

FOR SALE

FREESTANDING OFFICE BUILDING

PENN'S GRANT REALTY
Corporation

*115 Floral Vale Boulevard
Yardley, Bucks County, PA*

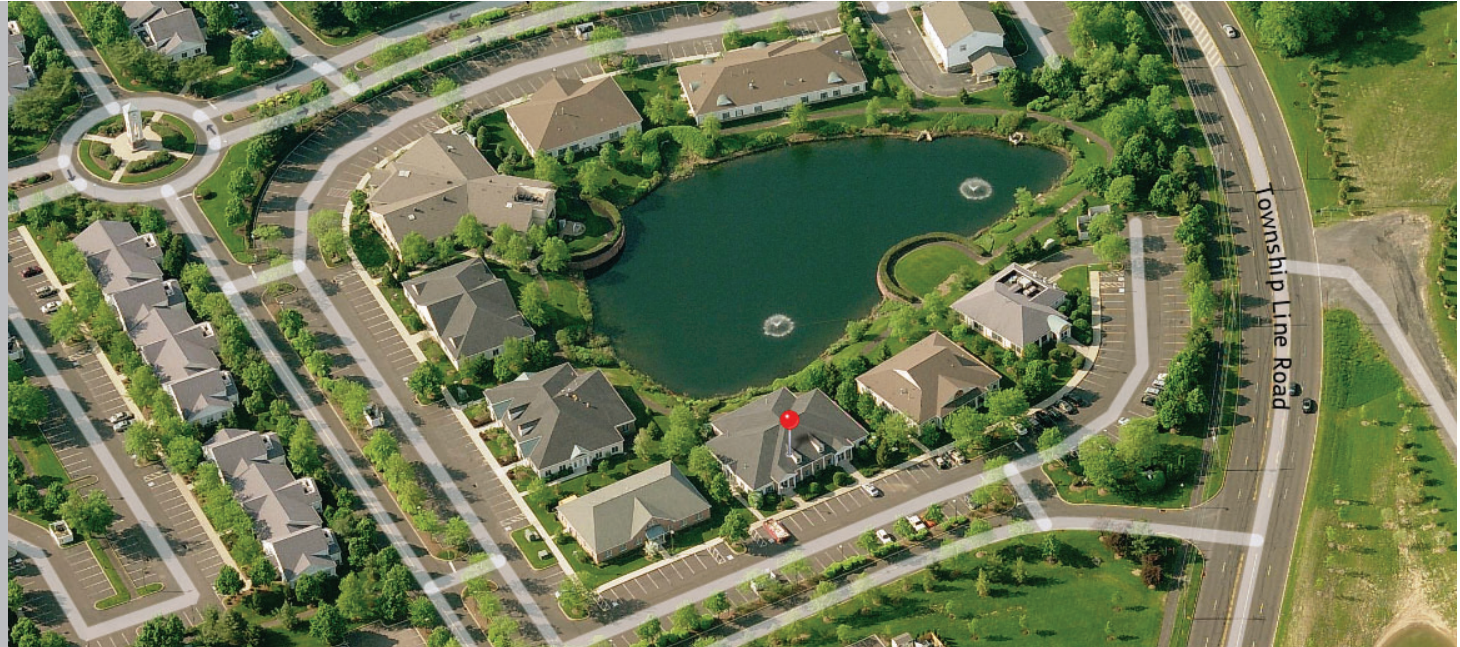
COMMERCIAL • INDUSTRIAL • INVESTMENT



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PROPERTY HIGHLIGHTS

- Ideal for Medical & General Office Use
- Front Door Parking
- Private Offices & Exam Rooms
- Lobby/Reception Area
- Great Regional Access Via Route I-95
- Close Proximity to Shopping and Restaurants



PROPERTY SPECIFICATIONS

Total Building Size:	7,275± SF	Security/Fire System:	Available
Suite 115A (tenant occupied-short term lease - office):	2,078± SF	Water/ Sewer:	Public
Suite 115C (currently owner occupied - medical office):	5,197± SF	Municipality:	Lower Makefield Township
Office Complex:	Floral Vale	Zoning:	O/R - Office Research
Year Built:	1995	Tax Parcel ID:	20-013-0051400
HVAC:	Heat Pump	Total Property Assessment:	\$164,600
Roof:	Gable style roof line with asphalt shingle	Property Tax (2019):	\$34,935
Building Construction:	Wood frame construction with brick facade	Condominium Association Fee:	\$1,049.46
		Sale Price:	\$1,500,000

