



**FOR SALE**

# OFFICE CONDO

**301 Oxford Valley Road, Unit 1603 A & B  
Lower Makefield Township County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT

Located in the  
Makefield Executive Quarters



**PRESENTED BY:** Kurt Eisenschmid, CCIM

**Penn's Grant Realty Corporation**

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## PROPERTY SPECIFICATIONS

**Total Condo Unit Size:** .....2,260± Sq. Ft.

**First Floor:**..... 1,500± Sq. Ft.

Five (5) offices, Reception, Conference Room,  
Storage Closet, One (1) Bathroom

**2nd Floor:**..... 760± Sq. Ft.

Two (2) Offices, Kitchen, One (1) Bathroom with  
shower, IT Closet

**Water:** ..... Public

**Sewer:** ..... Public

**Zoning:**..... C3-Commercial

**Municipality:** .....Lower Makefield Township

**Tax Parcels:** ..... 20-033-2391603-00A  
20-033-2391603-00B

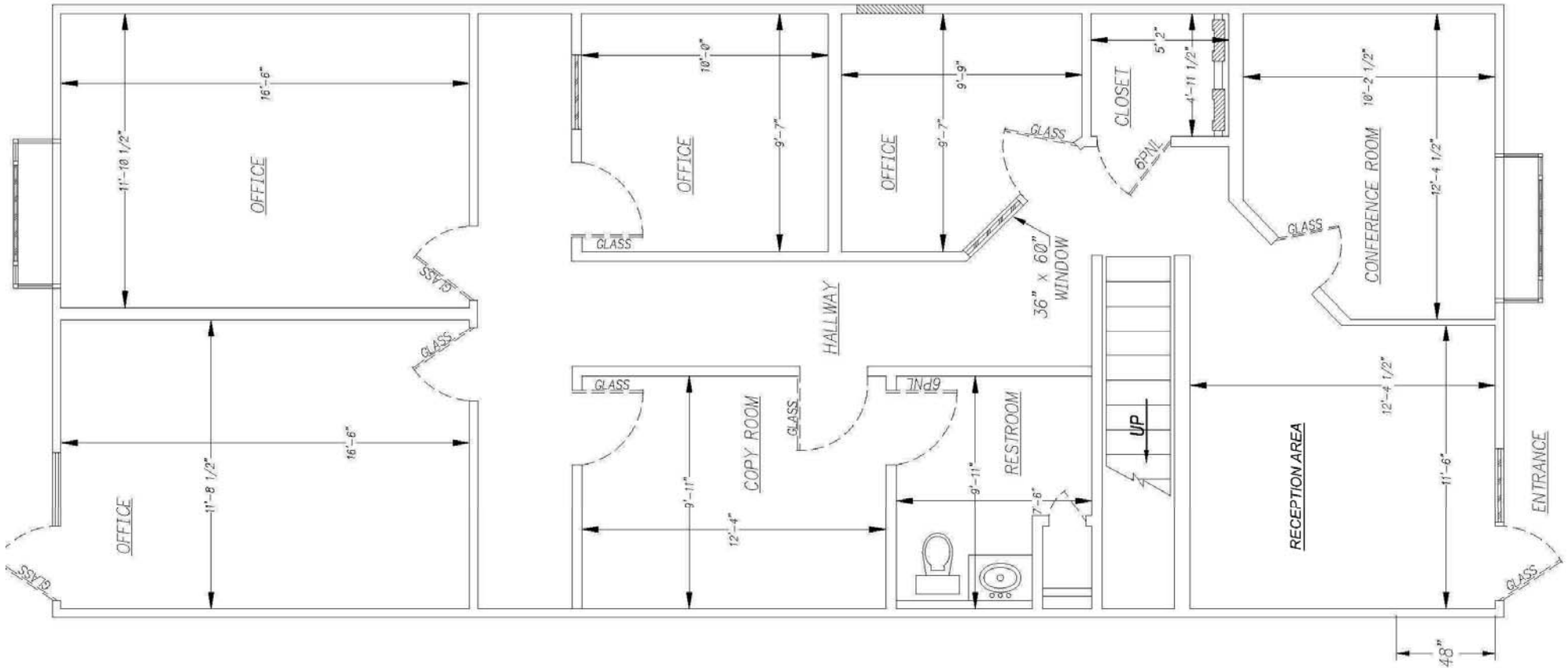
**Condominium Fees:** .....\$351 per month

