FOR SALE/LEASE

"EXECUTIVE CENTER" MEDICAL/OFFICE SPACE

PENN'S GRANT REALTY

Corporation

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

COMMERCIAL • INDUSTRIAL • INVESTMENT

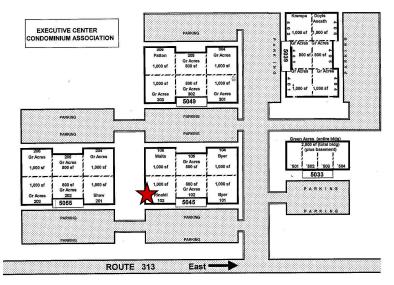


PRESENTED BY:Kurt Eisenschmid, CCIMPenn's Grant Realty Corporation2005 S Easton Rd, STE 306, Doylestown, PA• 215-489-3800 x3• kurt@pgrealty.com• www.pgrealty.com• www.pgrealty.com

Corporation

PENN'S GRANT REALTY

5045 SWAMP ROAD, SUITE A3, FOUNTAINVILLE, PA



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
Condominium Association Fee:	\$338.30/month
Lease Price	\$17 PSF
Sale Price:	\$110,000



PROPERTY HIGHLIGHTS

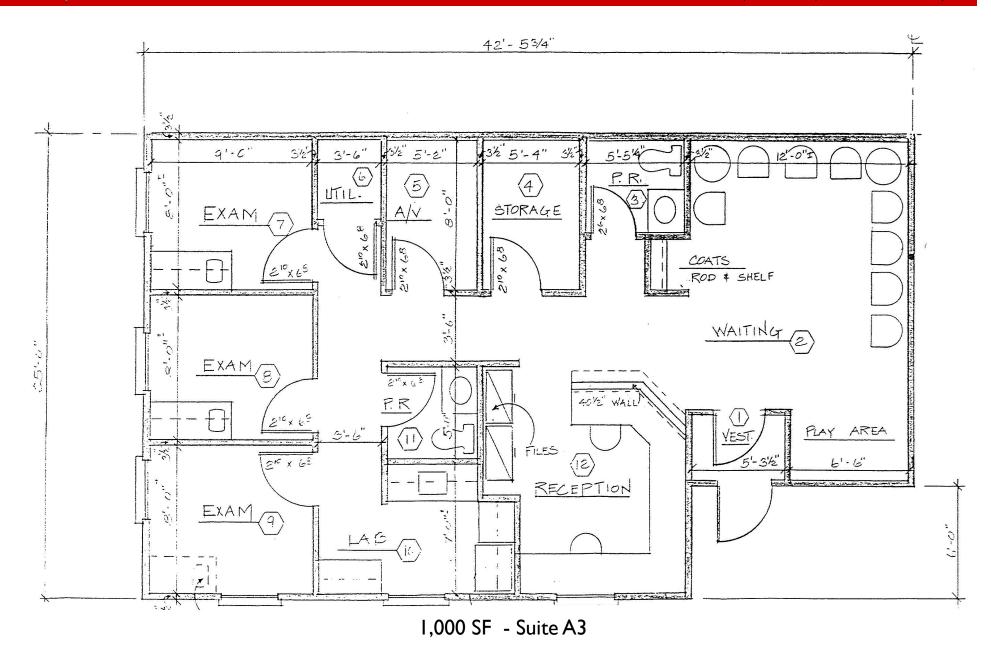
- Single story office space
- Covered entry
- Excellent window lines, creating a bright atmosphere
- Easy access to both Bucks and Montgomery Counties
- 15 Minutes to Route 309
- 5 Minutes to Route 202 Bypass
- 2 Minutes to Route 611
- Average Household Income within 5 Miles (2017): \$125,782
- Population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

