

OFFERING PRICE
\$559,000

HISTORIC CUMBLER MANSION

HISTORIC ESTATE | COMMERCIAL REDEVELOPMENT OPPORTUNITY

26 2nd St, Highspire, PA 17034
Highspire Borough | Dauphin County



3,900
SF MANSION



2.93
ACRES OF LAND



COMMERCIAL
ZONING



9 MINUTES
TO HIA AIRPORT

EXCLUSIVELY LISTED BY:

MARISA BENJAMIN

717.615.1665

marisa@truecommercial.com



717.850.TRUE (8783)

www.TRUECommercial.com

1018 North Christian Street
Lancaster, PA 17602

A RARE CENTRAL PENNSYLVANIA OPPORTUNITY



Historic Cumbler Mansion presents a unique opportunity to acquire nearly three acres of commercially zoned land improved by one of Highspire's most recognizable historic residences.

Combining architectural character, exceptional visibility, and future redevelopment potential, the property is well suited for investors, owner-users, hospitality concepts, office conversion, event venues, or mixed-use redevelopment.



PROPERTY SUMMARY

Sale Price	\$559,000
Total Building Size	3,900 SF
Land/ Lot	2.93 Acres
Zoning	Commercial
Parking	15+
Year Built/ Renovated	1900/2023
Date Available	Upon Settlement
Annual Taxes	\$8,809 - 2025
Roof Age	2024
Heating 1st, 2nd Floors	Forced Air- Nat Gas, Radiant & 1 pipe Steam
Heating 3rd Floor	Forced Air, Natural Gas
Water & Sewage	Public
Cooling	HVAC~3 Zone Central A/C Electric

PROPERTY HIGHLIGHTS

- 3,900 SF Historic Mansion
- Ample Parking
- 3rd Floor Income-Generating Apartment
- 5+ Car Garage
- Minutes to Harrisburg Intl. Airport
- Immediate Access to I-76
- Public Water & Sewer
- Development Potential
- 1,728 SF Unfinished Basement

