

**FOR SALE**

# Commercial Building

**PENN'S GRANT REALTY**  
Corporation

**179 N. Main Street  
Dublin, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

- Great Dublin Borough Location
- High Visibility Location on the Main Street (Route 313)
- Elevator Served
- Traffic Count  
16,900+ Per Day
- 10 Minutes to Route 611  
15 Minutes to Route 309  
20 Minutes to PA Turnpikes 276 & 476



**PROPERTY SPECIFICATIONS**

Building Total Size: ..... 5,750± SF  
 (plus full basement partially finished)  
 Lot Size: ..... 0.67± Acres  
 Construction: ..... Wood Frame  
 Roof: ..... Asphalt Single  
 Year Built: ..... 2009  
 Elevators: ..... One (1)  
 HVAC: ..... Heat Pump (one per unit)  
 Parking: ..... 22 Spaces

**Suite 1 (1st Floor) - Currently Medical/Dental**  
 Size: ..... 1,850± SF, plus 336± on lower-level  
 Bathrooms: ..... One (1)

**Suite 2 (2nd Floor)**  
 Size: ..... 1,850± SF  
 Bathrooms: ..... One (1)

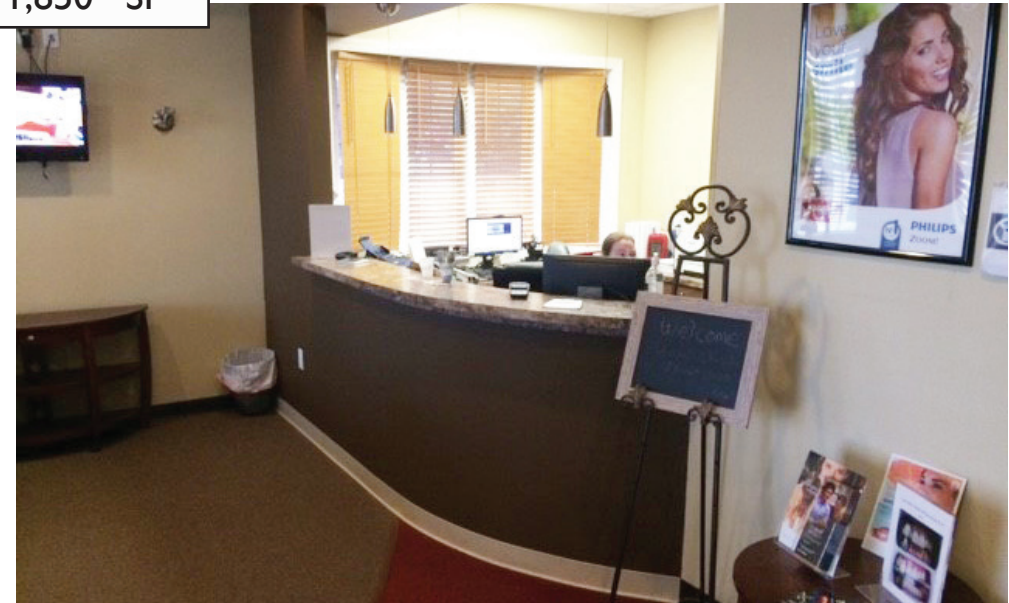
**Suite 3 (3rd Floor)- Currently Dental**  
 Size: ..... 1,300± SF  
 Bathrooms: ..... One (1)

Water: ..... Public  
 Sewer: ..... Public  
 Electric: ..... PECO, Units Separately Metered  
 Zoning: ..... PVD - Planned Village Development  
 Property Taxes: ..... \$13,656 (2021)  
 Tax Assessment: ..... \$75,050  
 Municipality: ..... Dublin Borough  
 SALE Price: ..... \$1,300,000





