

FOR SALE OFFICE CONDOMINIUM

5049 Swamp Road, Suite 306, Plumstead, Bucks County, PA

PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

992± SF



PRESENTED BY: MATTHEW EISENSCHMID

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PROPERTY SPECIFICATION

OFFICE SUITE 306 SIZE: 992± SF (first floor)

SUITE LAYOUT: Three (3) Private Offices, Open Work Area, Kitchenette,
One (1) ADA Bathroom, Two (2) Storage Closets

PARKING: On site

UTILITIES: PECO Energy provides service to the property

WATER: Well/Private

SEWER: On-site Septic

HVAC: Heat Pump

ZONING: CI

MUNICIPALITY: Plumstead Township

TAX PARCEL: 34-008-003-002-0C1

PROPERTY TAXES: \$4,662 (2025)

ANNUAL TAX ASSESSMENT: \$25,800

CONDOMINIUM FEES: \$375.10/month

SALE PRICE: \$170,000

PROPERTY HIGHLIGHTS

- **Single Story Condominium**
- **Private Covered Entry**
- **Combination of Open Work Area & Private Offices**
- **Excellent Window Lines**
- **Easy Access to Bucks and Montgomery Counties**
- **15 Minutes to Route 309**
- **5 Minutes to Route 202 Bypass**
- **2 Minutes to Route 611 (Doylestown Bypass)**
- **Close to Doylestown Borough's Restaurants & Retail Services**

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