

# FOR SALE

## Flex Office

PENN'S  GRANT REALTY  
Corporation

**2823 Durham Road (Route 413)  
Doylestown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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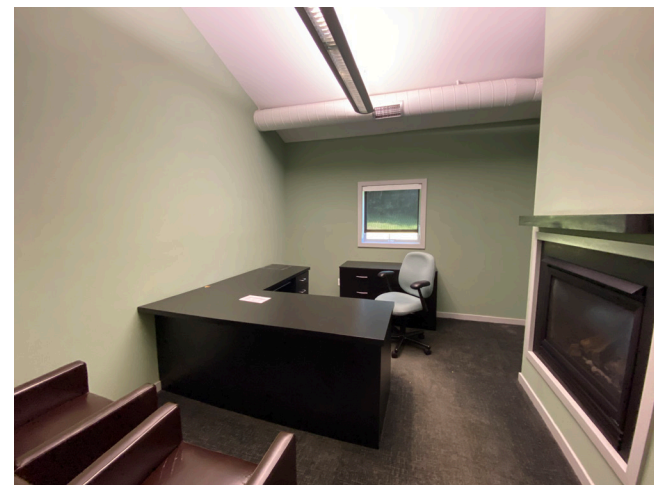
**PROPERTY HIGHLIGHTS**

- **Turn Key Plug & Play - Furniture Included**
- **Monumental Signage Available**
- **Major Building Renovation 2006**
- **Beautiful Office/Showroom Area**
- **Easy Access to Route 202 and Route 263**
- **Plenty of On-Site Parking**
- **Majority of Building Air Conditioned**

