

FOR SALE

PROFESSIONAL OFFICE BUILDING

PENN'S GRANT REALTY
Corporation

601 Bethlehem Pike
Montgomeryville, Montgomery County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

- Superior High Visibility Location with Prominent Signage
- Frontage on Bethlehem Pike (Route 309)
- Excellent Demographics
- 31,000+ Vehicles Traffic Count

PROPERTY SPECIFICATIONS

Unit D1

Unit Size: 5,541 ± SF (currently Dental/Medical Fit-out)
 Current layout - Nine (9) Exam Areas, Waiting Room, Lab Spaces, Four (4) Private Offices, Conference room, Four (4) Restrooms (2 private), Break Room
 HVAC:..... Three (3) Rooftop Units
 Parking: On-site
 Water: Public
 Sewer: Public
 Municipality: Montgomery Township
 Zoning: BP - Business Office & Professional
 Common Area Maintenance Fee: \$920.34/month
 Annual Taxes (2025): \$12,859
 Total Tax Assessment: \$329,000
 Tax Parcels: 46-00-00244-034
 Sale Price: ~~\$1,275,000~~ \$1,175,000

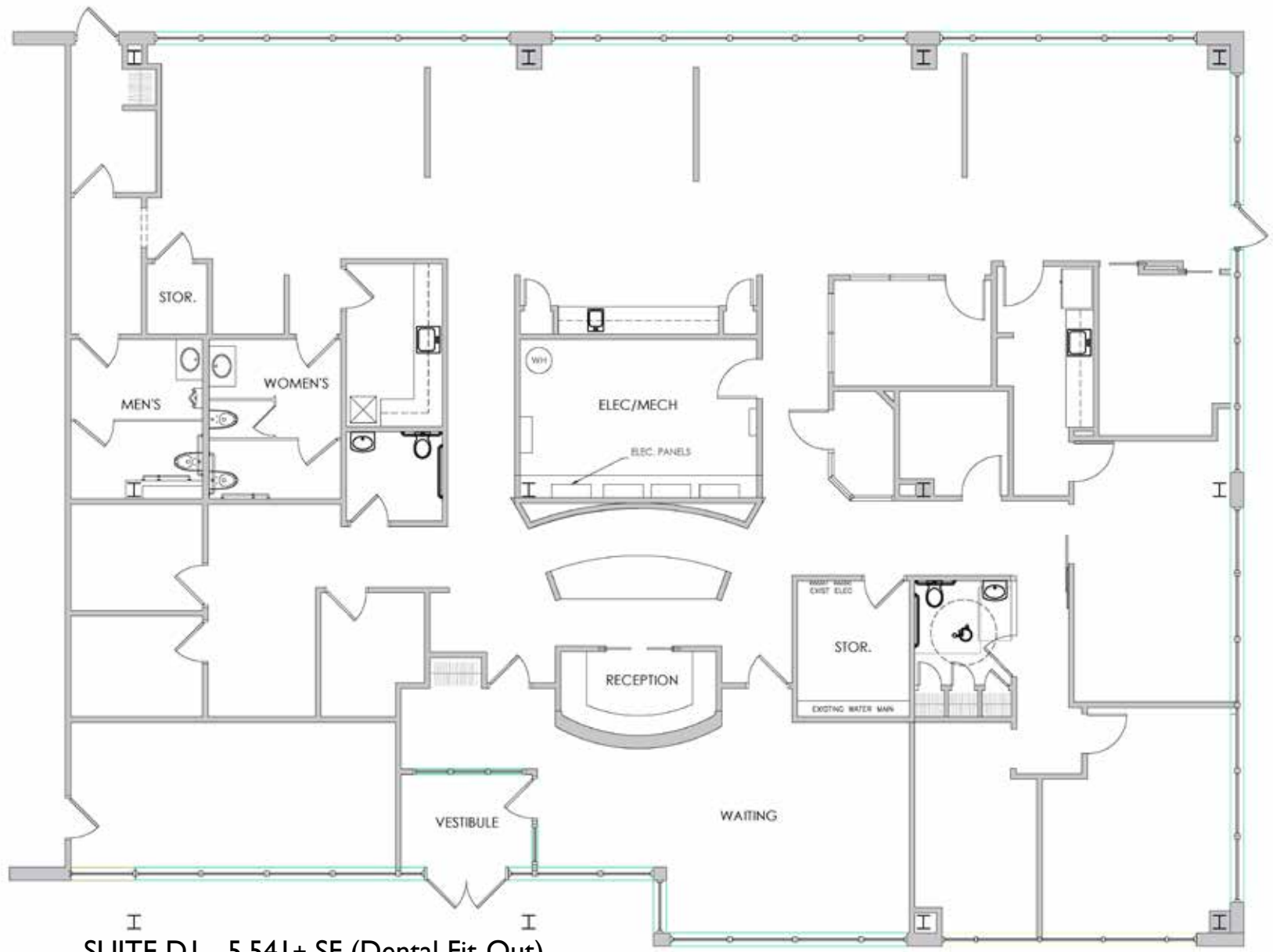


SUITE DI - 5,541 ± SF



SUITE DI - 5,541± SF





SUITE DI - 5,541± SF (Dental Fit-Out)



- PROPERTY PERMITTED USES**
- Art, Music, Photography
 - Dance Studio
 - Business or Professional Office
 - Medical or Dental Office
 - Veterinary Office*
 - Day Care Facility
 - Senior Day Care
 - Copy Center
 - Personal Services: Tailor, Dress Maker, Barber/Beauty Salon, Shoe Repair



