FOR SALE/LEASE

"EXECUTIVE CENTER" MEDICAL/OFFICE SPACE

PENN'S GRANT REALTY

5045 Swamp Road, Suite A3 Fountainville, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation 2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com

MEDICAL/OFFICE CONDOMINIUM

Corporation

5045 SWAMP ROAD, SUITE A3, FOUNTAINVILLE, PA

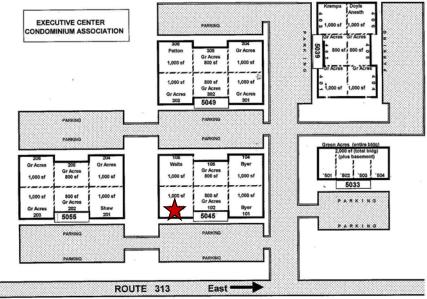
PROPERTY HIGHLIGHTS

- Single story office space
- Covered entry
- Excellent window lines, creating a bright atmosphere
- Easy access to both Bucks and Montgomery Counties
- 15 Minutes to Route 309
- 5 Minutes to Route 202 Bypass
- 2 Minutes to Route 611
- Average Household Income within 5 Miles (2017): \$125,782
- **Population within 5 Miles (2017):** 72,385

PROPERTY SPECIFICATIONS

| Total Size: | I,000± SF |
|------------------------|--------------------|
| Available: | Immediately |
| Electric: | PECO |
| Municipality: | Plumstead Township |
| Zoning: | C1 |
| Tax Parcel: | 34-008-003-002-0A3 |
| Property Taxes (2018): | \$4,218 |
| Total Tax Assessment: | \$25,800 |
| Lease Price | \$17 PSF |
| Sale Price: | \$135,000 |