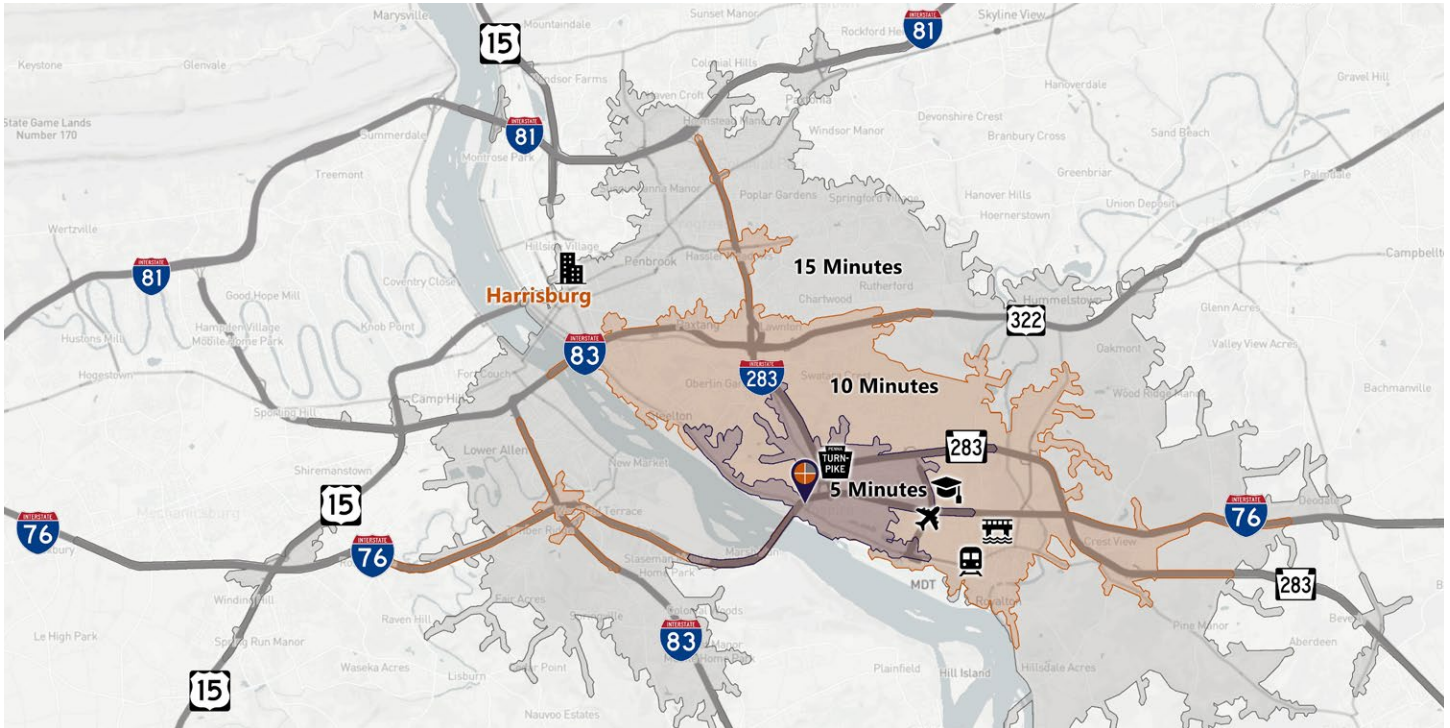
TRAFFIC COUNTS

2nd St	9,423 VPD
Eisenhower Blvd	11,357 VPD
Interstate 76	34,736 VPD

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LOCATION ADVANTAGE



**Penn State
Harrisburg**
9 minutes



**Downtown
Harrisburg**
13 minutes



**Harrisburg
Airport**
9 minutes



Middletown
11 minutes



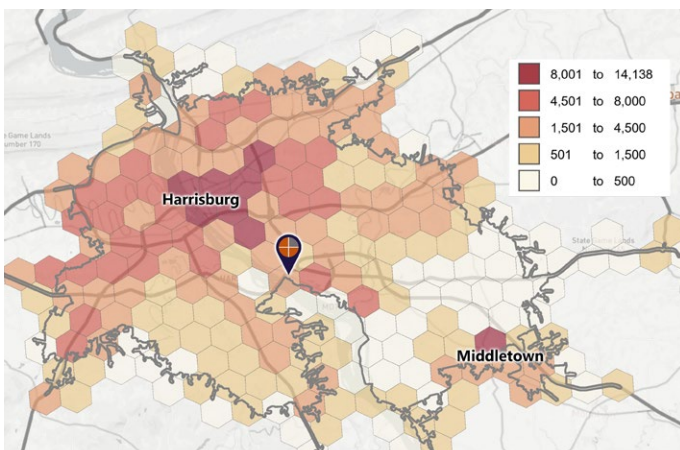
**Penna. Turnpike
Rt 283**
4 minutes



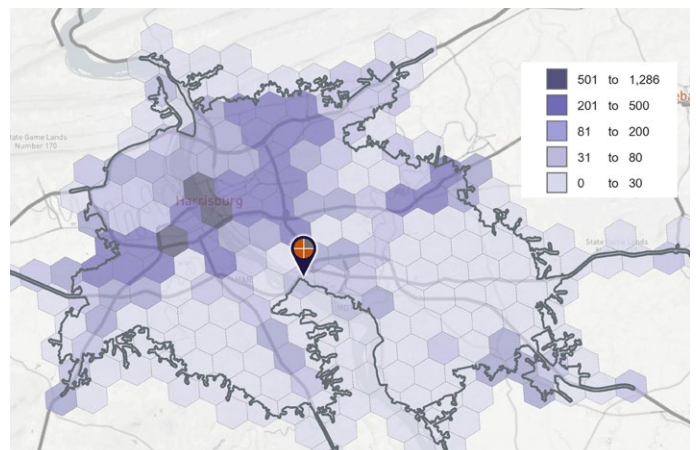
**Middletown
Train Station**
10 minutes

Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	11,569	56,475	184,064
Population Density (Per Sq. Mile)	2,132.5	1,983.3	1,861.7
Total Daytime Population	9,079	58,732	211,967
Total Households	4,972	22,249	76,199
Per Capita Income	\$41,972	\$35,855	\$39,982
Average Household Income	\$99,286	\$90,302	\$95,974
Average Disposable Income	\$75,336	\$69,035	\$73,531
Aggregate Disposable Income	\$374 M	\$1.5 B	\$5.6 B
Total Businesses (NAICS)	274	2,017	7,410
Employed Civilian Pop 16+	6,280	26,716	94,376
Annual Budget Expenditures	\$427 M	\$1.7 B	\$6.3 B
Retail Goods	\$136 M	\$554 M	\$1.98 B