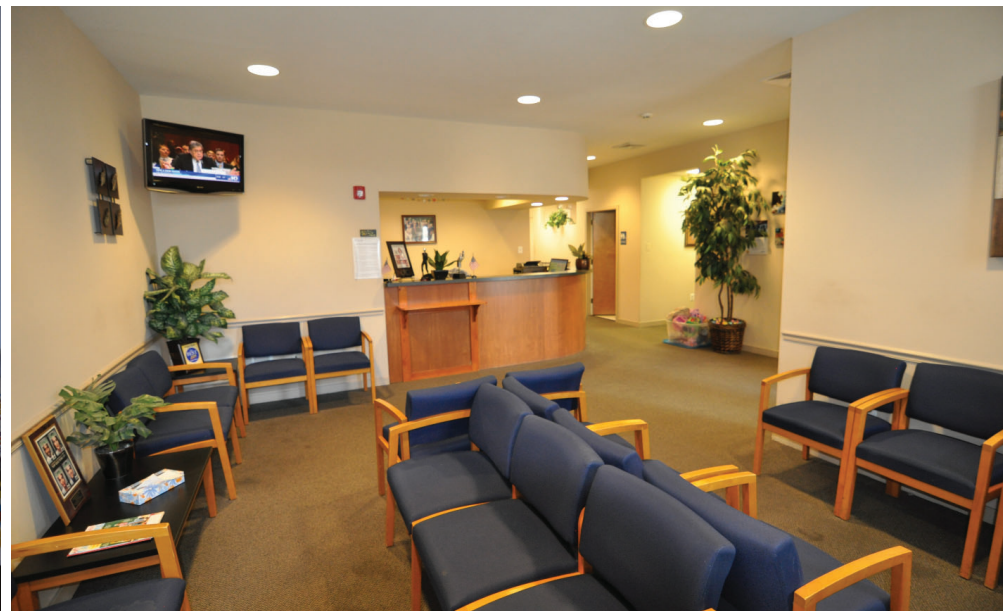


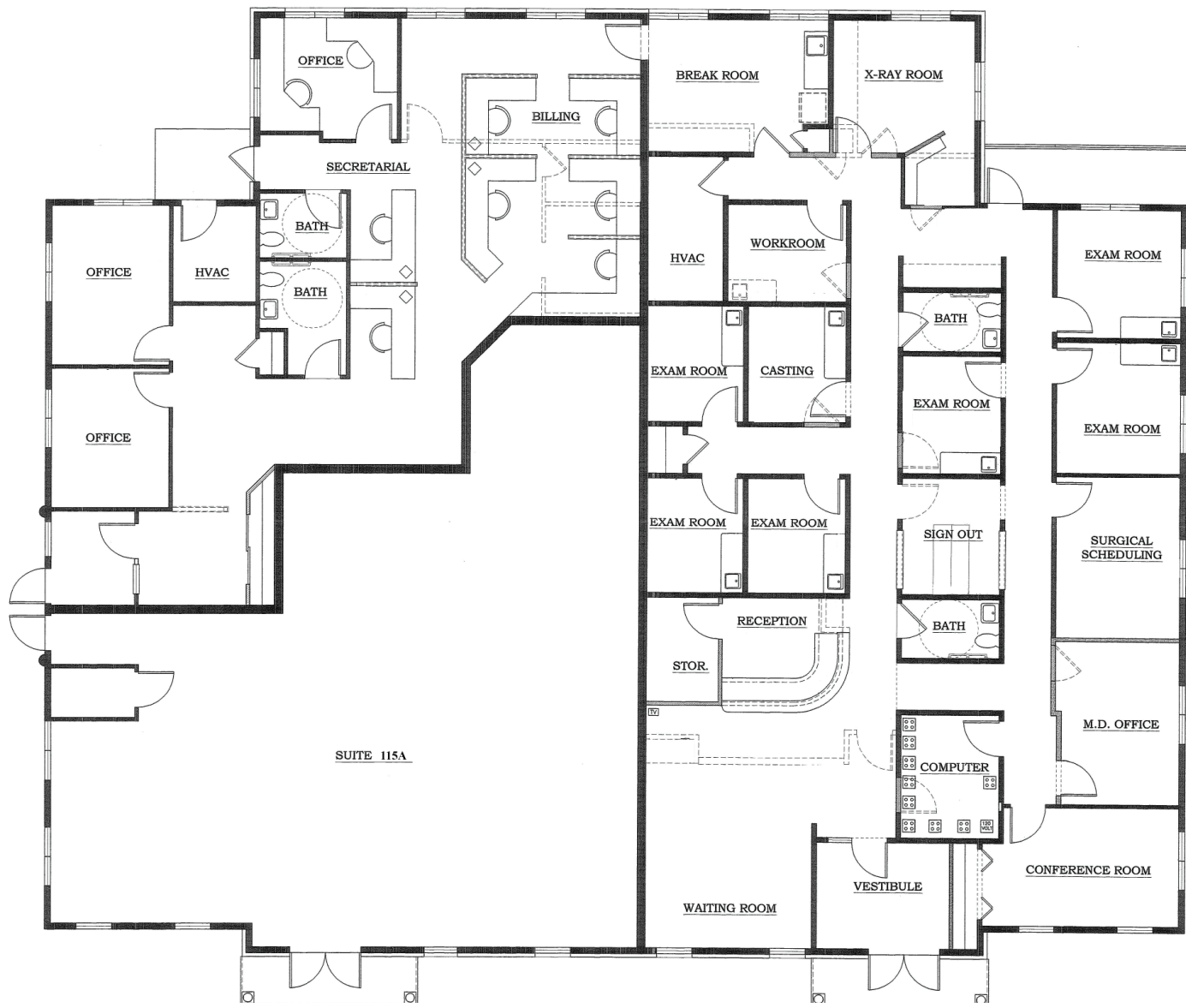
Walking Path Around Pond



Side Entrance







Floor Plan 7,275± SF





Zoning Uses
OFFICE/RESEARCH (O-R)

Permitted Uses

- Day-Care Center/Group Day-Care/Nursery School/Kindergarten
- Financial Service
- General Business/Professional/Government
- Health or Fitness Club
- Research and Development Facility

Special Exception Uses

- Light Manufacturing
- Medical Office
- Restaurant
- Veterinary Hospital
- Wholesale Trade
- Community Treatment/Rehabilitation Facility

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	6,553	48,622	158,392
Households 2018	3,035	18,561	59,786
Average Income 2018	\$130,643	\$154,284	\$128,127

