

FOR SALE

MEDICAL OFFICE CONDOMINIUM

PENN'S  GRANT REALTY
Corporation

**853 Second Street Pike
Richboro, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

Condominium Size: 1,200± SF (level 1)
 Condominium Complex: "The Brownstone" 12,245± SF
 Parking: 7.93 spaces/1000 SF
 Security System: Installed, including motion detectors
 HVAC: 2.5 ton Carrier Heat Pump (installed April, 2013)
 Water: Public
 Sewer: Public
 Municipality: Northampton Township
 Zoning: C2
 Tax Parcel: 31-018-017-00A-106
 Real Estate Taxes (2017): \$4,429
 Real Estate Assessment: \$28,240
 Condominium Association Fees: \$2,914/year
 Sale Price: \$210,000



PROPERTY HIGHLIGHTS

- **Illuminated Sign**
- **High Visibility with High Traffic Counts**
- **Walking Distance to Restaurants and Shopping**
- **Hospital Grade Improvements**
- **Ideal For Dental Specialty or Medical Office Space**
- **ADA Bathrooms & Access**
- **Lower Level 10' x5' Storage Space Included**