POPULATION HEAT MAP



TOTAL BUSINESSES HEAT MAP



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DEVELOPMENT AND ZONING



The Historic Cumbler Mansion is situated on approximately 2.93 acres of commercially zoned land, offering exceptional opportunity for adaptive reuse, owner occupancy, investment, or future redevelopment.

Its combination of historic architecture, generous site size, ample parking, and outstanding highway access makes the property suitable for a wide variety of commercial applications, subject to municipal approvals.



ZONED COMMERCIAL

Highspire Borough
Dauphin County, PA

All uses are subject to Borough approval and buyer verification

POTENTIAL USES

- Professional Offices
- Medical & Dental Offices
- Boutique Hotel or Bed & Breakfast
- Event Venue
- Restaurant or Café
- Retail & Specialty Shops
- Mixed-Use Development
- Business Services
- Educational or Training Facility
- Day Care / Child Services
- Wellness or Therapy Center
- Financial Services
- Civic or Institutional Uses

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HISTORIC CHARACTER

MODERN POTENTIAL

Originally built in 1900, Historic Cumbler Mansion is a remarkable example of Colonial Revival architecture, offering craftsmanship and architectural details rarely found today. Thoughtfully maintained and updated, the property blends timeless character with modern comfort, creating a unique opportunity for investors, professionals, or homeowners seeking a truly distinctive estate.

ORIGINAL ARCHITECTURAL FEATURES

- Leaded & stained-glass windows
- Original oak pocket doors
- Built-in oak bookcases
- Elegant crown molding
- Hardwood flooring throughout
- Spacious wraparound porches
- Library with custom built-ins
- Original wine cellar
- Grand Colonial Revival design

RECENT IMPROVEMENTS

- New roof (2024) - Limited lifetime warranty
- Main chimney rebuilt (2023)
- New gas oven/range (2023)
- New dishwasher (2023)
- Natural gas conversion for third-floor furnace
- Updated primary bathroom
- Solid cherry cabinetry
- Corian counter tops
- Newly installed gas fireplace
- Multiple mature trees professionally removed

