FOR SALE

1,436± SF OFFICE CONDOMINIUM

PENN'S GRANT REALTY Corporation

252 West Swamp Road, Suites 56 Doylestown, Bucks County, PA

 INDUSTRIAL INVESTMENT

PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA ◆ 215-489-3800 x4 ◆ gary@pgrealty.com ◆ www.pgrealty.com

252 W. SWAMP ROAD, SUITE 56, DOYLESTOWN, PA

PROPERTY HIGHLIGHTS

Corporation

- Office Condominium In Bailiwick Office Park
- Excellent Window Lines, Creating a Bright Atmosphere
- Located at Route 611 Bypass and Route 313 in Doylestown
- Easy Access to Both Bucks and Montgomery Counties
- 15 Minutes to Route 309
- 2 Minutes to Route 202 Bypass

PROPERTY SPECIFICATIONS

Total Size:	I,436± SF (2 levels)
Water:	Public
Sewer:	Public
Electric:	PECO
HVAC:	Heat Pump (replaced in 2017)
Municipality:	Doylestown Township
Zoning:	Ц
Tax Parcels:	09-004-082-056
Total Tax Assessment:	\$23,050
Annual Tax (2018)	\$3,698
Condominium Fee:	\$260 per month
Sale Price:	\$197,500



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PLI	RAPH	

Daily Traffic Counts:			18,426	
	1 miles	3 miles	5 miles	
Avg. Household Income:	\$101,833	\$122,620	\$130,300	
Population:	5,464	32,792	75,338	
	Avg. Household Income: Population:	I miles Avg. Household Income: \$101,833	Avg. Household Income: \$101,833 \$122,620	

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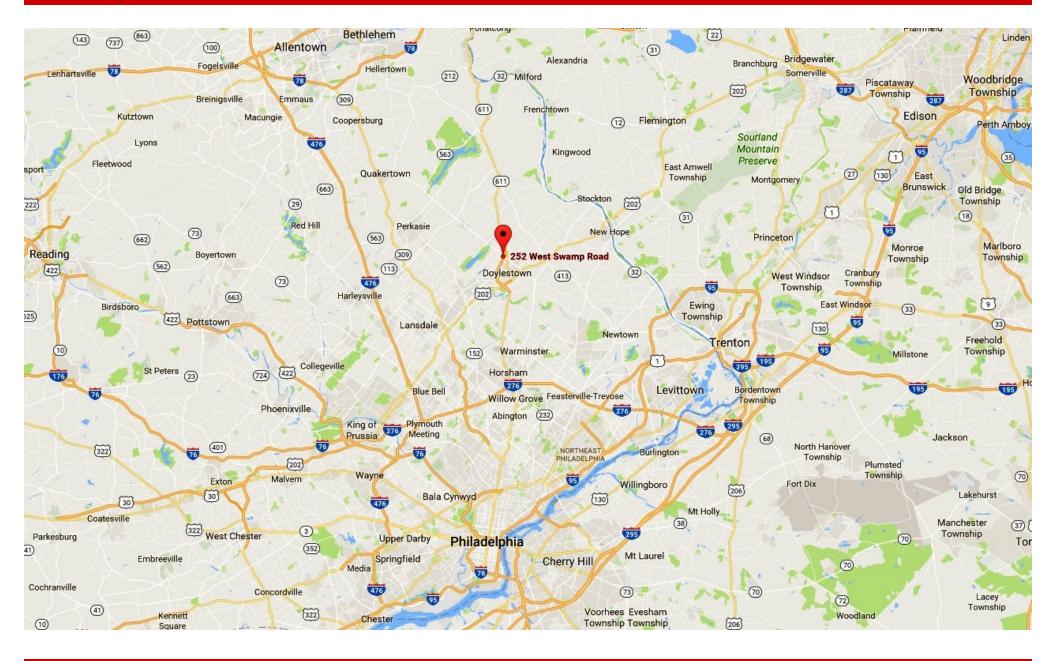






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