

FOR SALE

“The Offices at North Point”

PENN'S  GRANT REALTY
Corporation

**350 N. Main Street
Chalfont Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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Turnkey Owner-User or Investment Opportunity Featuring In-Place Tenant Income, High-Visibility Signage, and Extensive Capital Improvements



High-Image, Pride of Ownership Office Offering

350 N. Main Street showcases quality construction with a stucco façade, new Hardie siding, updated landscaping, new windows, and recently renovated interiors featuring high-end modern finishes—complemented by upgraded monument signage



Significant Recent Capital Improvements

Benefiting from extensive recent capital improvements and ongoing proactive maintenance, 350 N. Main Street is in superior condition with no deferred capital expenditures, offering investors a true turnkey asset



In-Place Income

The in-place leases, consisting of professional services and medical tenants, provide an annual income of \$147,326.



Owner-User Opportunity

An owner-user can take immediate occupancy of 1,245 SF on the first floor, benefiting from medical co-tenancy that creates an ideal environment for medical, dental, or other health-care-related practices



Leasing Momentum

All three tenants have maintained occupancy for over five years and each has renewed their leases within the past two years.



Highly Accessible Location

Positioned minutes from Routes 611 and 309, 350 N. Main Street offers regional connectivity to the retail, dining, and residential communities of Doylestown, Chalfont, and New Britain, serving as a convenient location for residents and businesses across Bucks and Montgomery Counties

INVESTMENT SUMMARY

Offices At North Point

Property Location

8,526± SF

Building Size

1,245± SF

Owner-User Space Immediate Available

Three (3)

Tenants In Place

\$147,236

In-Place Rental Income

Commercial

Zoning

50+ parking spots

Parking

Available Upon Request

Offering Price

PROPERTY SPECIFICATIONS

Building Size: 8,526± SF
 Levels: Two (2) Story
 Lot Size: 1.142 Acres
 Year Built: 2008
 Renovated: 2022-2024
 Construction: Frame
 Elevator: One (1)
 Roof: Asphalt Shingle - New (2024)
 Parking: 50 spaces
 Water: Public
 Sewer: Public
 Utilities: PECO
 HVAC: Gas heat with central air conditioning
 Municipality: Chalfont Borough
 Zoning:..... VOC - Village Office Commercial
 Tax Parcel: 07-004-004-002
 Annual Tax 2025: \$19,002
 Tax Assessment: \$100,800
 SALE PRICE: Available Upon Request



THE OFFERING

Penn's Grant Realty Corporation, as exclusive advisor, is pleased to present the opportunity to acquire The Offices at North Point, an 8,526 SF multi-tenant professional office building located at 350 N. Main Street, Chalfont, PA. This well-maintained colonial-style asset situated in Chalfont Borough offers a compelling opportunity for both investors pursuing reliable income and occupiers seeking a professional, high-quality workspace. Currently leased to three tenants—comprising medical and professional service providers—with 1,245 SF of space available for immediate occupancy, the building features on-site parking and is ideally positioned near recently developed residential neighborhoods that support a strong and growing market.

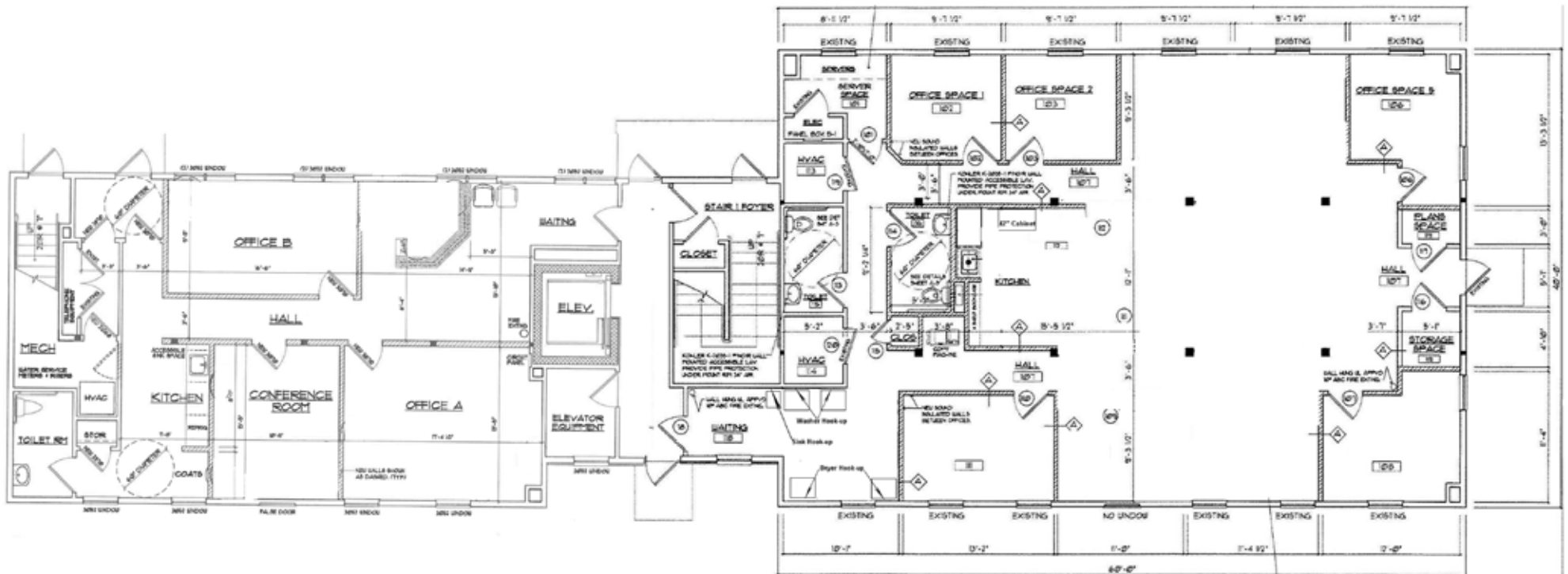
Significant recent capital investments by current ownership—including new roofing, upgraded HVAC systems, enhanced landscaping, and other improvements—ensure the property is in excellent condition, allowing new owners to benefit from a turnkey asset with no near-term capital expenditure requirements or deferred maintenance. This high-quality office asset offers a rare combination of stability, quality, and location in a thriving community.

