

FOR LEASE

3,800[±] SF Retail Space

PENN'S GRANT REALTY
Corporation

**35 Maple Avenue
Sellersville, Bucks County, PA**

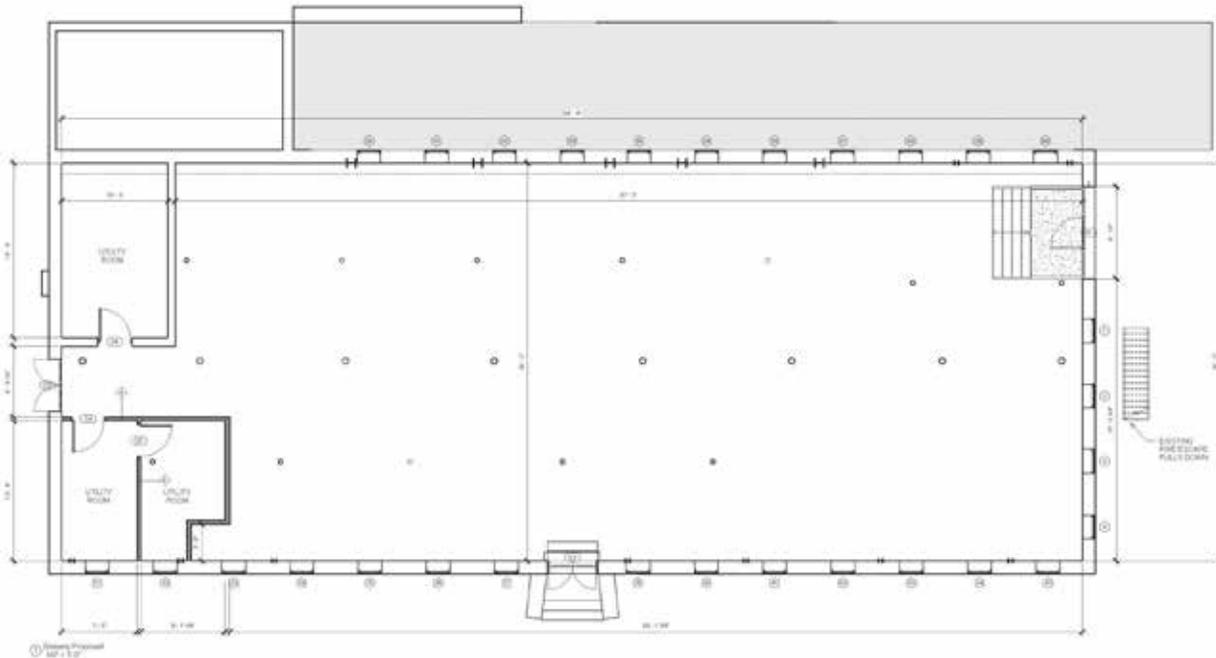
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PROPERTY SPECIFICATIONS

Available Space: 3,800± SF Lower Level
Bathrooms: One (1) ADA Unisex bathroom
HVAC: Two (2) five ton heat pumps
Water: Public
Sewer: Public
Gas/Electric: Service PP&L
Electric: 200 amp panel
Municipality: Sellersville Borough
Zoning: BC - Borough Core
Tax Parcel: 39-005-057
Real Estate Taxes (2023): \$5,781 (portion of)
Lease Price: \$18/SF NNN



A great soon to be renovated space in the heart of Sellersville Borough. This building dates back to 1910 when it opened up as a Cigar Factory. Now the Otto Eisenlohr & Bros building will be completely updated with a fresh new look and modern conveniences. The entire lower level features a nice open floor plan ready to be styled to the new Tenants motif. Since the building sits in the middle of town and is easily accessed it would be a ideal location for a restaurant, retail business, dance studio. Building has ADA access, adjacent to municipal parking, and sits across from the Sellersville Theater .

BC Zoning Permitted Uses

- Music/Dance School
- Churches
- Clubs
- Cultural Facilities
- Day Care*
- Personal Care Facility
- Private/Public Noncommercial Recreation Facility
- Business Services
- Commercial Recreation Entertainment
- Department Store
- Night Club
- Offices: Business, Professional, Public Service, Financial
- Personal Service
- Retail Store & Businesses
- Quick Service Restaurants
- Sit-down Restaurants and Taverns
- Veterinary Office/Hospital
- Contractor Office/Storage
- Manufacturing, Assembly, Processing, & Repair
- Research or Testing Laboratories
- Warehousing/Distribution (including wholesale business)

**Permitted by Special Exception*

