

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
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PROPERTY SPECIFICATIONS

Total Space Available: 5,267± SF on two levels

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 (3) Private Offices, Large Open Office Area, Kitchen, Two (2) Bathrooms, and Large Storage Area

Location: Plumstead Crossing

Parking: To Code

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: VC - Village Commercial

Tax Parcels: 34-004-008-C100, 34-004-008-C200, 34-004-008-C210

Real Estate Taxes (2022): Total \$14,313.44 Unit C100 - \$5,705.82

Unit C200 - \$6,015.55

Unit C210 - \$2,592.07

Monthly Condominium Fees (2022): \$1,336.50 (\$3.05/PSF)

Lease Price: \$17 PSF, plus utilities and janitorial

Sale Price: \$895,000



“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**







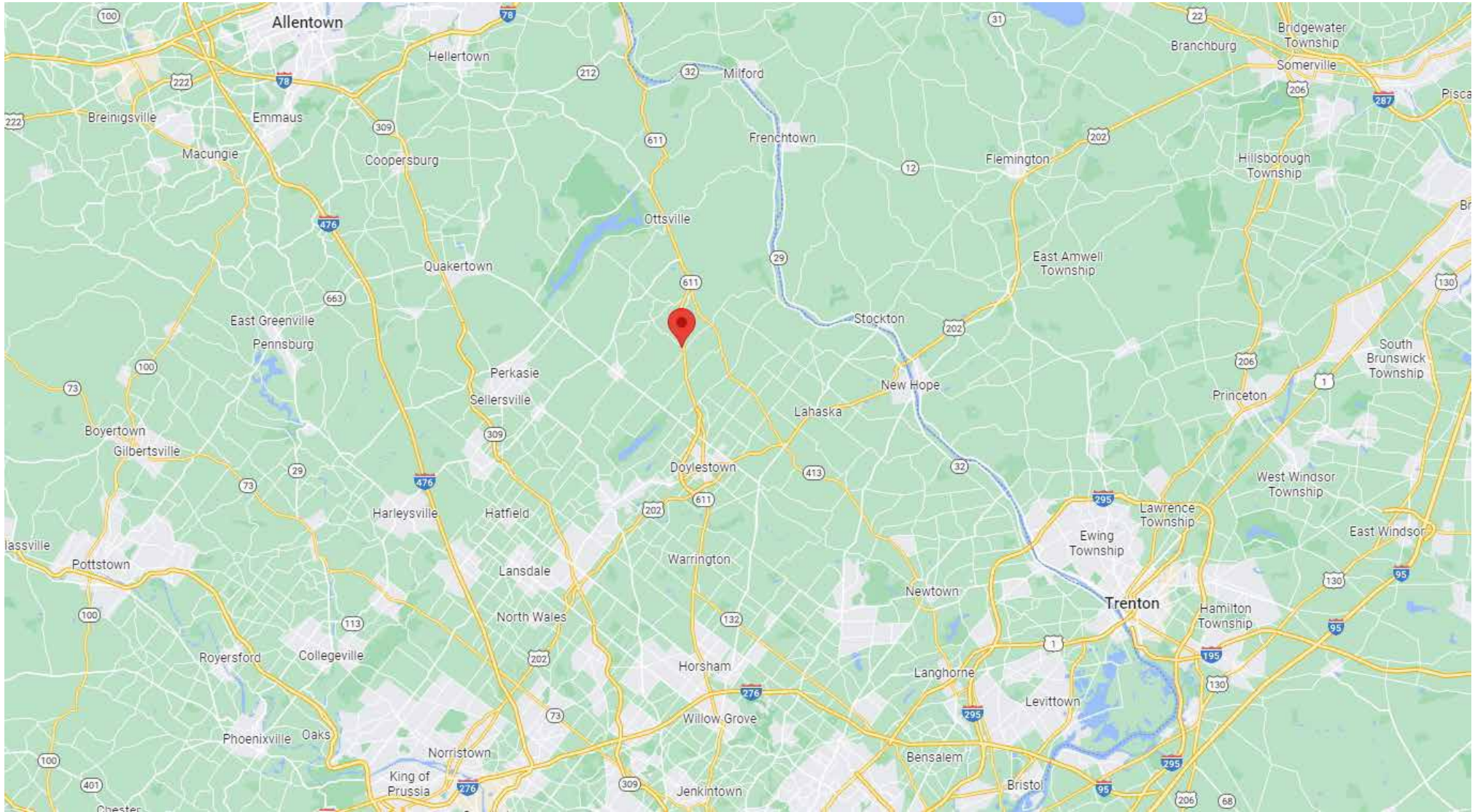
PENN'S GRANT REALTY



Corporation

OFFICE/RETAIL CONDOMINIUM

6069 KELLERS CHURCH ROAD, PLUMSTEAD TOWNSHIP, PA



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