RECENT CAPITAL IMPROVEMENTS

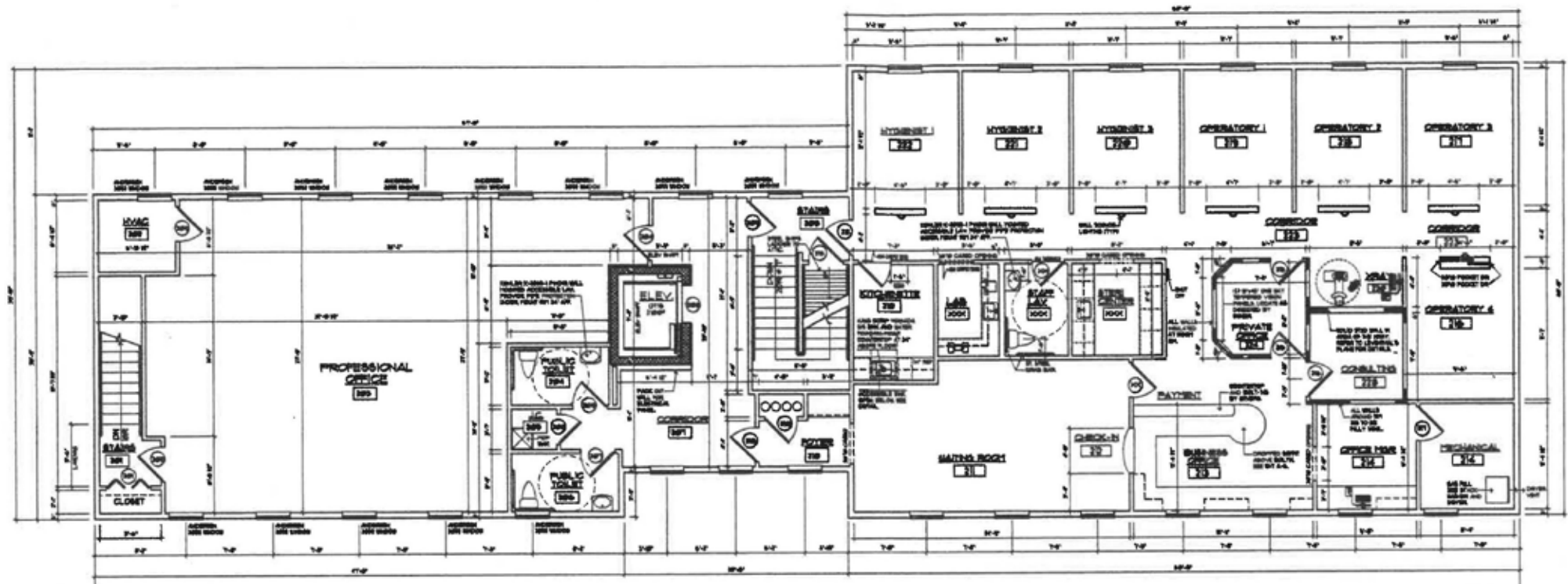
- *New Roof (2024)*
- *New Hardie Board Siding*
- *New Shutters & Vinyl Siding*
- *All New HVAC*
- *New Cupolas with Interior Lighting*
- *All New Exterior Lighting*
- *Installation of New Automatic Locking System For Main Entrance Doors*
- *All New Landscaping Around the Building*
- *New Dumpster Enclosure & Gates*
- *New Concrete Pavers & Railings*
- *New Stone Facades*
- *New LED Lights Throughout Offices & Hallways*
- *New Irrigation System for Landscaping*
- *Remodeled Monument Signage*
- *Restriped Parking Lot*
- *Common Area Stairs Sanded with New Stain*



