

FOR SALE PROFESSIONAL OFFICE

3900 Mechanicsville Road, Suite 713, Doylestown, PA

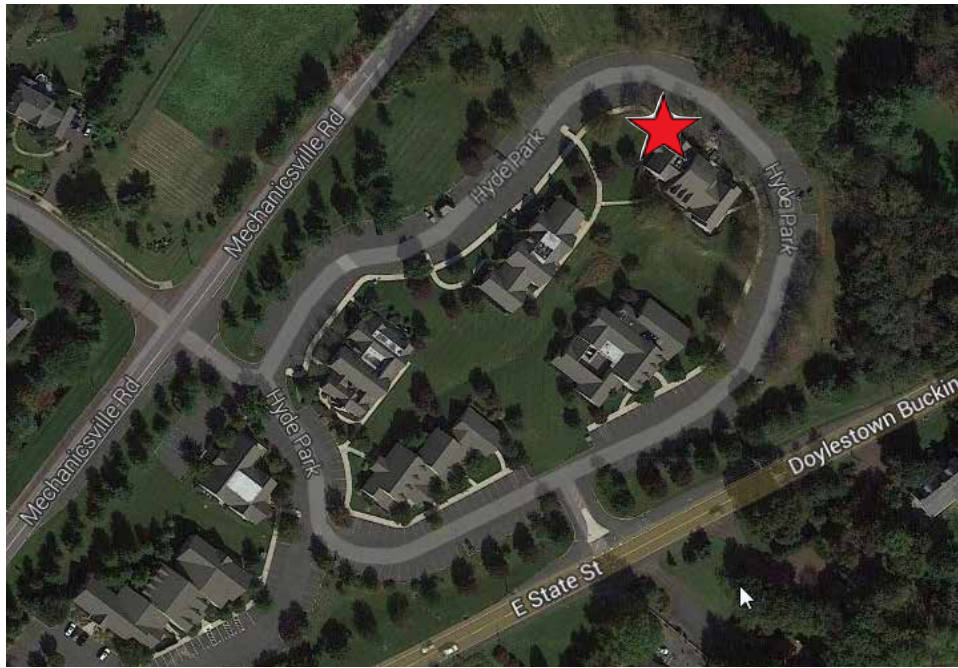
PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

1,452± SF



PRESENTED BY: MATTHEW EISENSCHMID

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PROPERTY SPECIFICATION

OFFICE SUITE 713

SIZE: 1,452± SF (first floor)
 CONDO LOCATION: Building 7
 SUITE LAYOUT: Three (3) Large Offices, Open Work Area, Kitchenette, One (1) ADA Bathroom, Storage Room, Conference Room
 LIGHTING: LED
 HVAC: Electric Heat Pump (rooftop) 2022
 PARKING: On site
 UTILITIES: PECO Energy provides service to the property
 WATER: Public
 SEWER: Public
 ZONING: NVO - Neighborhood Office Village
 MUNICIPALITY: Buckingham Township
 TAX PARCEL: 06-010-005-713
 PROPERTY TAXES (2026): \$4,451.02
 ANNUAL TAX ASSESSMENT: \$25,100
 CONDOMINIUM FEES: \$423.50/month
 SALE PRICE: \$275,000

PROPERTY HIGHLIGHTS

- **Easily Accessible Hyde Park Office Complex**
- **Single Story Condominium**
- **Turn-Key with Furniture Included**
- **Private Covered Entry**
- **Combination of Open Work Area & Private Offices**
- **Excellent Window Lines**
- **Easy Access to Bucks and Montgomery Counties**
- **1 Minutes to Route 202 Bypass**
- **5 Minutes to Route 611 (Doylestown Bypass)**
- **Close to Doylestown Borough's Restaurants & Retail Services**

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