### FOR SALE/LEASE

# "Plumstead Crossing" Office/Retail

PENN'S GRANT REALTY Corporation

6069 Keller 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

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6069 KELLERS CHURCH ROAD, PLUMSTEAD TOWNSHIP, PA

### **PROPERTY SPECIFICATIONS**

Comprised of three units, currently set-up as one unit (can be subdivided)

**First Floor -** Four (4) Private offices, Conference Room, Kitchen, Two (2) Bathrooms (one with a shower)

Second Floor Three (2) Private Offices Large Open Office Area

<b>Second Floor -</b> Three (3) Private Offices, Large Open Office Area,
Kitchen, Two (2) Bathrooms, and Large Storage Area
Location: Plumstead Crossing
Parking:
Bathrooms: Four (4)
HVAC: Two (2) Units Gas with Central Air (One new in 2022)
Water: Public
Sewer: Public
Utilities: PECO
Municipality: Plumstead Township
Zoning:
Tax Parcels: 34-004-008-C100, 34-004-008-C200, 34-004-008-C210
Real Estate Taxes (2023):Total \$15,078 Unit C100 - \$6,011
Unit C200 - \$6,337
Unit C210 - \$2,730
Monthly Condominium Fees (2022): \$1,336.50 (\$3.05/PSF)
Lease Price: \$15 PSF, plus utilities and janitorial
Sale Price:



"Plumstead Crossing" is a 48,000± square foot community retail/office center. Consists of four (4) colonial-style buildings, three of which are two-story with retail space on the first floor and office space on the second floor. Two-story buildings each have an elevator and two (2) staircases.

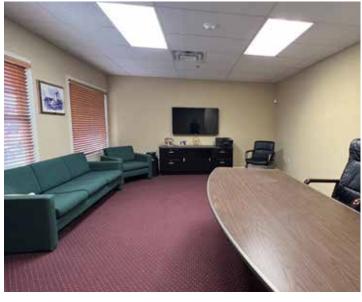
### **PROPERTY HIGHLIGHTS**

- **High Traffic Location** 
  - **ADA Compliant**
  - Elevator Served
- 5 Minutes North of Doylestown
- Located at the Corner of Route 611 (Easton Rd) & Kellers Church Road

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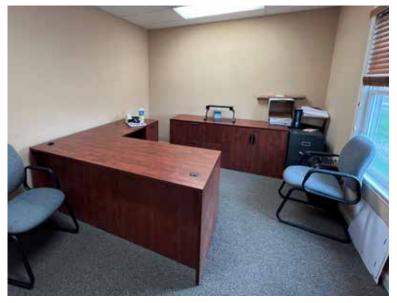
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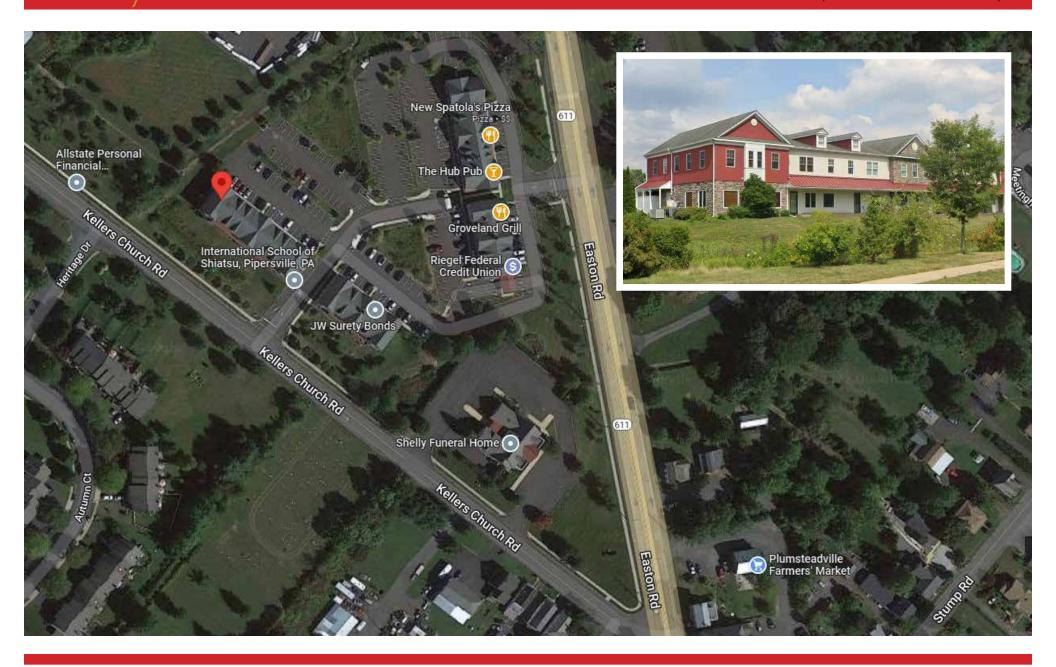




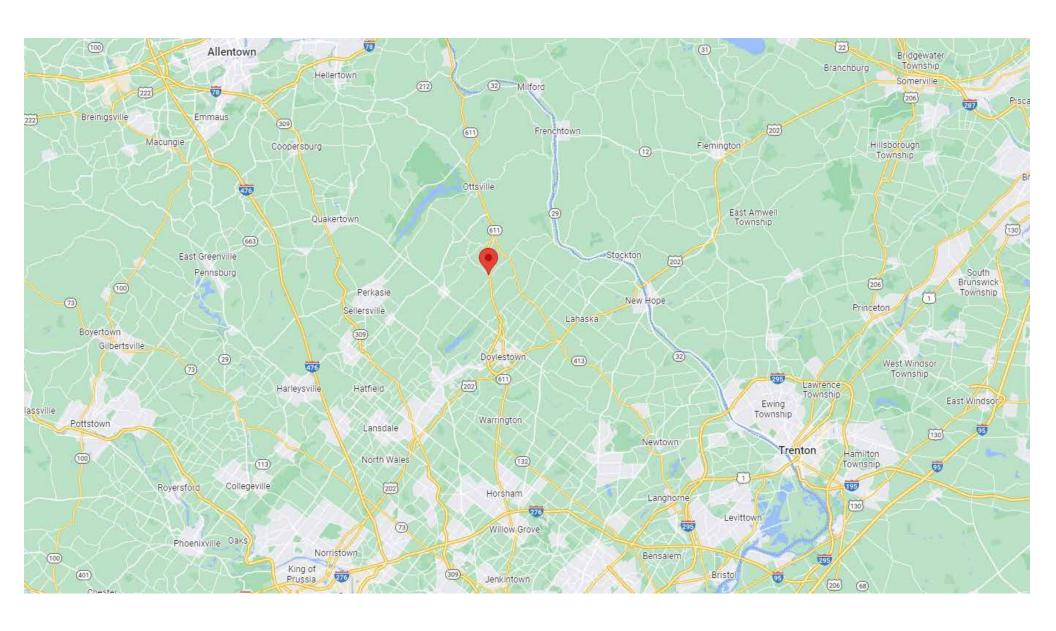




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