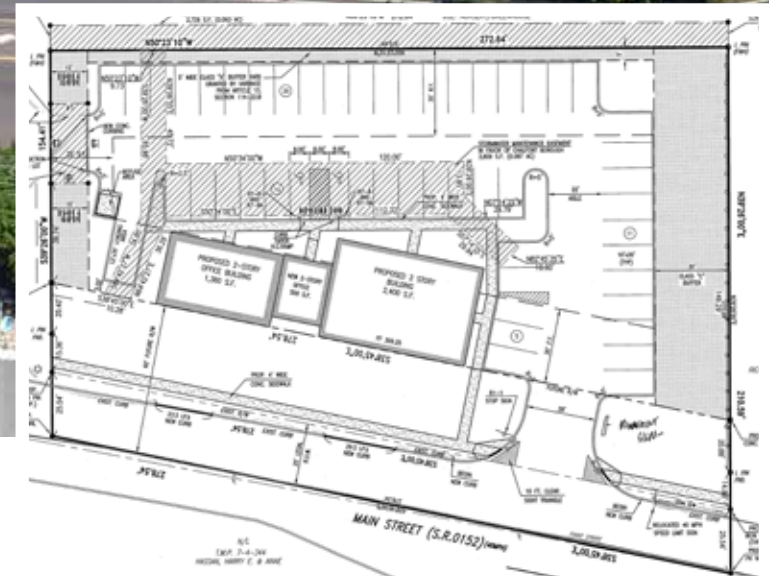




First Floor - 4,263± SF

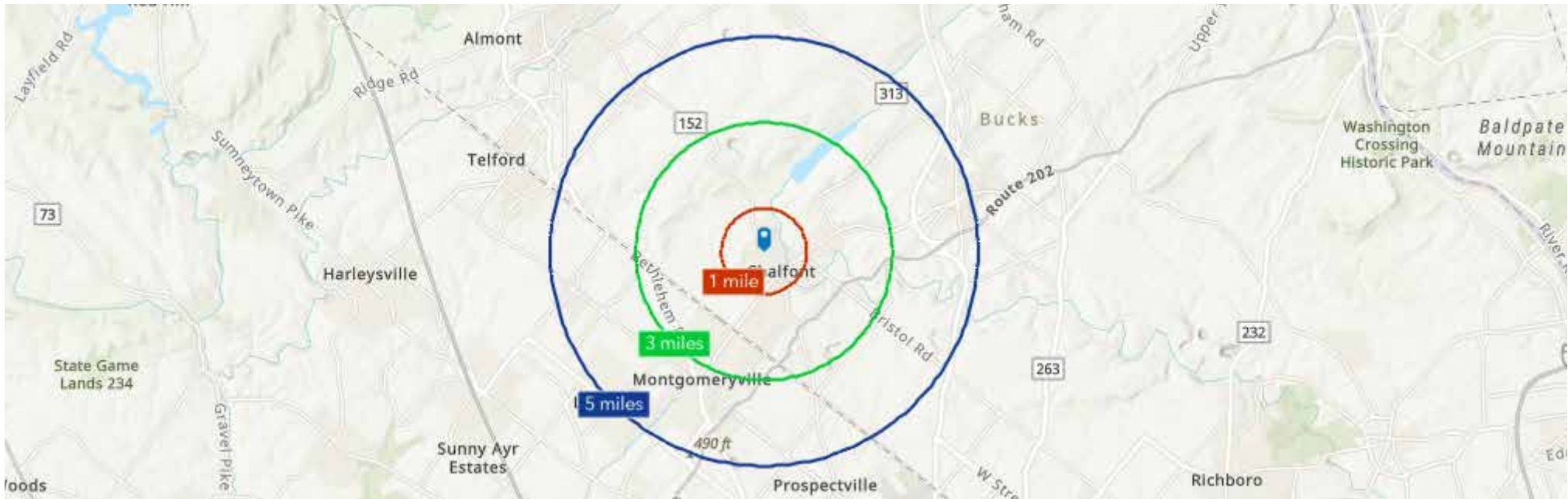


Second Floor - 4,263± SF





IMMEDIATELY ADJACENT TO RECENTLY DEVELOPED RESIDENTIAL NEIGHBORHOODS



POPULATION

	1 Mile	3 Mile	5 Mile
Total Population	6,126	35,908	113,833
Median Age	43.0	43.7	44.6
White Collar Employment	75.2%	76.14%	74.2%
Unemployment Rate	3.94%	4.1%	3.4%

HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
Total Households	2,225	12,890	42,432
# of Persons per HH	2.75	2.74	2.59
Average HH Income	\$168,916	\$177,396	\$157,848
Average House Value	\$564,969	\$582,634	\$579,234

Source: Site to Do Business

