

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
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com

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
 Common Area Maintenance Fee:\$920.34/month
 Annual Taxes (2023): \$21,486
 Total Tax Assessment: \$603,750
 Tax Parcels: 46-00-00244-034
 Sale Price: ~~-\$1,275,000~~ \$1,175,000

Unit D2

Unit Size: 3,759± SF (Leased until 5/31/24)
 Current layout - Five (5) Private Offices, Two (2) Open Work Areas, Kitchenette
 Three (3) Restrooms
 HVAC:..... Two (2) Rooftop Units
 Common Area Maintenance Fee:\$544.74/month
 Annual Taxes (2023): \$12,335
 Total Tax Assessment: \$346,630
 Tax Parcels: 46-00-00244-061
 Sale Price: \$675,000

Units Can be purchased individually or together.

Parking: On-site
 Water: Public
 Sewer: Public
 Municipality: Montgomery Township
 Zoning: BP - Business Office & Professional



PROPERTY HIGHLIGHTS

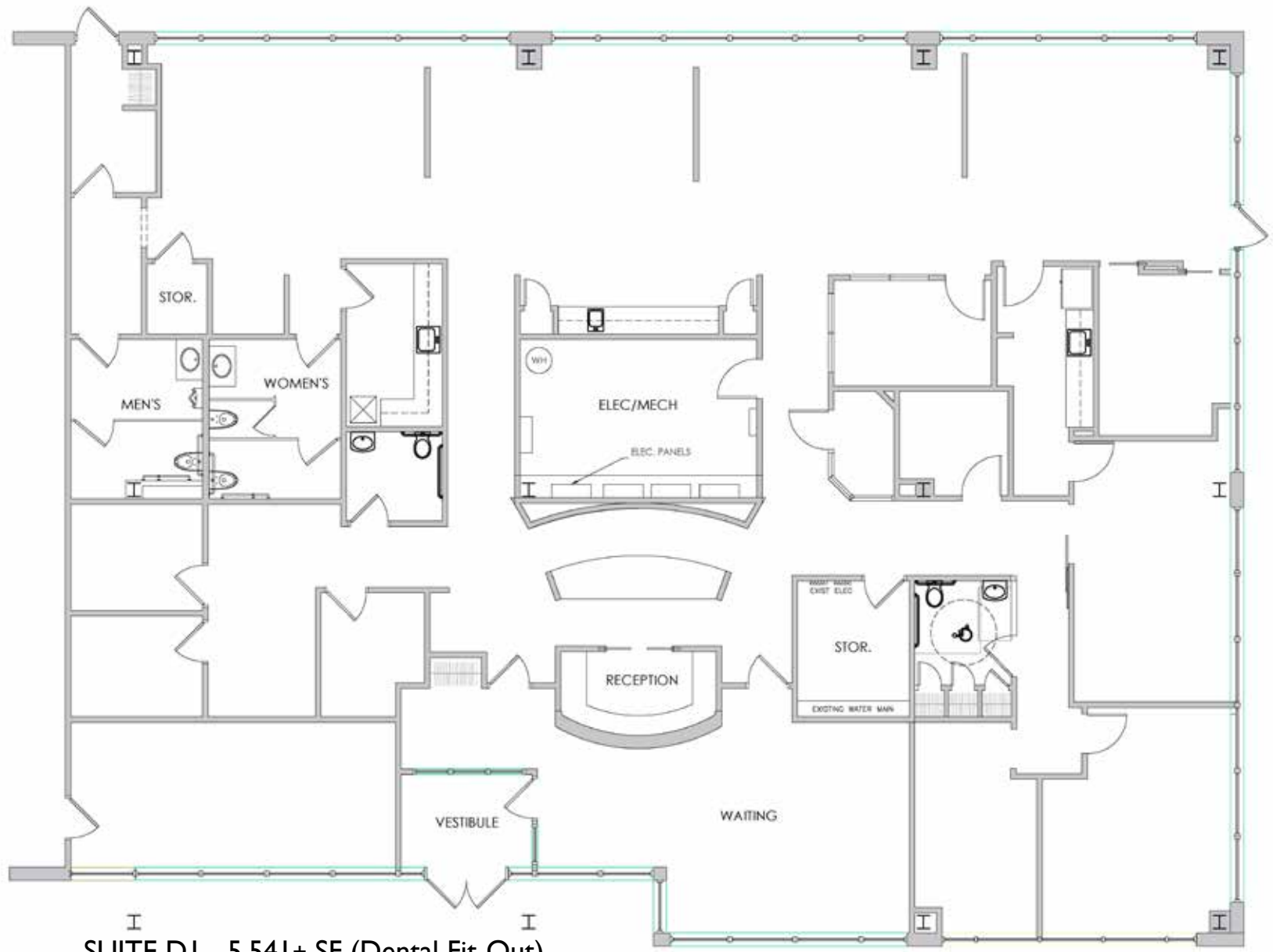
- **Superior High Visibility Location with Prominent Signage**
- **Frontage on Bethlehem Pike (Route 309)**
- **Excellent Demographics**
- **31,000+ Vehicles Traffic Count**

