FOR SALE

PROFESSIONAL OFFICE SPACE

301 Oxford Valley Road, Suite 1604, Yardley, Bucks County, PA

4,640± SF



PRESENTED BY:

PENN'S GRANT REALTY Corporation

COMMERCIAL INDUSTRIAL INVESTMENT

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PROPERTY HIGHLIGHTS

- **The condominiums can be acquired as a portfolio or individually, allowing buyers to size the investment to their needs**
- **In-place leases at Units 1605A and 1605B provide immediate income**
- **Proximity to Route 1, I-295, and I-95 provides convenient access to the Philadelphia, Bucks County, and Central New Jersey markets**
- **Common area professionally managed**
- **Current lease information available upon request**

PROPERTY SPECIFICATION

TOTAL PROPERTY SIZE: . . . . . 4,640± SF (3 Units)

Suite 1604 A/B: . . . . . 2,000± SF (Owner Occupied/Vacant)

HVAC: . . . . . Electric Heat Pumps

Condo Fees Per Year: $3,078 (2026)

Taxes: $11,561 (2026)

Tax Parcels: 20-033-2391604-00A, 20-033-2391604-00B

Suite 1605 A: . . . . . 1,320± SF (Leased)

HVAC: . . . . . Electric Heat Pumps

Condo Fees Per Year: $2,034 (2026)

Taxes: $5,779 (2026)

Tax Parcels: 20-033-2391605-00A

Suite 1605 B: . . . . . 1,320± SF (Leased)

HVAC: . . . . . Electric Heat Pumps

Condo Fees Per Year: $2,034 (2026)

Taxes: $5,779 (2026)

Tax Parcels: 20-033-2391605-00B

SHARED COMPLEX PARKING: . . . . . On-site

WATER: . . . . . Public

SEWER: . . . . . Public

ZONING: C3-Commercial

MUNICIPALITY: . . . . . Lower Makefield Township

SALE PRICE: $825,000

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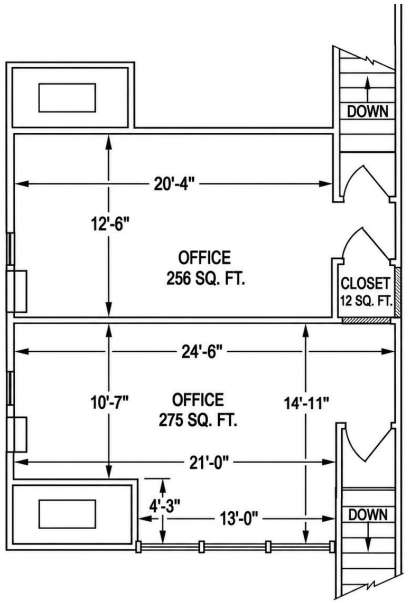



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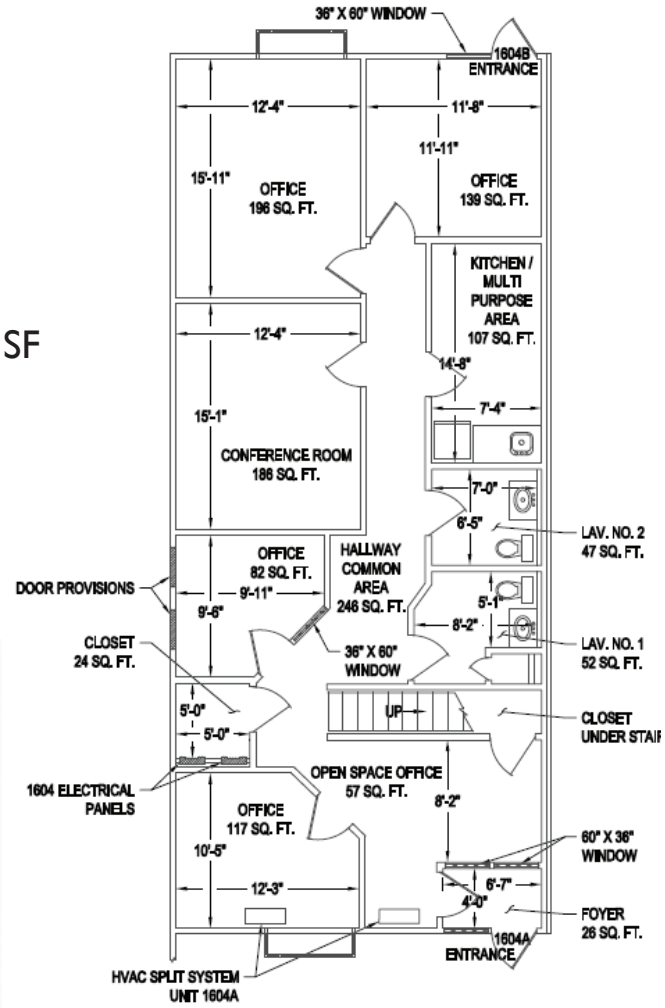
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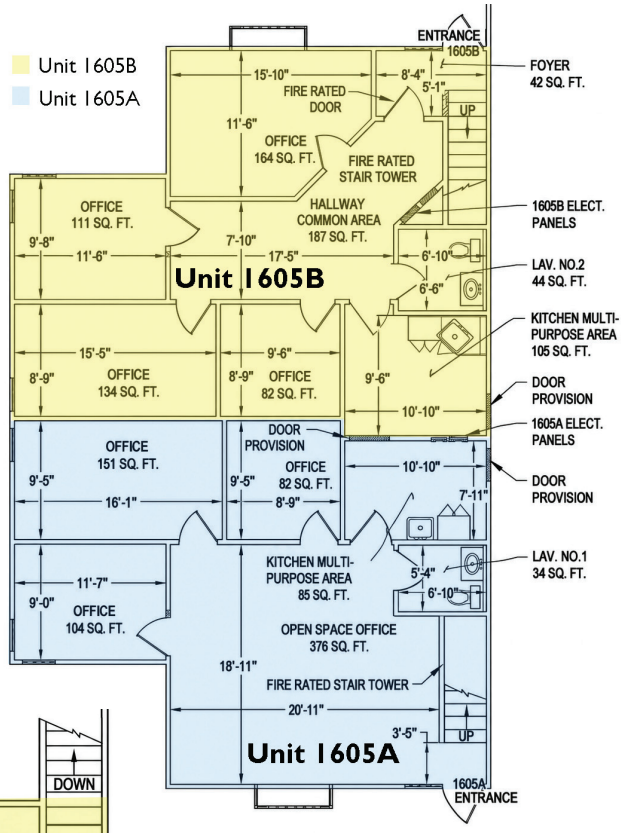
Unit 1604 A/B - 2,000± SF



