

**FOR SALE**

# “The Atrium” Office Condominium

**PENN'S**  **GRANT REALTY**  
Corporation

**301 South Main Street, Unit 3E**  
**Doylestown Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Kurt Eisenschmid — Penn's Grant Realty Corporation  
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • Kurt@pgrealty.com • www.pgrealty.com

**PROPERTY HIGHLIGHTS**

- **Great Doylestown Borough Location**
- **Walking Distance to Bucks County Court House, Shopping, Restaurants, and Museums**
- **Walking Distance to Public Transit - SEPTA Bus Stops and Train Station**
- **Easy Access to Route 202 Parkway & 611 Doylestown Bypass**

Outstanding Location for Medical or Office Use - "The Atrium" an office complex with on-site parking, is located in the Doylestown Borough. The red brick colonial design blends beautifully with the historical heritage of Doylestown.

Conveniently situated within walking distance of the Court House, the County Seat of Historic Bucks County, and all the other amenities in Doylestown Borough has to offer.



**PROPERTY SPECIFICATIONS**

Space Available: ..... 1,600± SF - on two (2) levels  
 Water: ..... Public  
 Sewer: ..... Public  
 Electric: ..... PECO  
 HVAC: ..... Electric heat pump  
 Parking: ..... On-Site  
 Year Built: ..... 1981

Municipality: ..... Doylestown Borough  
 Zoning: ..... FC - Freestanding Commercial  
 Tax ID: ..... 08-008-465-0E3  
 Property Taxes (2024): ..... \$6,822  
 Total Tax Assessment: ..... \$37,200  
 Condominium Fee (2024): ..... \$360/month  
 Sale Price: ..... \$160,000



