's the property was renovated into a Firehouse Restaurant. The Owners maintained most of its original architecture and restored its original splendor. Along with the exterior brickwork, the windows, window mullions, and doors were retained during the restoration representing features of the Italianate Revival style.



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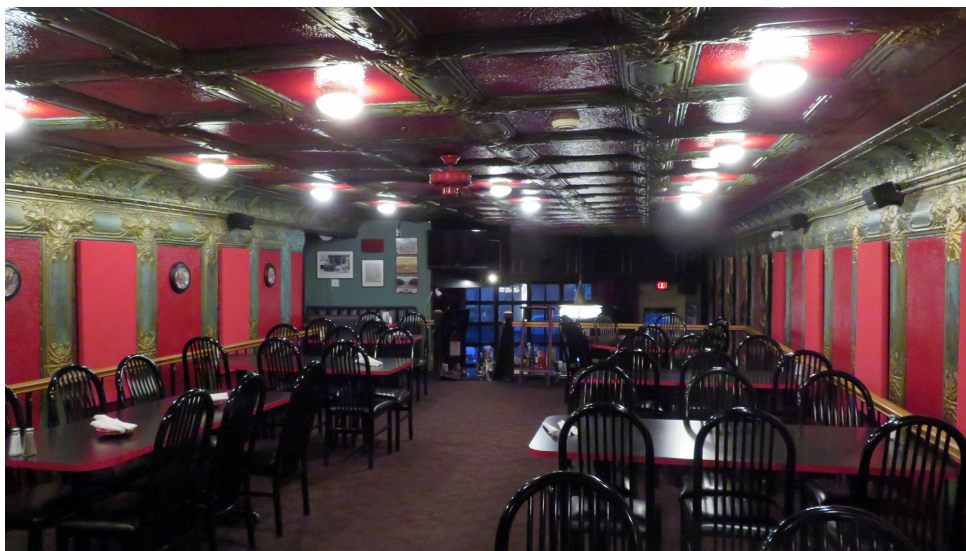


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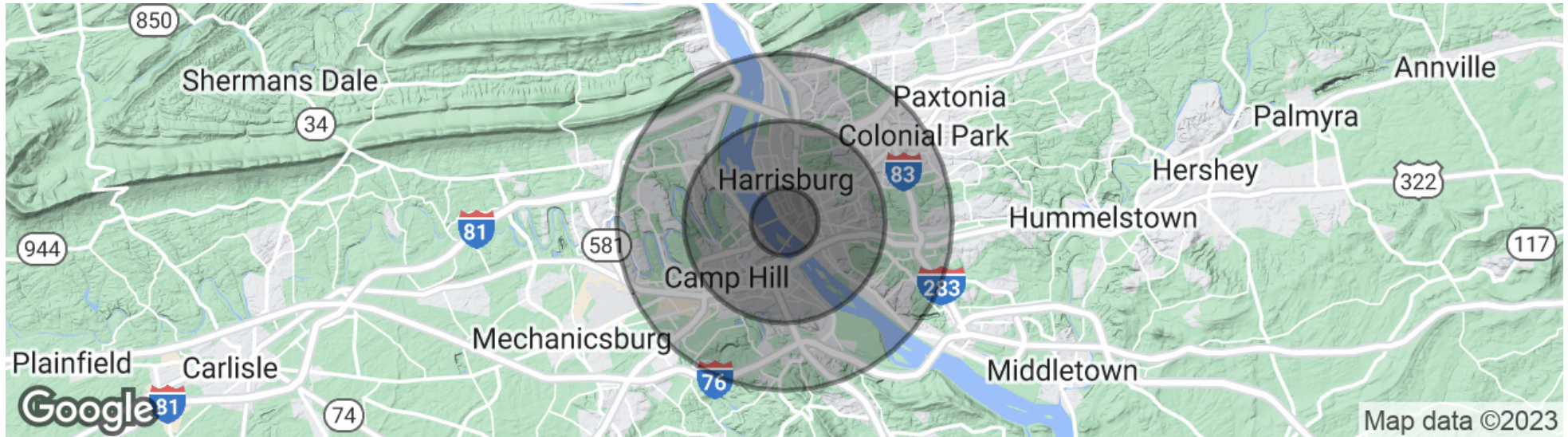


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,672	101,259	195,571
Median age	39.9	35.8	37.6
Median age (Male)	38.2	33.2	35.5
Median age (Female)	42.5	37.5	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,097	43,824	81,466
# of persons per HH	1.8	2.3	2.4
Average HH income	\$40,921	\$51,028	\$59,269
Average house value	\$121,472	\$137,457	\$158,282

* Demographic data derived from 2020 ACS - US Census

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