

FOR SALE

Industrial Property

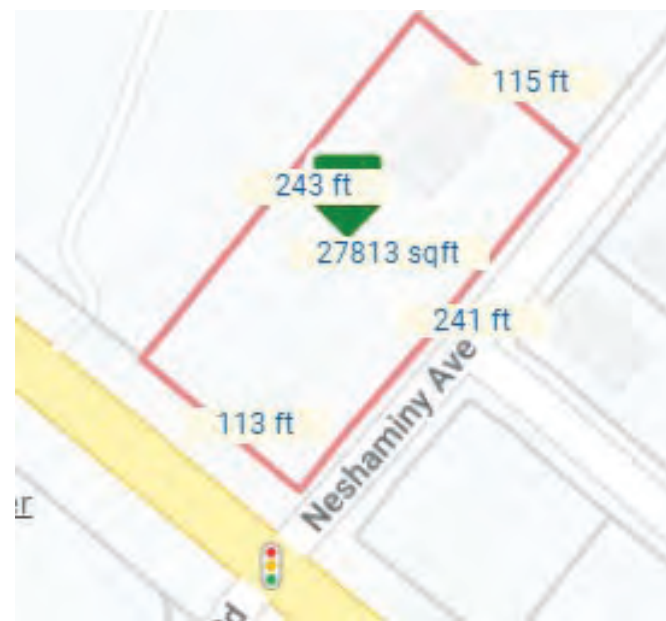
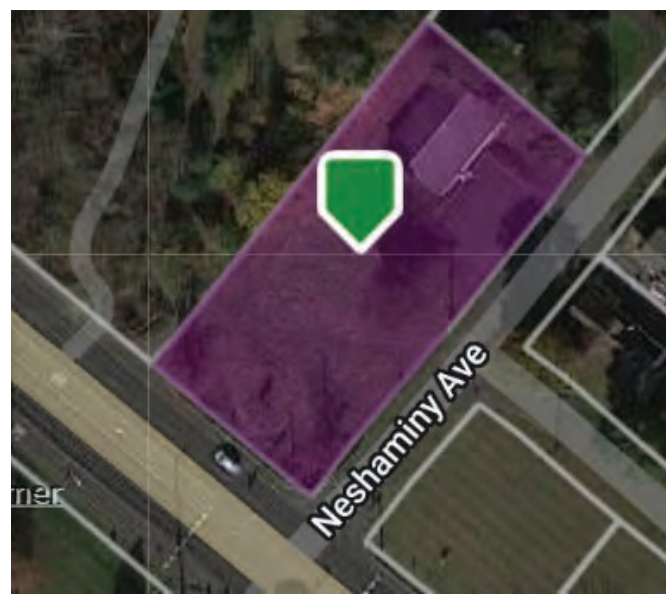
PENN'S  GRANT REALTY
Corporation

**1851 Street Road
Warrington, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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PROPERTY HIGHLIGHTS

- **Easily Accessible Location by the Corner of Street Road (Route 132) and Neshaminy Ave**
- **Available Immediately**
- **Great Regional Access - Minutes to PA Turnpike**
- **Close Proximity to Prime Shopping and Restaurants**

PROPERTY SPECIFICATIONS

Building Size: approximately 2,195± SF (plus attic storage)
 Building Dimensions: approximately 57' x 38.5'
 Loading Doors: One (1)
 Lot Size: 0.5624 Acres
 Building Construction:Masonry
 Heating: Oil fired hot air
 Cooling: A/C window units
 Parking: 6+ Spaces (plus vacant lot)
 Water: Private
 Sewer: Private
 Parcel ID: 50-035-001
 Municipality: Warrington Township
 Zoning: R2- Medium Density-Non Conforming
 (used as an industrial property since the 1970s)
 Annual Taxes (2022): \$5,763
 Tax Assessment: \$34,000
 Sale Price: \$495,000