**Tax Assessment:** ..... \$44,000

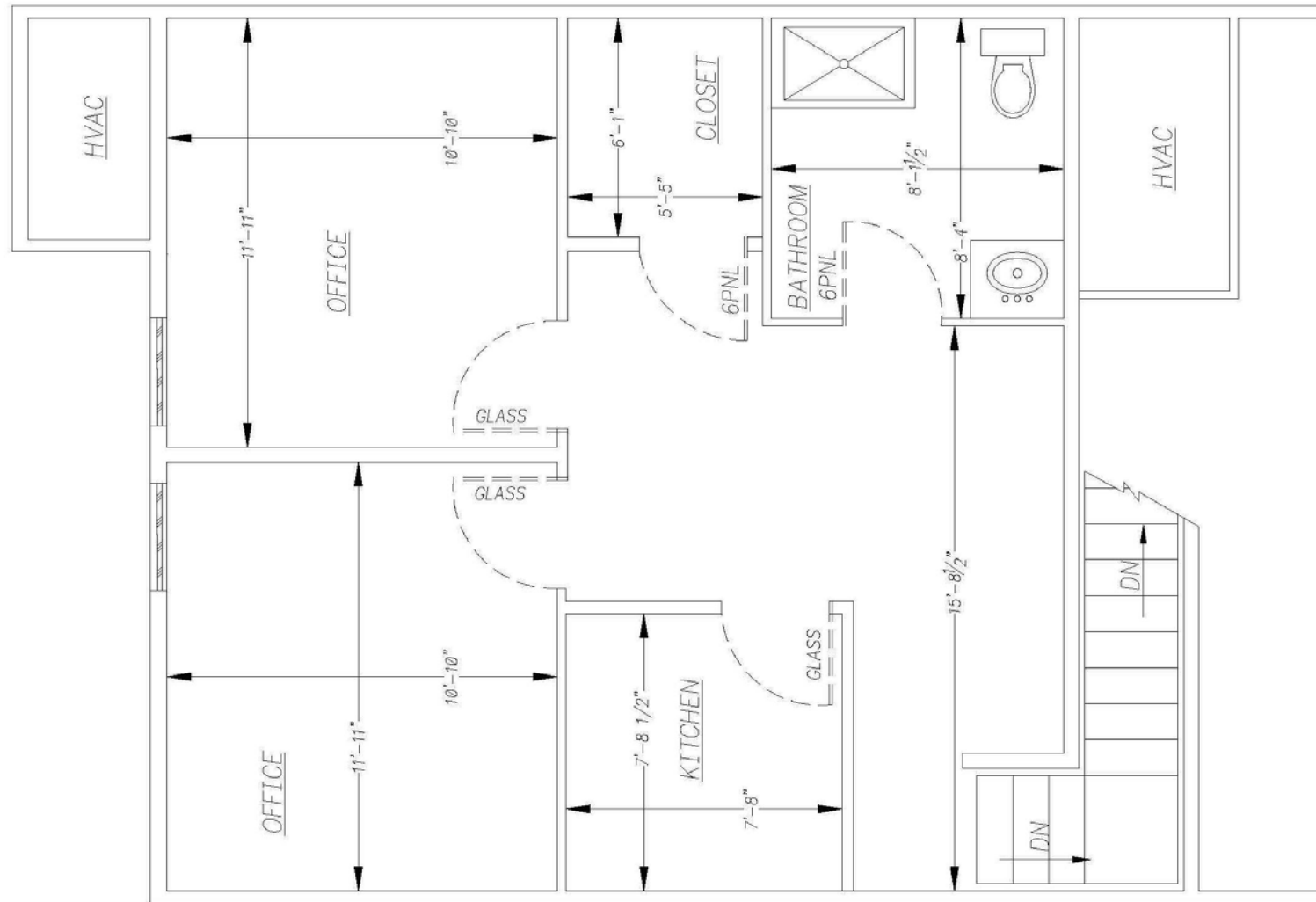
**Real Estate Taxes (2016):** .....\$8,780

**Sale Price:** .....\$325,000





First Floor Plan



2nd Floor Plan