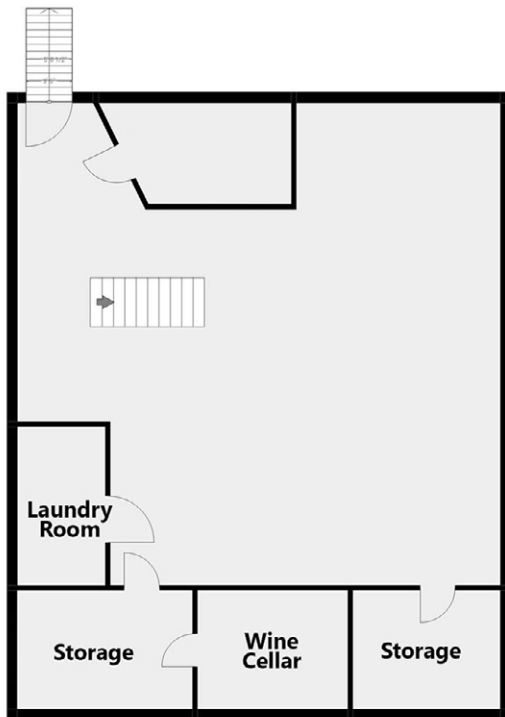


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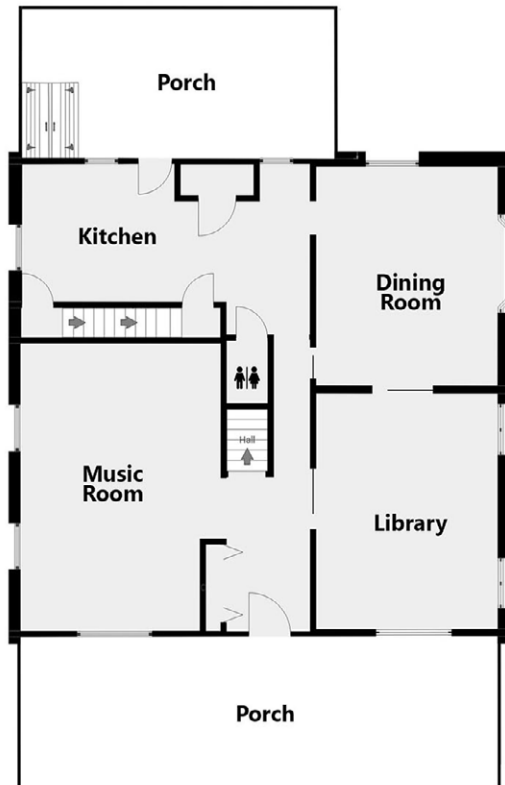
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FLOORPLANS

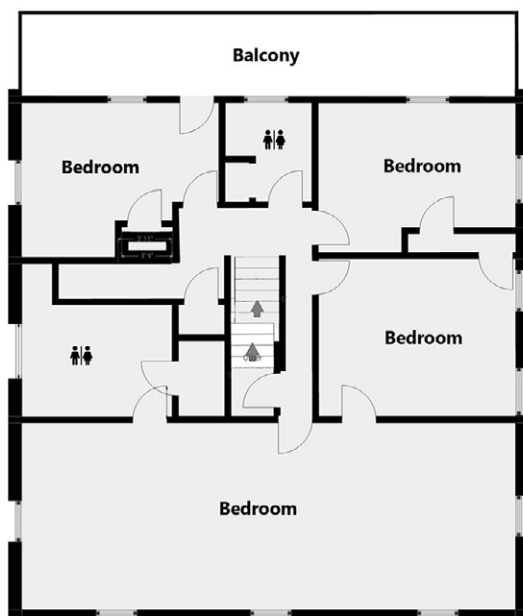
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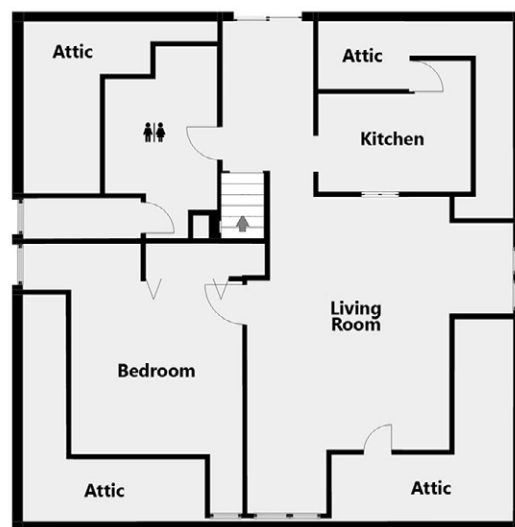
Basement



First Floor



Second Floor



Third Floor

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ESTATE HIGHLIGHTS



Income Apartment

Third-floor apartment with private entrance and separate utility meters. An excellent opportunity to generate supplemental rental income.

5+ Car Garage

Historic bank barn foundation converted into a spacious 5+ car garage with separate electric service and wood stove.

Wine Cellar

Original basement wine cellar adds historic charm and character.

Library

Custom oak bookcases, built-in television, and a newly installed gas fireplace.

Colonial Revival Architecture

A stately four-square Colonial Revival residence featuring elegant proportions and beautifully preserved historic craftsmanship.

Ample Parking

Extensive paved parking for residents, guests, or commercial use.

Development Terrace

One-third-acre graded terrace ready for future expansion, accessory structures, or additional parking, subject to municipal approvals.

Mahogany Porch

Covered rear mahogany porch and balcony overlooking the property.

Flexible Outbuildings

Three detached storage buildings provide additional space for equipment, workshops, storage, or future adaptive use.

Landmark Estate

One of Highspire's most recognizable historic properties, combining architectural character with commercial opportunity.

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