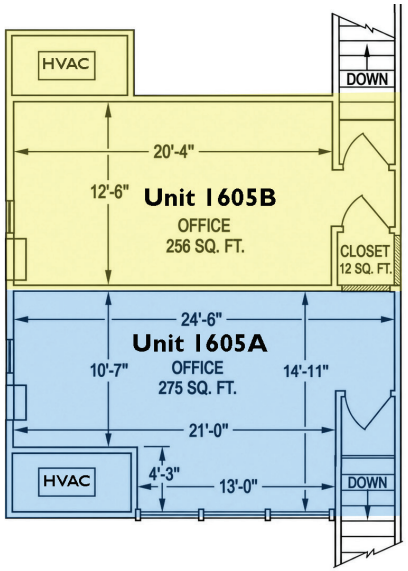
Unit 1604 A/B - Second Floor



Unit 1604 A/B - First Floor



Unit 1605 A & B - First Floor



Unit 1605 A & B - Second Floor

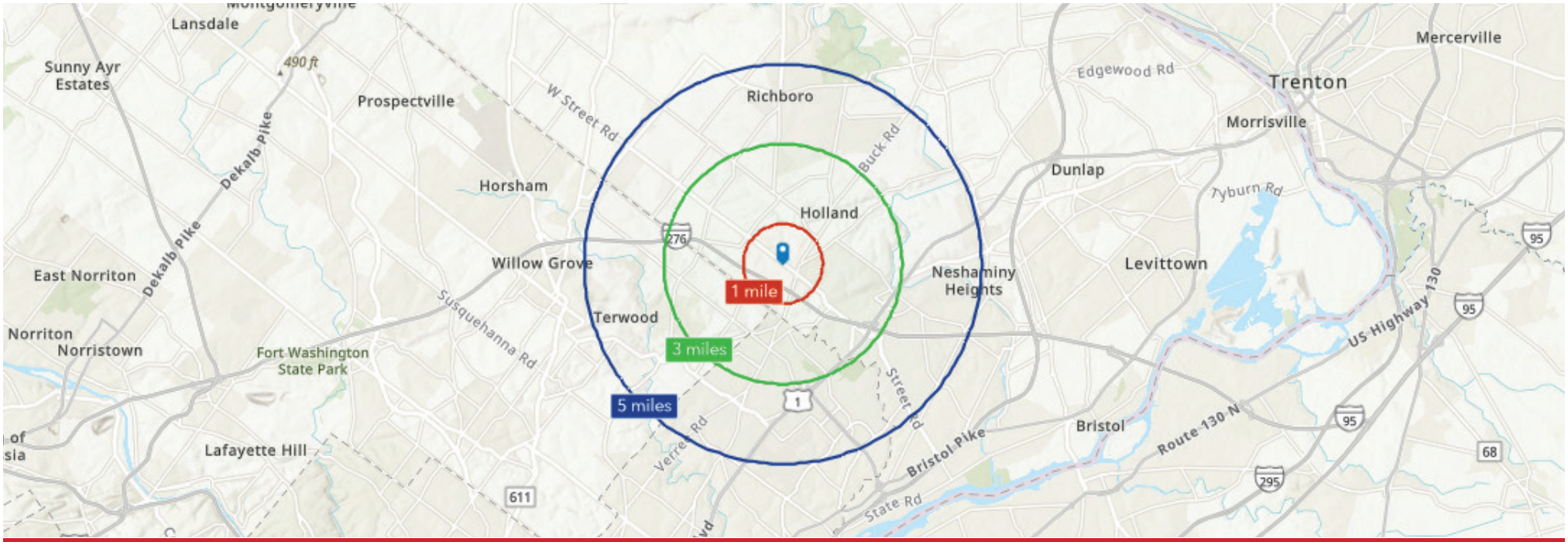
Unit 1605 A - 1,320± SF

Unit 1605 B - 1,320± SF

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POPULATION	1 Mile	3 Mile	5 Mile
Total Population	10,017	60,484	198,419