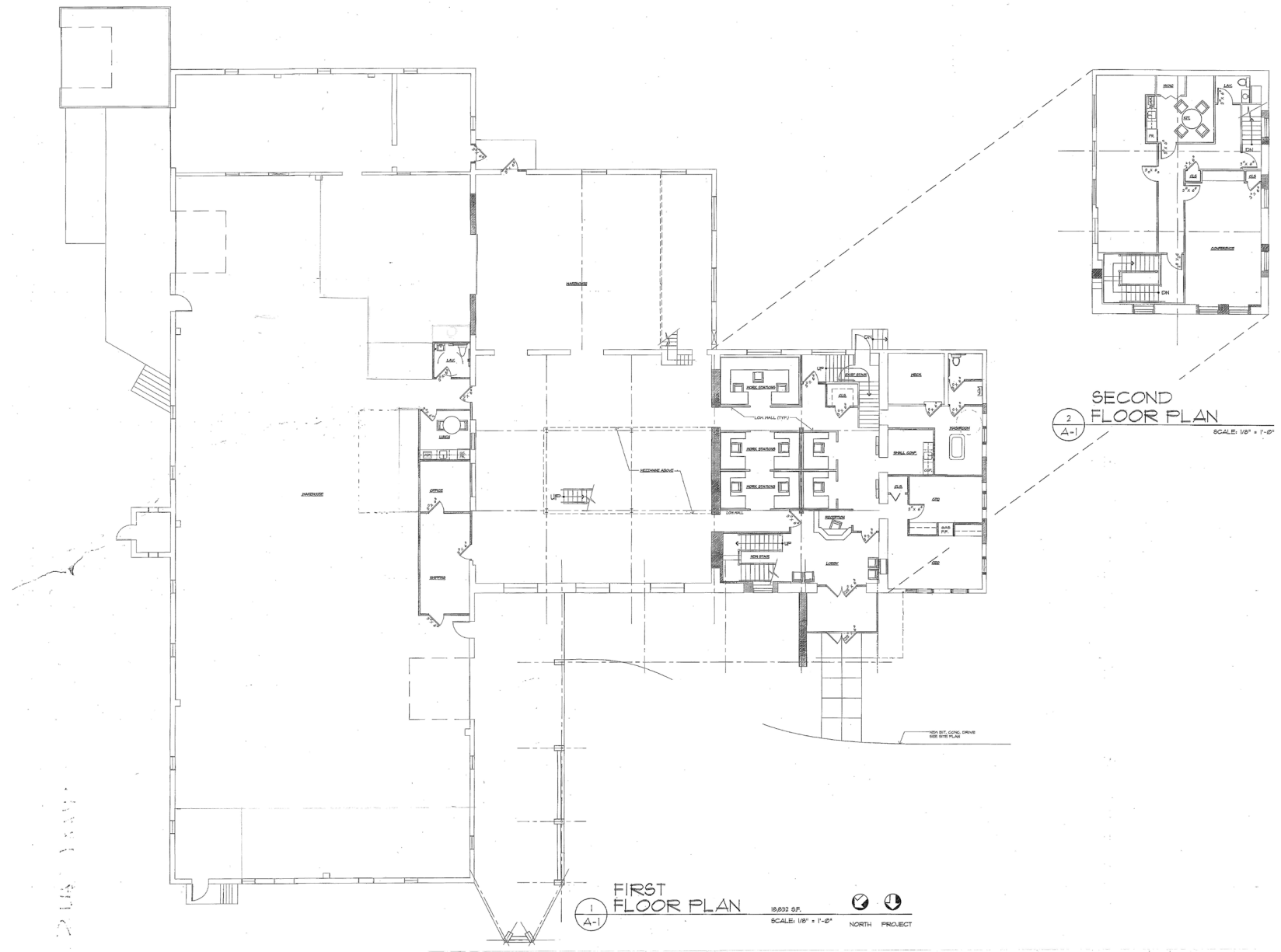
**PROPERTY SPECIFICATIONS**

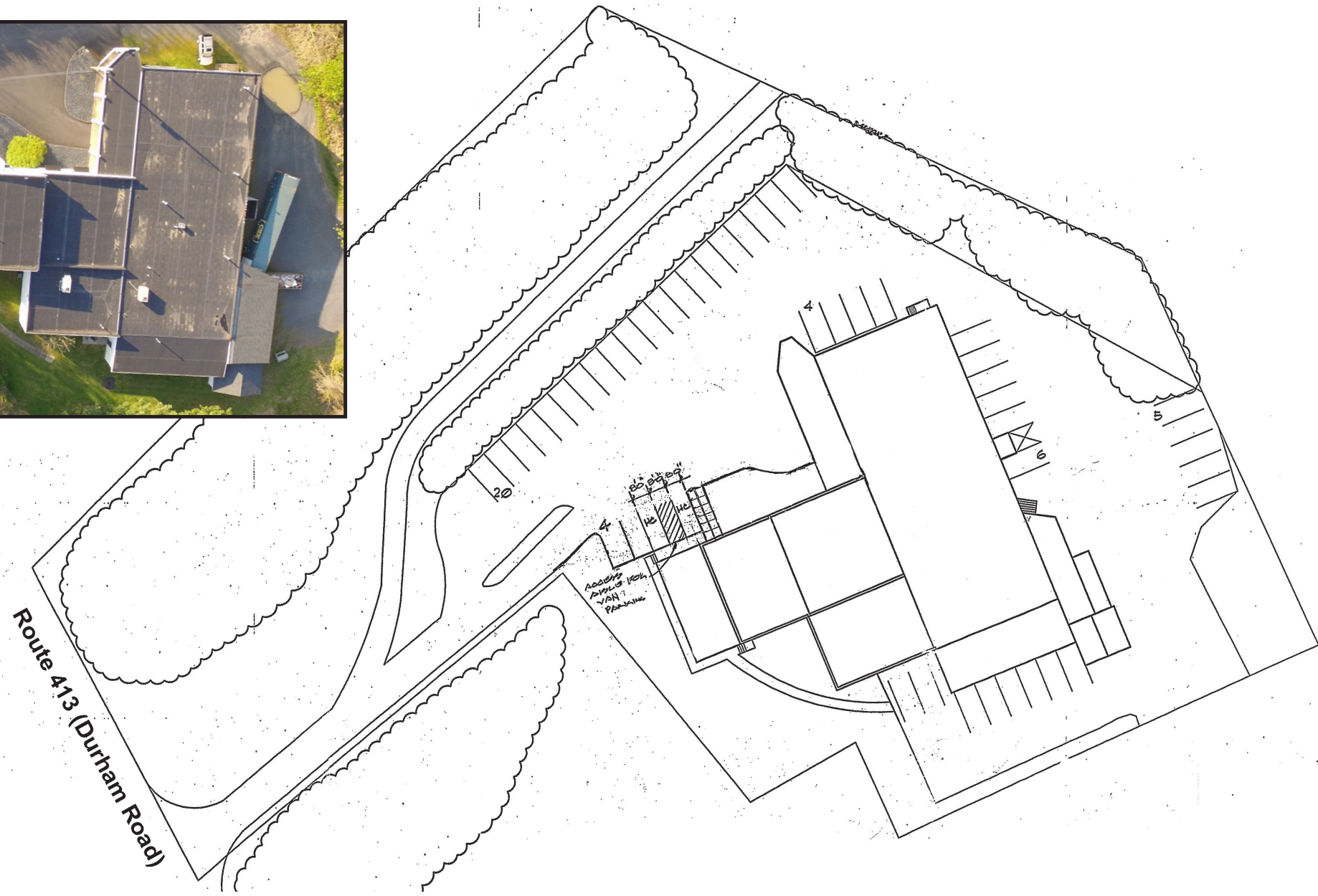
Total Building Size: ..... 20,660± SF  
 Office/Showroom/Workroom Space..... 11,960± SF  
 Warehouse: ..... 8,700± SF  
 Lot Size: ..... 2.841± Acres  
 Year Built: ..... 1948 & expanded in 1974  
 Renovated: ..... 2006 (complete renovation)  
 2014 - 2,100 Sf office/showroom remodel  
 Roof: ..... Rubber Membrane  
 Building Construction: ..... Masonry & Steel  
 Ceiling Height: ..... 12' - 14'  
 Loading Doors:.. Rear Loading Dock with two (2) doors; 11' x 11' & 8' x 8'  
 Drive-In Doors: ..... One (1) 12" x 11"  
 Parking: ..... Accommodate approximately 45 parking spaces  
 Water: ..... Private  
 Sewer: ..... Private  
 Sprinkler System: ..... Wet system with on-site holding tanks  
 HVAC: ..... Gas fired hot air and electric air conditioning  
 Electric: ..... 200 amp, 240 volt, 3-Phase  
 Municipality: ..... Buckingham Township  
 Zoning: ..... Ag-2 Agricultural  
 Tax Parcel ID: ..... 06-010-103-001  
 Total Property Assessment: ..... \$99,200  
 Property Tax (2020): ..... \$15,232  
 Sale Price: ..... \$ 2,400,000











