

FOR SALE

“Lantern Hill” PAD SITE

Broad Street, Doylestown Borough, Bucks County, PA

Approved 18,000 Building



PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
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Penn's Grant Realty Corporation • 2005 S Easton Rd, STE 306, Doylestown, PA

PROPERTY HIGHLIGHTS

- **Fully Approved Pad Site - Approved for 18,000 SF, three-story office building. Other Potential Uses with additional approvals, Apartments/Condos/Retail Mix**
- **Easily Accessed Location**
- **Bucks County offers a business-friendly and favorable tax environment with a large number of white collar workers**
- **High visibility location, ideally situated near retail, restaurants, office complexes, and residential neighborhood**
- **Penn Medicine - Doylestown Hospital Moments Away**
- **Exceptional regional access to Route 611 and Route 202, offering connectivity and a convenient commute for Bucks and Montgomery County residents**

PROPERTY SPECIFICATIONS

Complex: Lantern Hill Office Park
Pad Location: Corner of Broad Street and Veterans Lane
Water: Public
Sewer: Public
Municipality: Doylestown Borough
Zoning: TND-I Traditional Neighborhood District I
Tax Parcel: 08-017-004-00A
Total Tax Assessment: \$22,320
Total Annual Tax (2025): \$4,176
Pad Purchase Price: \$798,000



Broad Street/Veterans Lane, Doylestown, Bucks County, PA



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