Median Age	51	46	43
Daytime Residents Population	4,647	28,668	96,869
Daytime Workers Population	3,454	38,478	92,869

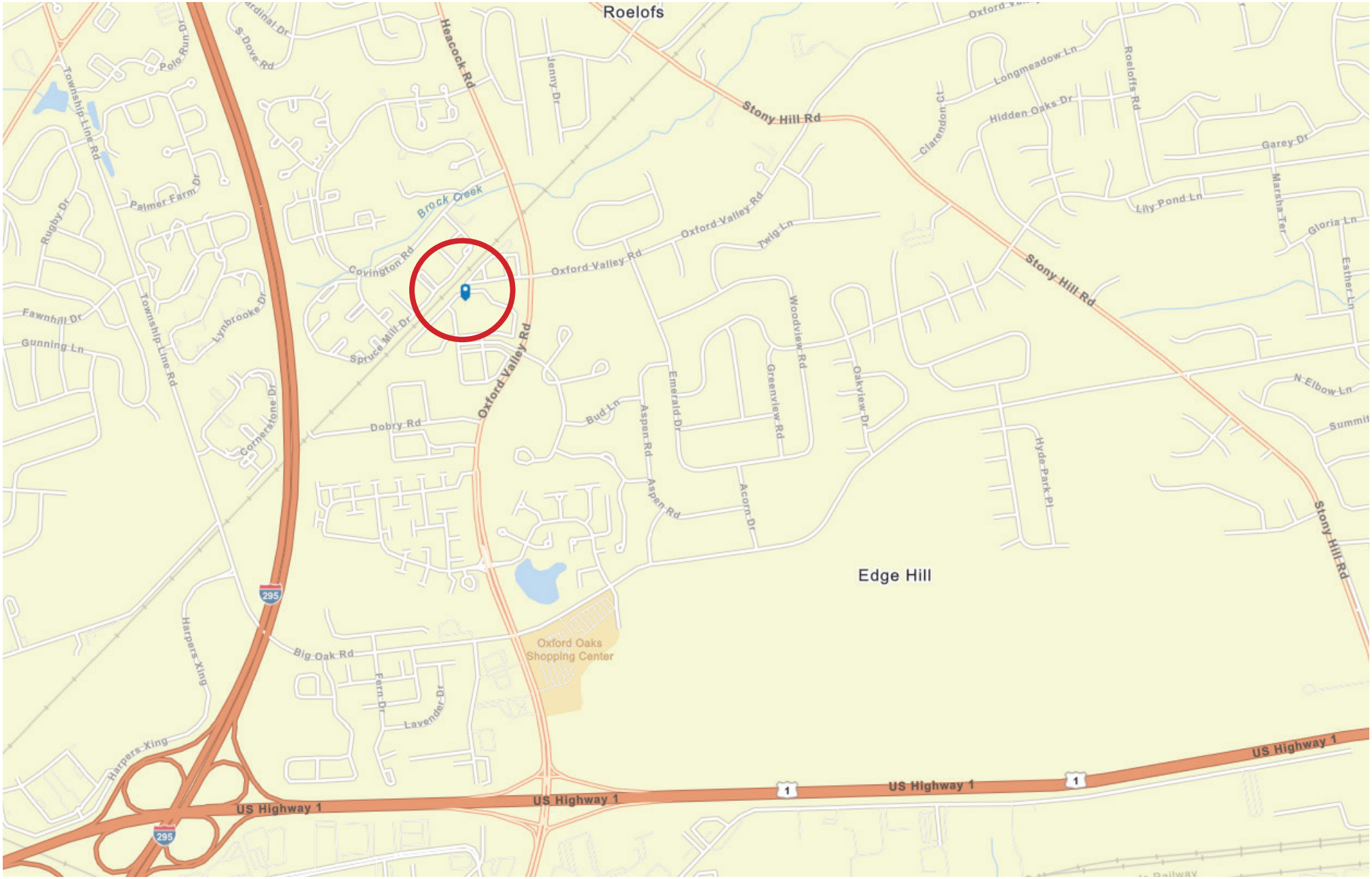
HOUSEHOLDS & INCOME	1 Mile	3 Mile	5 Mile
Total Households	4,348	23,594	76,672
# of Persons per HH	2.26	2.51	2.52
Average HH Income	$189,305	$181,063	$153,348
Average Home Value	$578,748	$565,488	$511,311