## DEMOGRAPHIC PROFILE

301 South Main Street, Doylestown, PA 18901

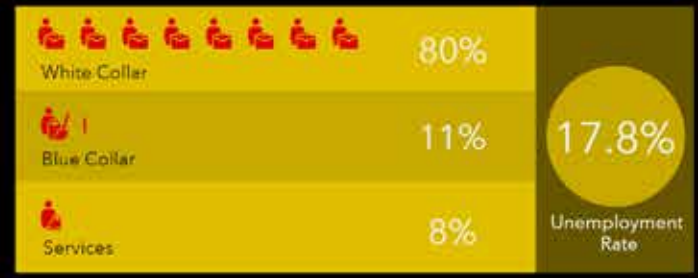
Ring of 5 miles



### EDUCATION



### EMPLOYMENT



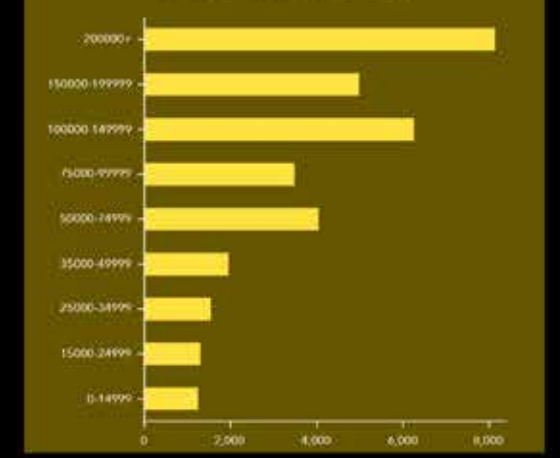
### KEY FACTS



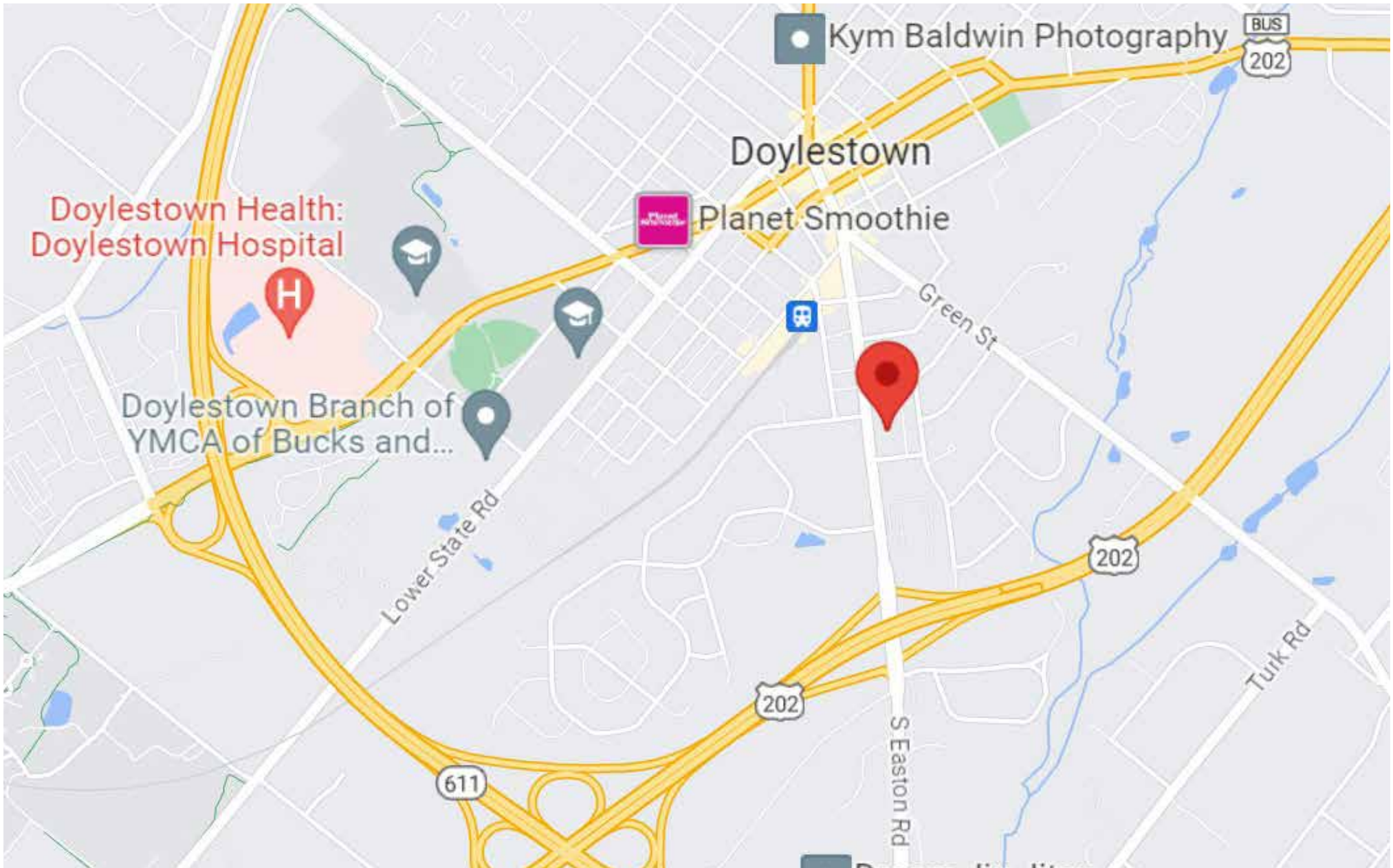
### INCOME



### HOUSEHOLD INCOME (\$)





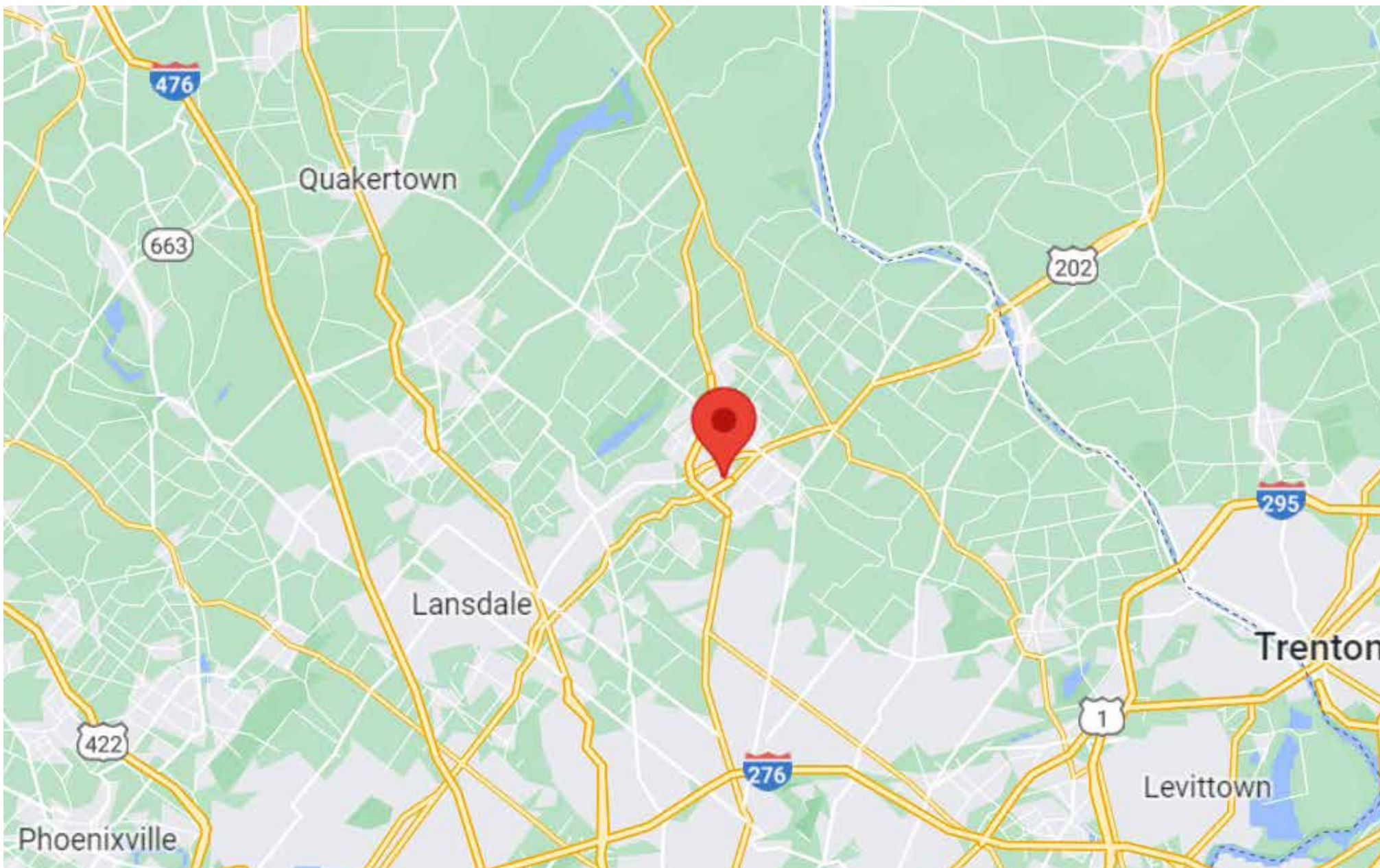


PENN'S GRANT REALTY

Corporation

OFFICE CONDOMINIUM

301 S. Main Street, Unit 3E, Doylestown, PA



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