

FOR LEASE

Retail/Office Space

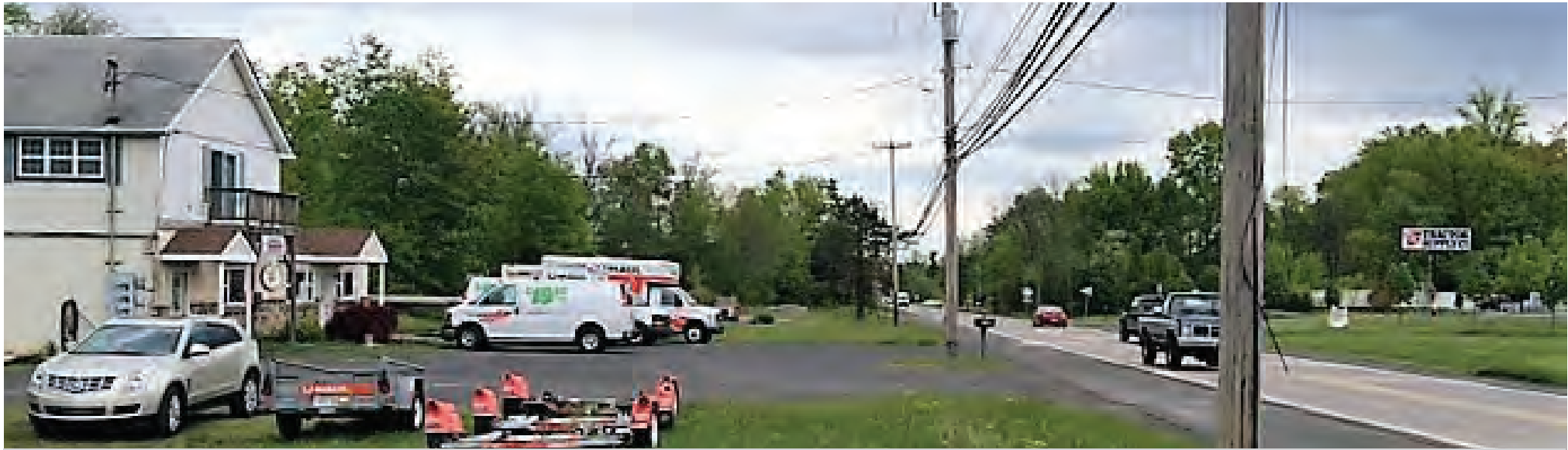


6712 Easton Road
Pipersville, Bucks County, PA

COMMERCIAL • 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



PROPERTY HIGHLIGHTS

- High Visibility Location - Directly Across From Tractor Supply
- 16,000± Daily Traffic Count
- 1,612 Square Foot Office/Retail Space - Can Be Divided into two (2) separate units, each with its own entrance (one unit with a kitchenette)
- Garage/Storage Building 1,200 SF with Drive-In Door.
- Outdoor Display Area

PROPERTY SPECIFICATIONS

Total Square Feet Available: 3,988± SF
 Lot Size: 1.4± acres
 HVAC: Heat Pump with Central Air
 Water: Private
 Sewer: Private
 Utilities: PECO
 Parking: 14+ spaces
 Building Construction: Block & Frame
 Roof: Asphalt Shingle

Municipality: Bedminster Township
 Tax ID: 01-012-087
 Property Taxes (2021): \$6,493
 Total Tax Assessment: \$38,600
 Zoning: C2
 Lease Price: \$3,350.00/month Plus Utilities

Lease Includes: 1,612± SF Retail, 1,200± SF Garage/Outside Storage



1st Floor
Retail/Office Space 1,612± SF





Garage/Storage 1,200± SF