Source: Site to Do Business

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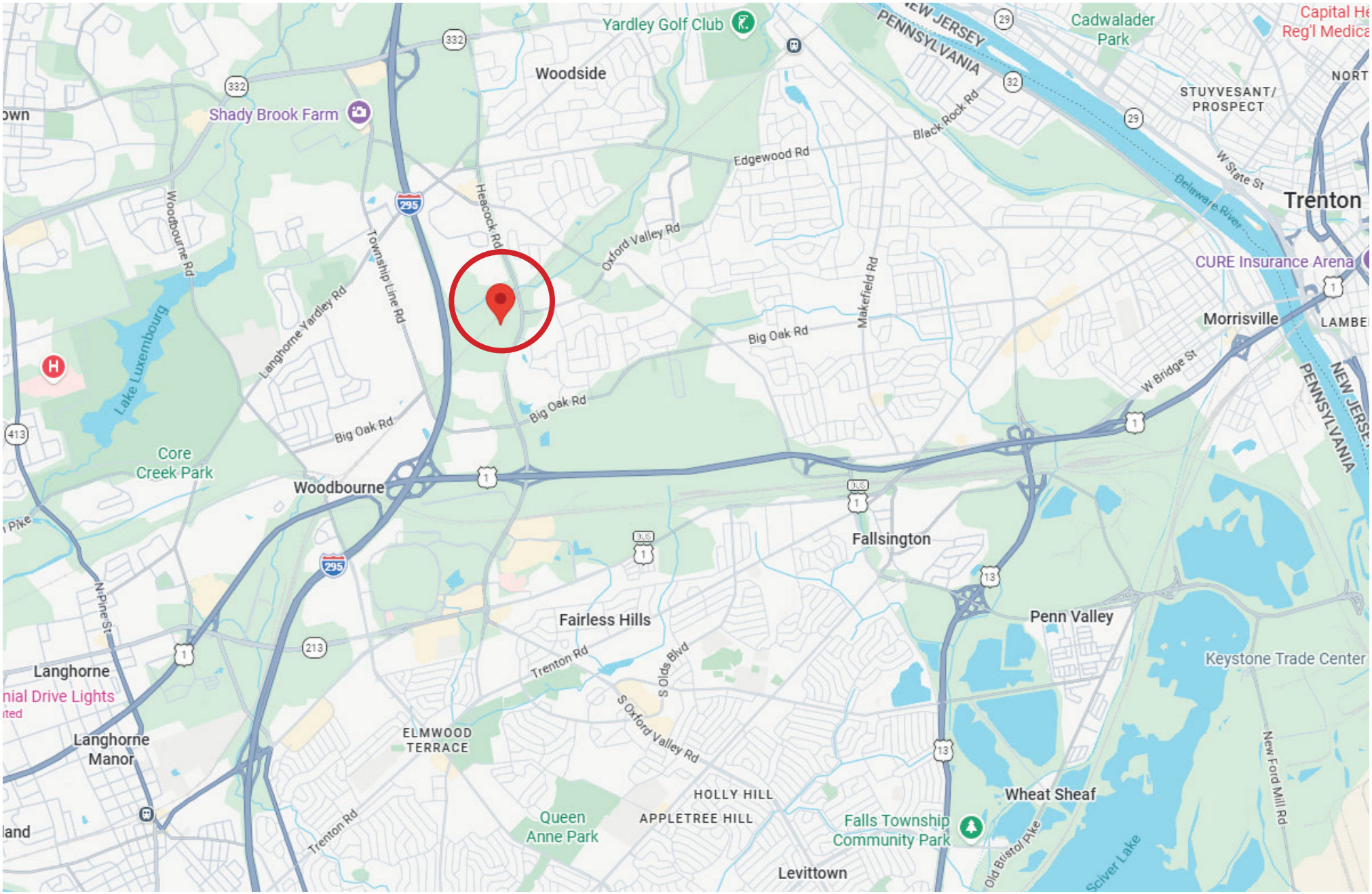
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