

**FOR LEASE**

# Doylestown Borough Office Space

PENN'S  GRANT REALTY  
Corporation

**2 East Court Street  
Doylestown Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Building Total Size: ..... 4,110 ± SF - on three floors

First Floor - 1,842 ± SF

Second Floor - 1,512 ± SF

Third Floor - 756 ± SF

Location: ..... Downtown Doylestown Borough

Parking: ..... 6+ on-site

HVAC: ..... Oil hot water with central air

Water: ..... Public

Sewer: ..... Public

Utilities/Gas: ..... PECO

Municipality: ..... Doylestown Borough

Zoning: ..... CC - Central Commercial

Tax Parcel: ..... 08-008-292

Real Estate Taxes (2017): ..... \$8,193

Real Estate Assessment: ..... \$51,200

Lease Price: ..... First Floor \$22 PSF MG

Second & Third Floors \$20 PSF MG

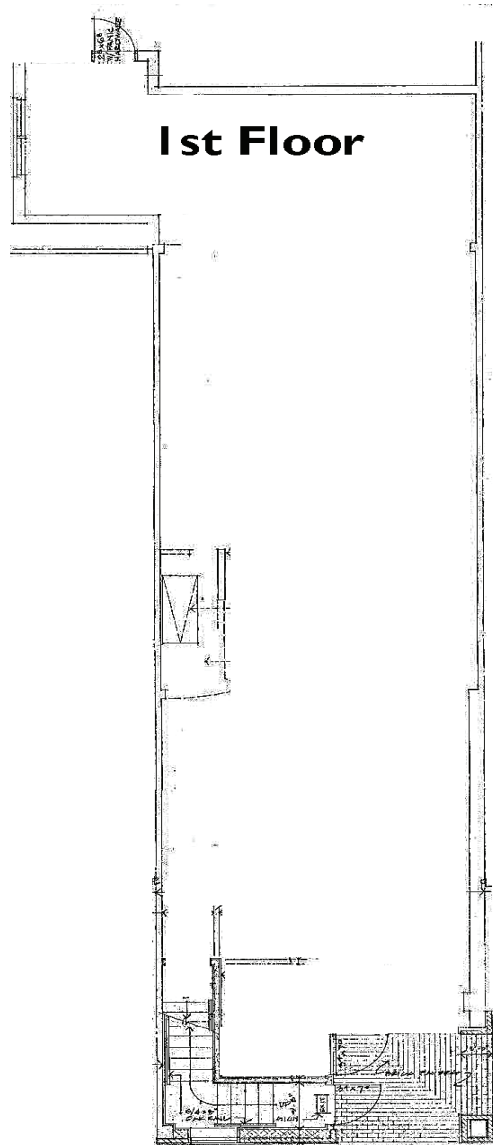
Sale Price: ..... \$1,175,000



View From 2 E. Court Street

**PROPERTY HIGHLIGHTS**

- **In The Heart of Doylestown**
  - **High Traffic Location**
- **Located At Signalized Intersection**  
**Corner of Main Street & E. Court Street**
- **Walking Distance to Bucks County Court House,**  
**Shopping, Restaurants, and Museums**



Front Entrance  
2 E. Court St.