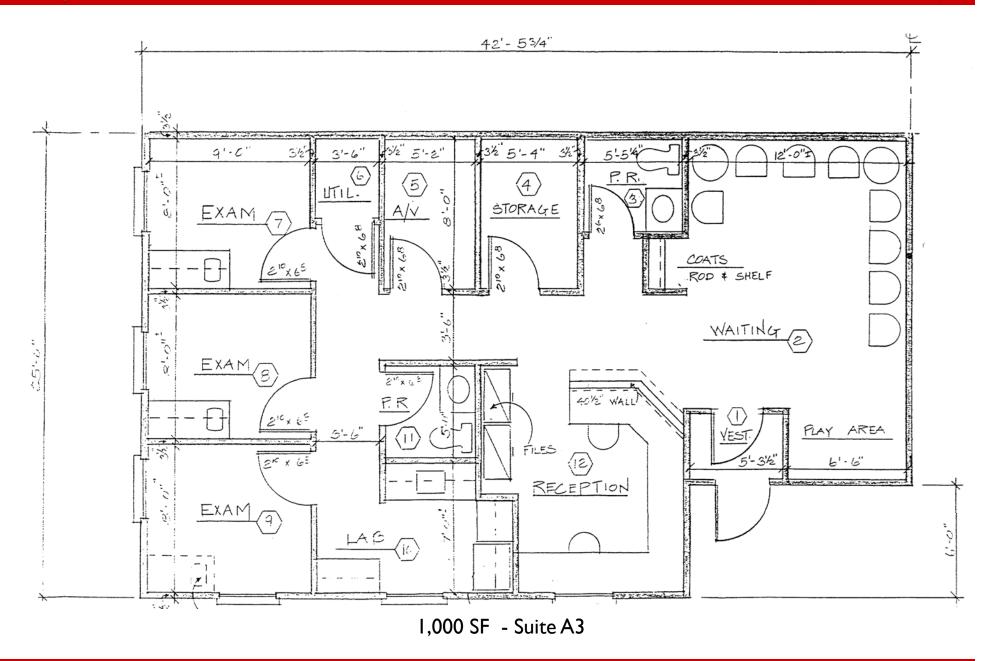




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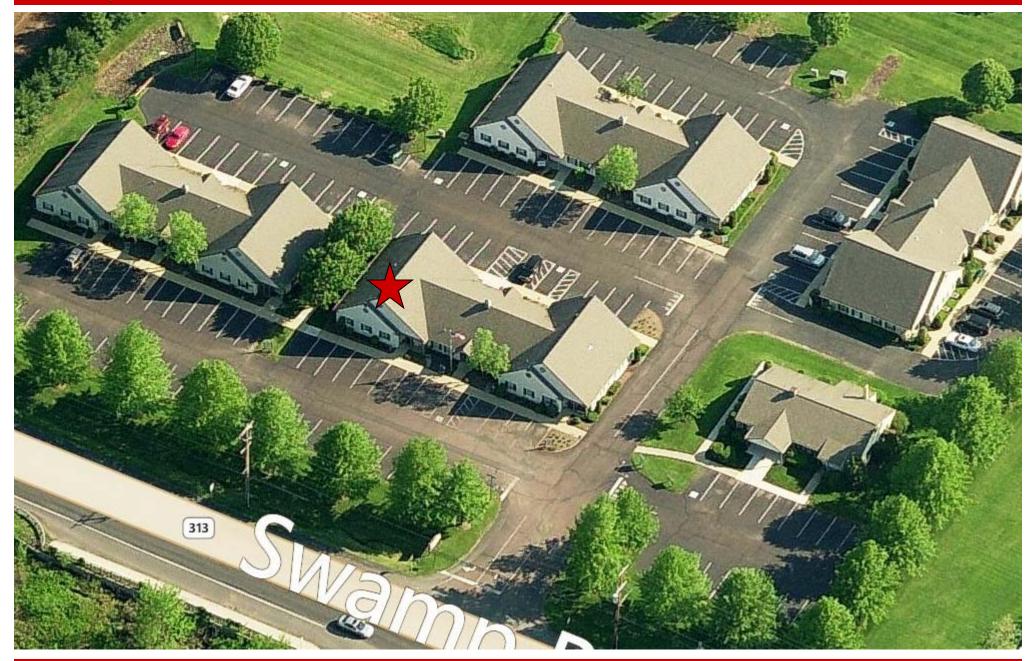


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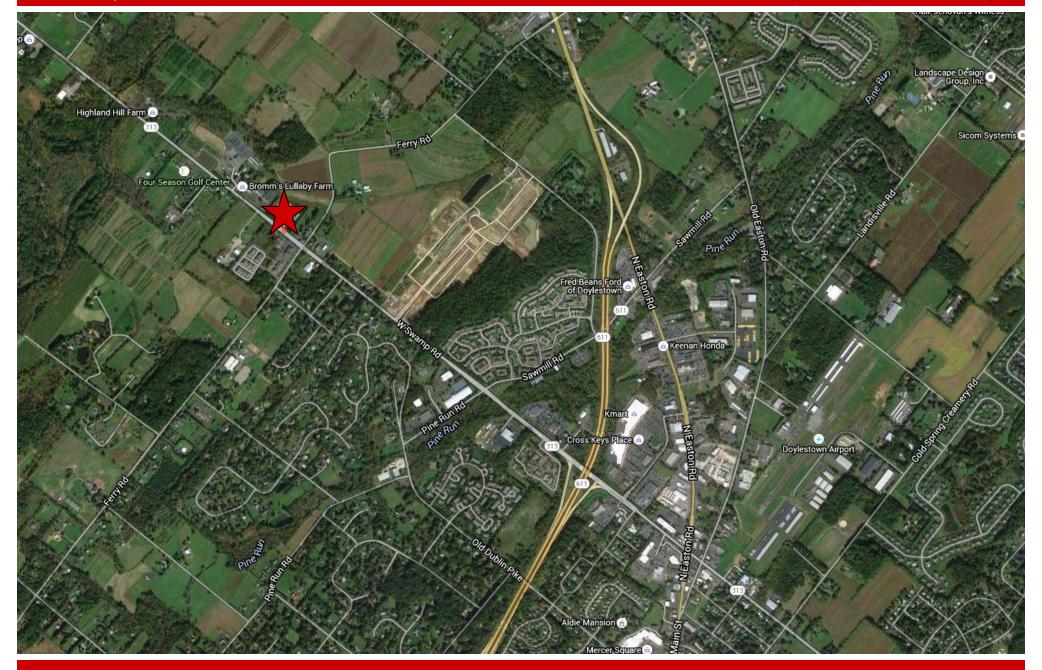


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Corporation Ottsville 202 Rosedale Richlandtown Kingwood 611 31 Ringoes Milford Quakertown 611 Square Rosemont Richland Center Pipersville 476 Point Pleasant Trumbauersville Center Bridge Linvale Plumsteadville Hopewell Peters Corner Perkasie Dublin Argus Lambertville Sellersville 309 Silverdale enville New Galena Pennington Telford Buckingham Brownsburg Souderton Franconia 202 New Britain Law Woodhill Harleysville 💯 Salford Chalfont Doylestown Hatfield Ewing Little Italy Jamison 95 Newtown wenksville Warrington Kulpsville Yardley Lansdale United States Skippack Naval Trenton Richboro North Wales Prospective Air Morrisville Station Gwynedd Willow Warminster 309 Grove Bridgetown Dunlap Collegeville Churchville Horsham Bethel Hill Maple Glen Fairless Hills Langhorne Hatboro Rose Valley Norritonville Eagleville Pennde Blue Bell Trooper Willow Grove Feasterville 309 Tullytown Bryn Athyn Audubon

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