

FOR SALE

PROFESSIONAL OFFICE BUILDING

PENN'S GRANT REALTY
Corporation

**950 Pennsylvania Boulevard
Feasterville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Building Size: 6,227± SF
Currently subdivided to 4,145± SF and 2,082± SF suites
(see attached floor plan)

Lot Size: 1.2356 Acres

Parking: 32 Spaces

Year Built: 1977

HVAC: Three (3) 5 ton electric heat pumps

Water/Sewer: Public

Roof: TPO Membrane system—Three (3) years old
(Thermoplastice Polyolefin—TPO)

Parcel Number: 21-003-177

Zoning: PI

Municipality: Lower Southampton Township

Tax Parcel: 21-003-177

Total Taxable Assessment (2016): \$32,280

Annual Tax (2016): \$17,419

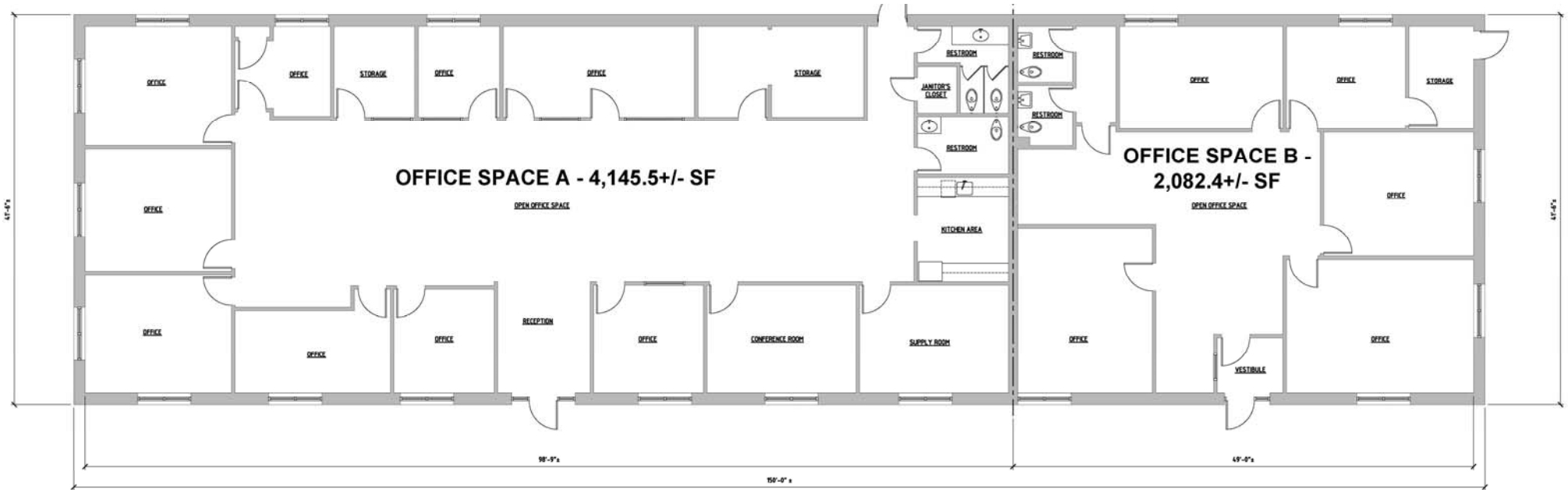
Sale Price: \$850,000



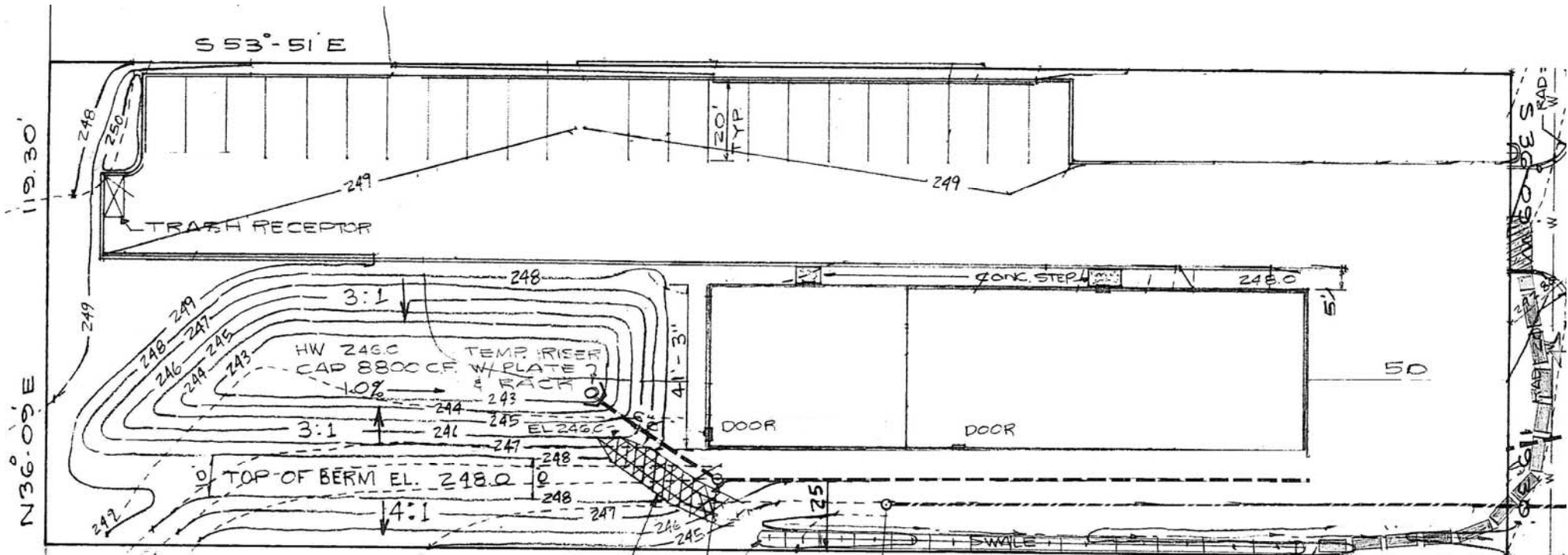
PROPERTY FEATURES

- Minutes to PA Turnpike 276
- Located Just Off Street Road
- Daily Traffic Counts
- Street Rd: 31,000±
- Average Household Income within 5 Miles (2016): \$89,613
- Population within 5 Miles (2016): 235,724





FLOOR PLAN



SITE PLAN