## DEMOGRAPHIC SUMMARY

2823 Durham Rd, Doylestown, Pennsylvania, 18902



Ring of 5 miles

## INCOME



**\$121,748**  
Median Household Income



**\$62,671**  
Per Capita Income



**\$801,076**  
Median Net Worth

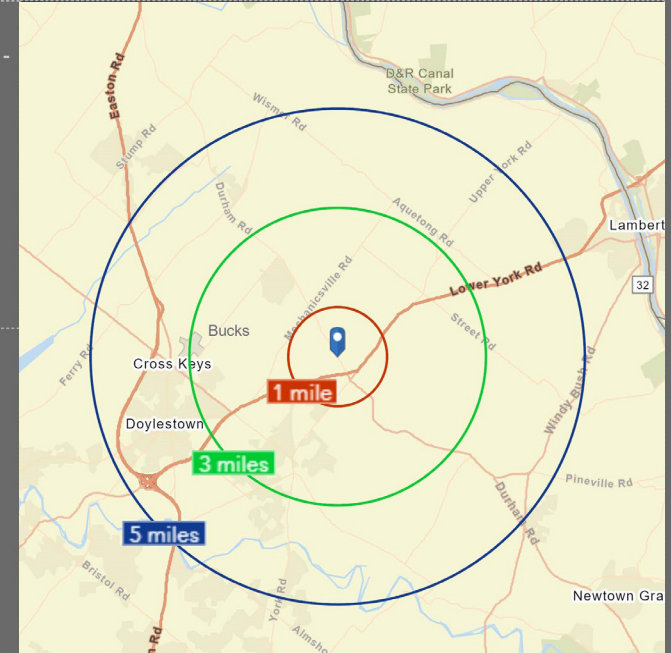
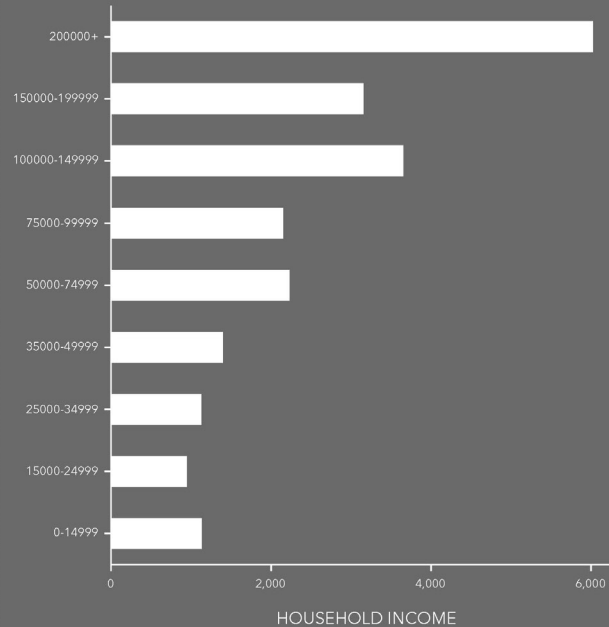
## KEY FACTS

**57,212**  
Population

**46.3**  
Median Age

**21,800**  
Households

**\$95,036**  
Median Disposable Income



## EDUCATION

**3%**

No High School Diploma



**17%**  
High School Graduate



**21%**  
Some College



**60%**  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

**79%**



Blue Collar

**11%**



Services

**10%**

**2.2%**

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2019, 2024.

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