SUITE DI - 5,541 ± SF



SUITE DI - 5,541± SF

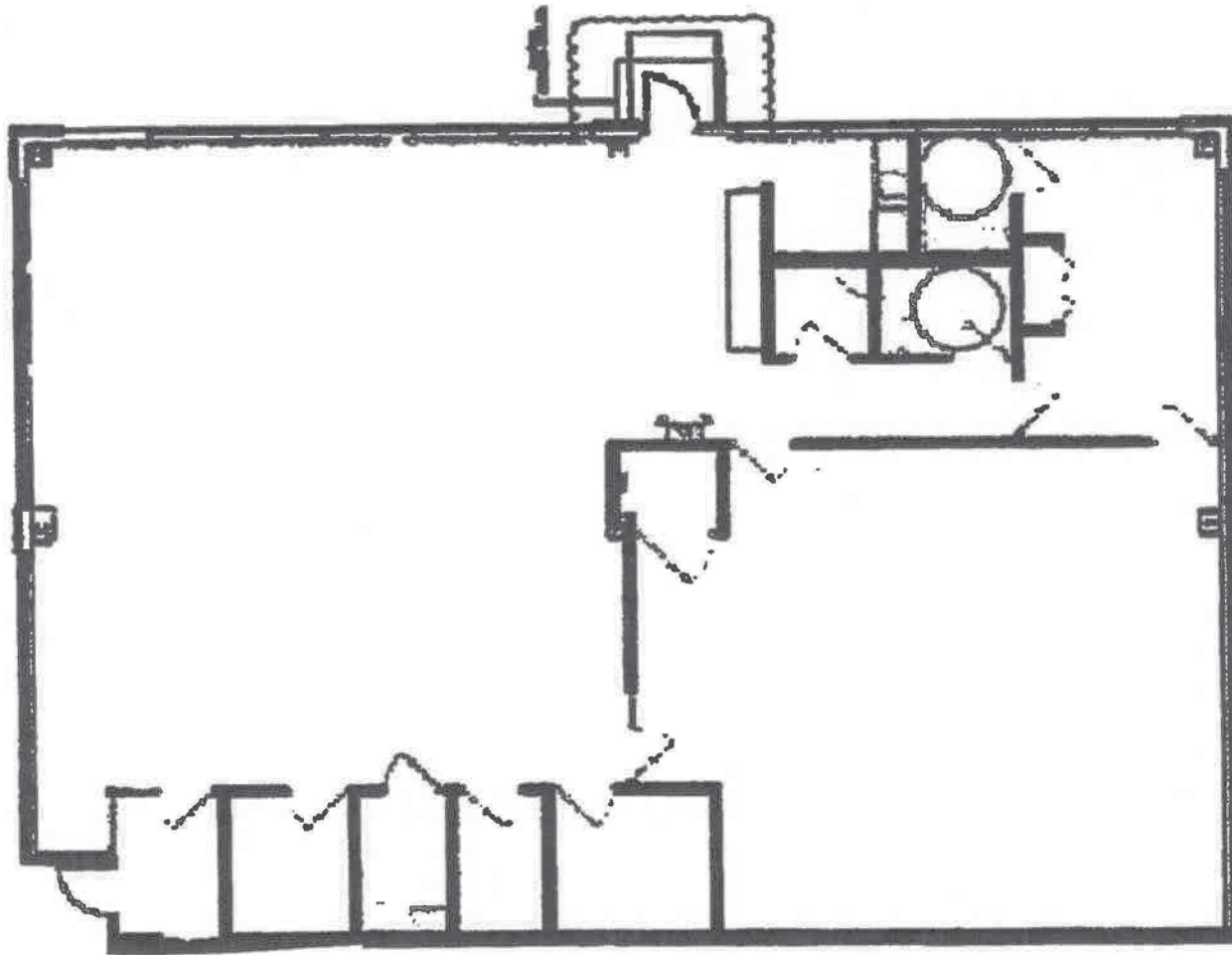




SUITE DI - 5,541± SF (Dental Fit-Out)

SUITE D2 - 3,759± SF





SUITE D2 - 3,759± SF



- 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



Bethlehem Pike (Route 309)



