

FOR SALE

OFFICE CONDOMINIUM

PENN'S GRANT REALTY
Corporation

**370 Middletown Boulevard, Suite 504
Langhorne, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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PROPERTY HIGHLIGHTS

- **Ideal for Medical & General Office Use**
- **Front Door Parking**
- **Private Offices & Exam Rooms**
- **Lobby/Reception Area**
- **Great Regional Access Via Route I and I-95**
- **Close Proximity to Shopping and Restaurants**



CURRENT LAYOUT

Reception/Administration: Large waiting room and administration office area.

Exam Rooms/Offices: Five (5)

Consultation/Offices: Two (2)

Prep: Prep area with casework area, cabinets and plumbing

Kitchen/Break-room: One (1)

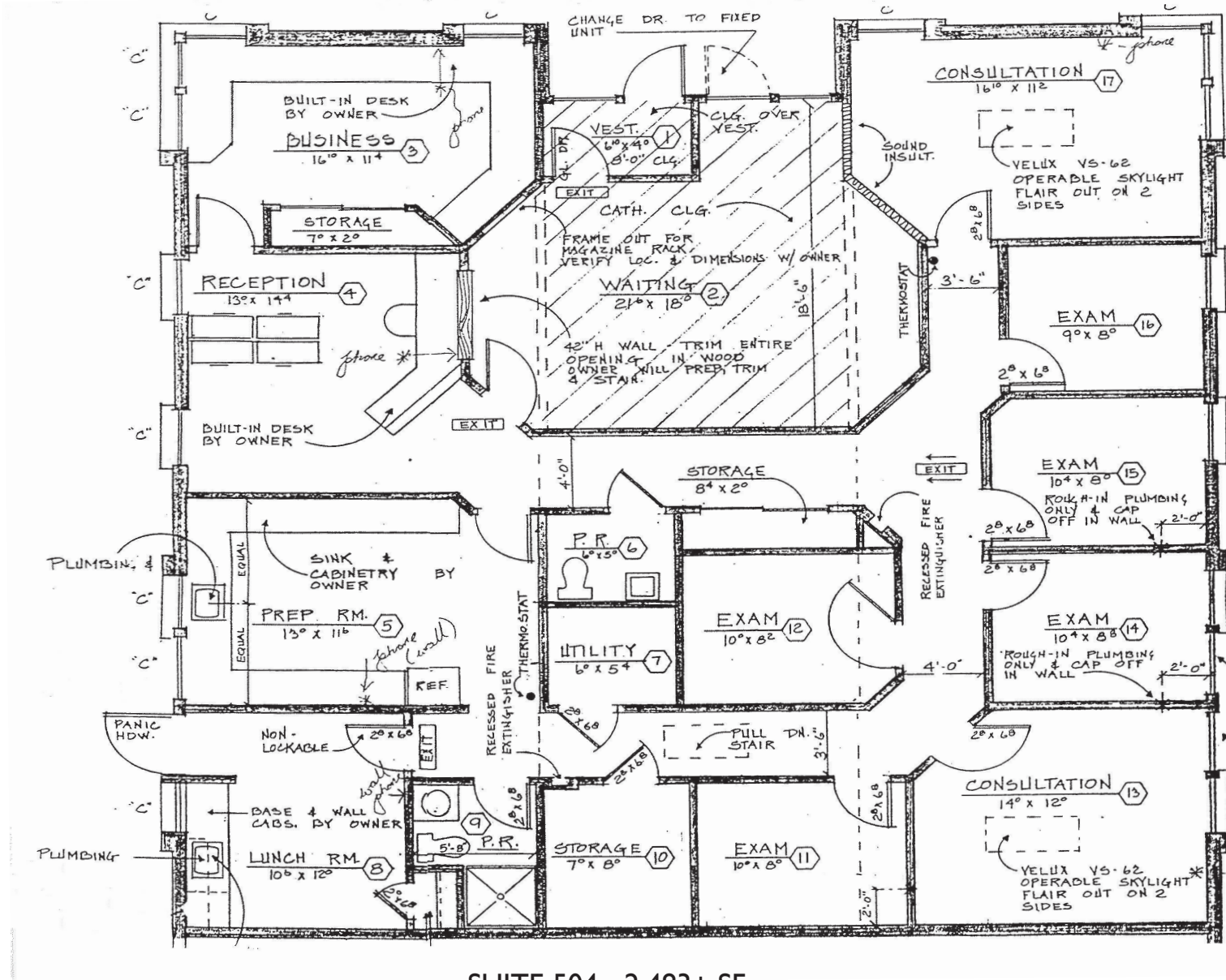
Bathrooms: Two (2)

PROPERTY SPECIFICATIONS

| | |
|----------------------------------|---------------------|
| Available Space: | 2,483± SF |
| Office Complex: | Oxford Square |
| Parking: | On-site |
| HVAC: | Electric Heat Pump |
| Municipality: | Middletown Township |
| Zoning: | GB |
| Tax Parcel ID: | 22-057-049-0F9 |
| Total Property Assessment: | \$64,680 |
| Property Tax: | \$13,034 |
| Condominium Fee (2020): | \$671.88/month |
| Sale Price: | \$416,500 |







SUITE 504 - 2,483± SF