SUITE I - 1,850± SF







SUITE 2 - 1,850± SF





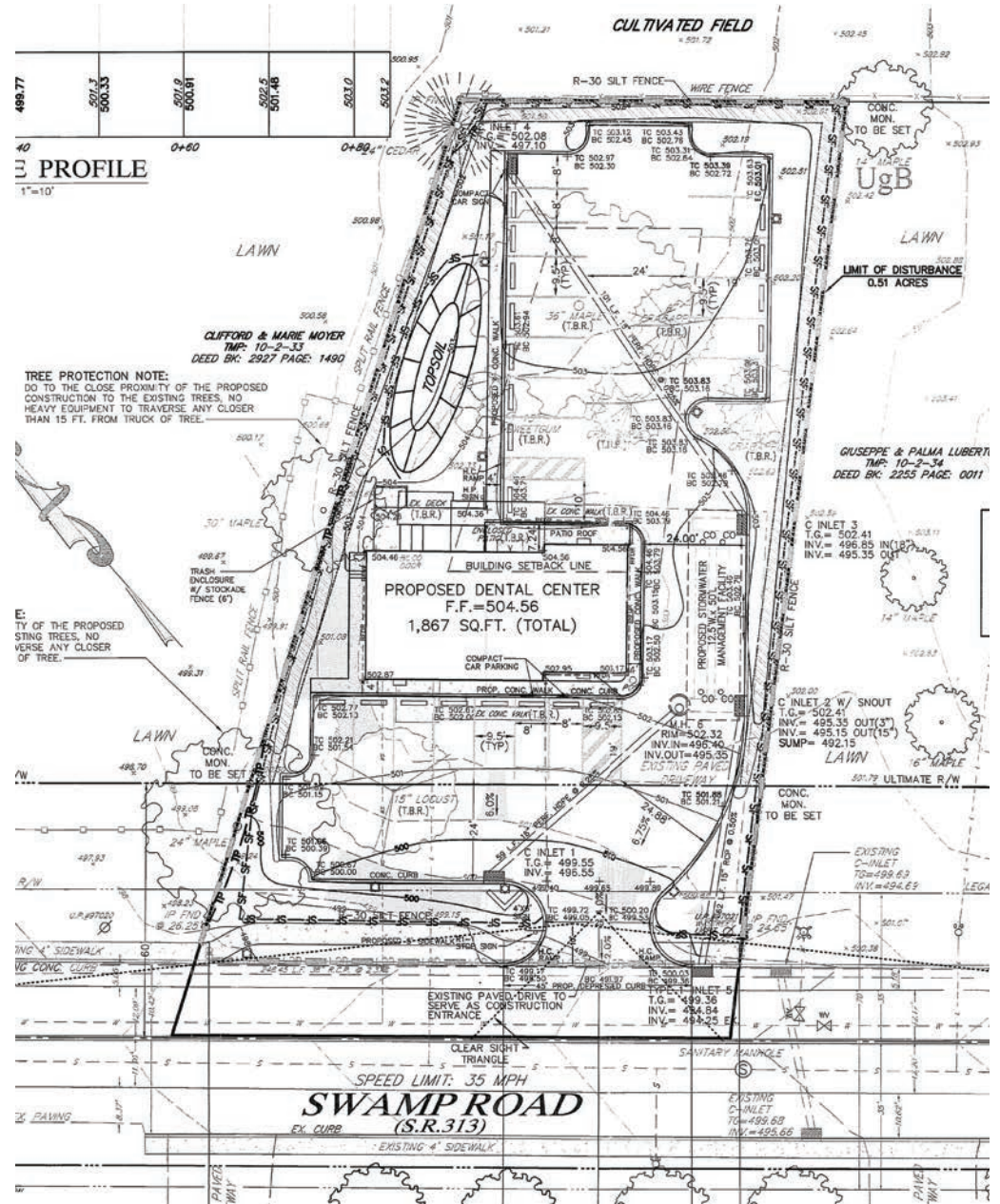


SUITE 3 - 1,300± SF



## POSSIBLE PVD ZONING USES

- Commercial & Service
  - Beauty Parlor/Barbershop
    - Craft
    - Antiques
- Medical Office
  - Office
- Service Business
- Financial Establishment
  - Retail





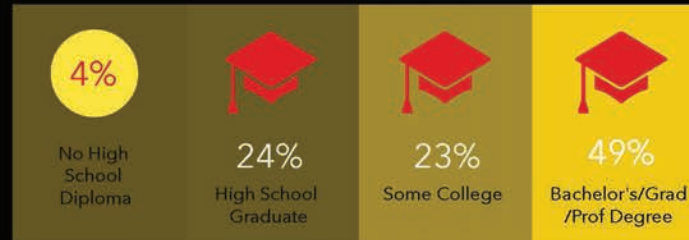
**DEMOGRAPHIC PROFILE**

179 S Main St, Dublin, Pennsylvania, 18917

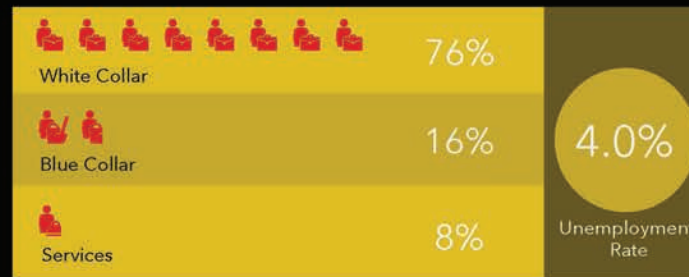
Ring of 5 miles



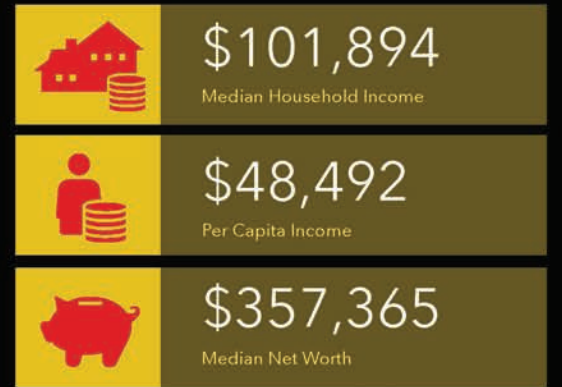
**EDUCATION**



**EMPLOYMENT**



**INCOME**



**KEY FACTS**

