

FOR SALE/LEASE

“Plumstead Crossing” Retail Space

PENN'S GRANT REALTY
Corporation

**6041 Kellers Church Road
Plumstead Township, 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 Traffic Location**
- **Located on Corner of Route 611 & Kellers Church Road**
- **5 Minutes North of Doylestown**

PROPERTY SPECIFICATIONS

Unit 6041 Kellers Church Road

New HVAC and New Hot Water Heater (2021)

Space Size:	1,208± SF
Bathroom:	One (1) ADA Bathroom
HVAC:	Gas with central air
Complex Name:	Plumstead Crossing
Parking:	To Code
Water:	Public
Sewer:	Public
Utilities:	PECO
Municipality:	Plumstead Township
Zoning:	VC - Village Commercial
Tax Parcel:	34-004-008C131
Real Estate Taxes (2023):	\$3,606
Real Estate Assessment:	\$21,000
Monthly Condominium Association Fees:	\$361.50
Lease Price:	\$12 NNN (OBO)
Sale Price:	\$135,000



“Plumstead Crossing” is a 48,000± square foot community shopping/office center; consisting of four (4) colonial style buildings with three of the building having retail space on the first floor and office space on the second floor. Each two-story building includes one (1) elevator and two (2) staircases to the second floor.





