

FOR SALE/LEASE

“EXECUTIVE CENTER” MEDICAL/OFFICE SPACE



**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

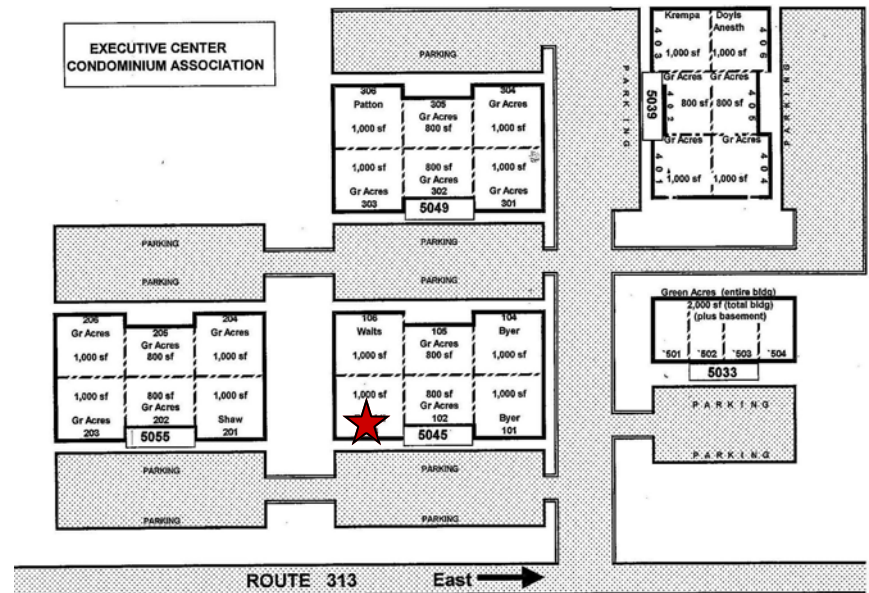
PROPERTY HIGHLIGHTS

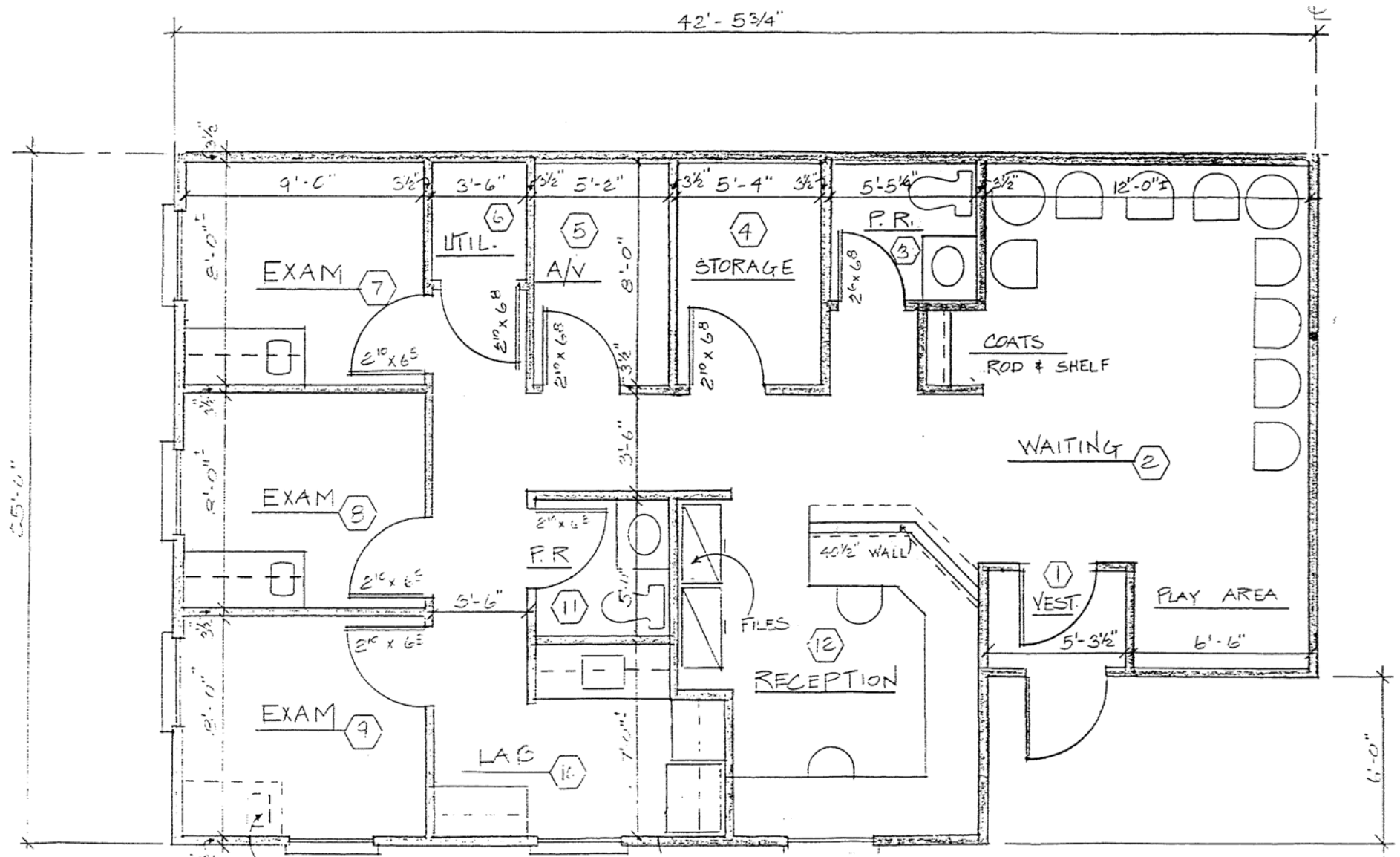
- Single story office space
- Covered entry
- Excellent window lines, creating a bright atmosphere
- Easy access to both Bucks and Montgomery Counties
- 15 Minutes to Route 309
- 5 Minutes to Route 202 Bypass
- 2 Minutes to Route 611
- Average Household Income within 5 Miles (2017): \$125,782
- Population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



PROPERTY SPECIFICATIONS

Total Size: 1,000± 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





1,000 SF - Suite A3