Corporation

REALTY

PENN'S GRANT

5045 SWAMP ROAD, SUITE A3, FOUNTAINVILLE, PA



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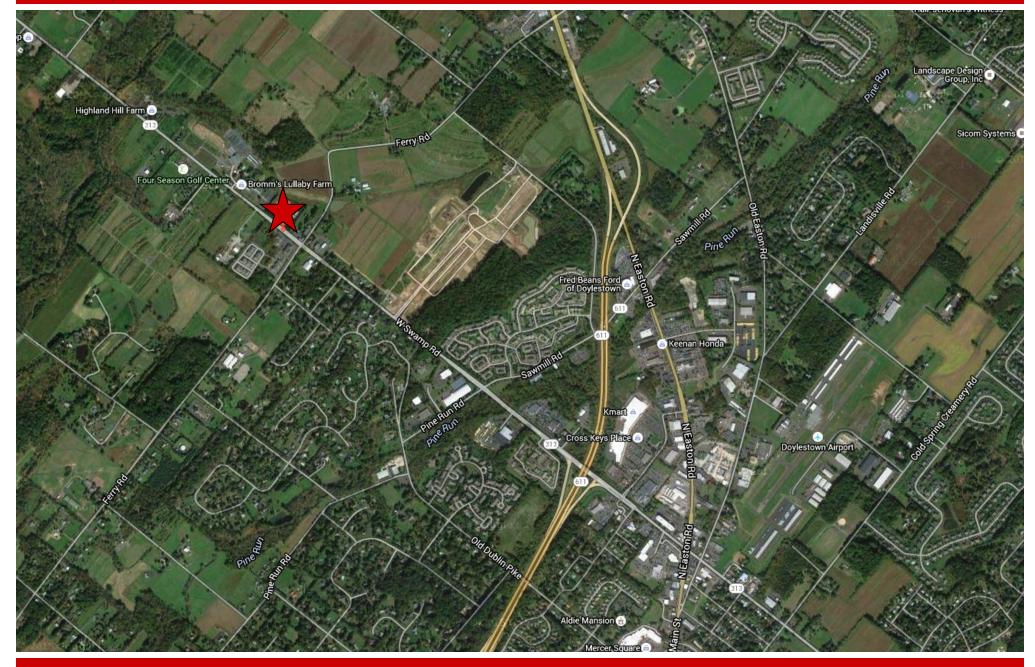
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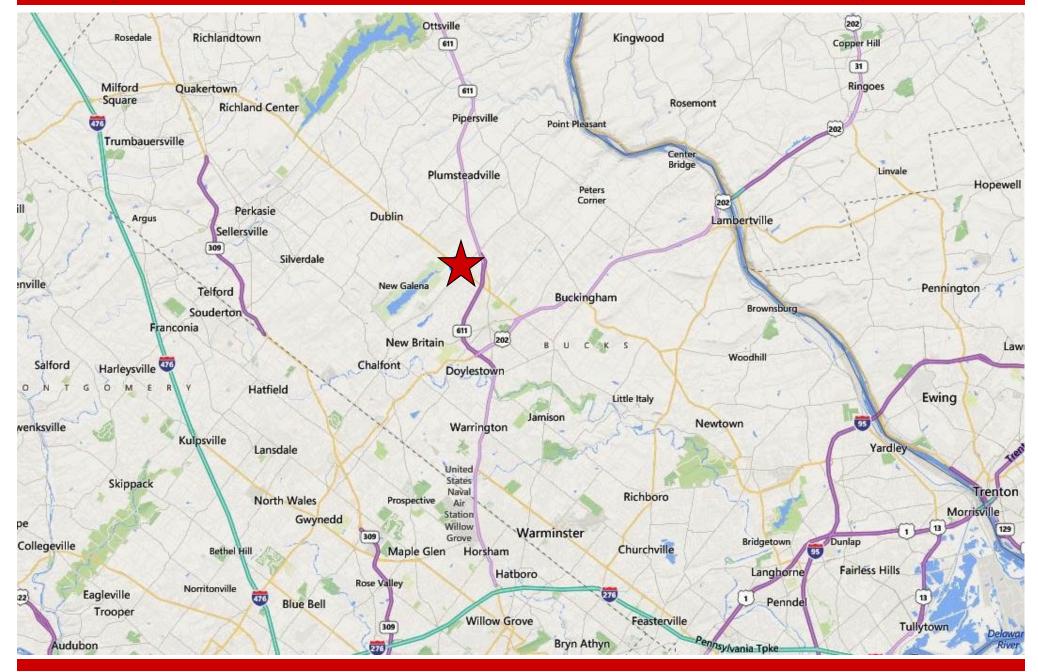
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