

FOR SALE

1,436± SF OFFICE CONDOMINIUM



**252 West Swamp Road, Suites 56
Doylestown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation

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PROPERTY HIGHLIGHTS

- Office Condominium In Bailiwick Office Park
- Excellent Window Lines, Creating a Bright Atmosphere
- Located at Route 611 Bypass and Route 313 in Doylestown
- Easy Access to Both Bucks and Montgomery Counties
- 15 Minutes to Route 309
- 2 Minutes to Route 202 Bypass

PROPERTY SPECIFICATIONS

Total Size: 1,436± SF (2 levels)
 Water: Public
 Sewer: Public
 Electric: PECO
 HVAC: Heat Pump (replaced in 2017)
 Municipality: Doylestown Township
 Zoning: LI
 Tax Parcels: 09-004-082-056
 Total Tax Assessment: \$23,050
 Annual Tax (2018) \$3,698
 Condominium Fee: \$260 per month
 Sale Price: \$197,500



DEMOGRAPHICS

Daily Traffic Counts:	18,426		
	<u>1 miles</u>	<u>3 miles</u>	<u>5 miles</u>
2017 Avg. Household Income:	\$101,833	\$122,620	\$130,300
2017 Population:	5,464	32,792	75,338





