## FOR SALE

# Multi-Tenant Commercial Building

PENN'S GRANT REALTY Corporation

15 Clemens Road Doylestown, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation 2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

Corporation

15 Clemens Road, Doylestown, PA

#### **PROPERTY HIGHLIGHTS**

- Great Doylestown Borough Location
- Comprised of Two Residential and Two Commercial Units
- Walking Distance to Bucks County Court House, Shopping, Restaurants, and Museums
- Walking Distance to Public Transit -SEPTA Bus and Train
- Easy Access to Route 202 Parkway & 611 Doylestown Bypass
- Half Block Off S. Main Street.



#### **PROPERTY SPECIFICATIONS**

| Building Size: | 4,096± SF   | Year Built:            | 1960               |
|----------------|---|------------------------|--------------------|
| Lot Size:      |   | Building Construction: | Block & Frame      |
| HVAC:          | Oil hot water baseboard and                               | Roof:                  | Asphalt            |
|                | air conditioning combination individual units & heat pump | Municipality:          | Doylestown Borough |
| Water:         | Public  | Tax ID:                | 08-008-463         |
| Sewer:         | Public  | Property Taxes (2020): | \$4,432            |
| Gas:           | Public  | Total Tax Assessment:  | \$26,770           |
| Utilities:     | PECO  | Zoning:                | R3                 |
| Parking:       | 10+ spaces  | Sale Price:            | \$724,900          |

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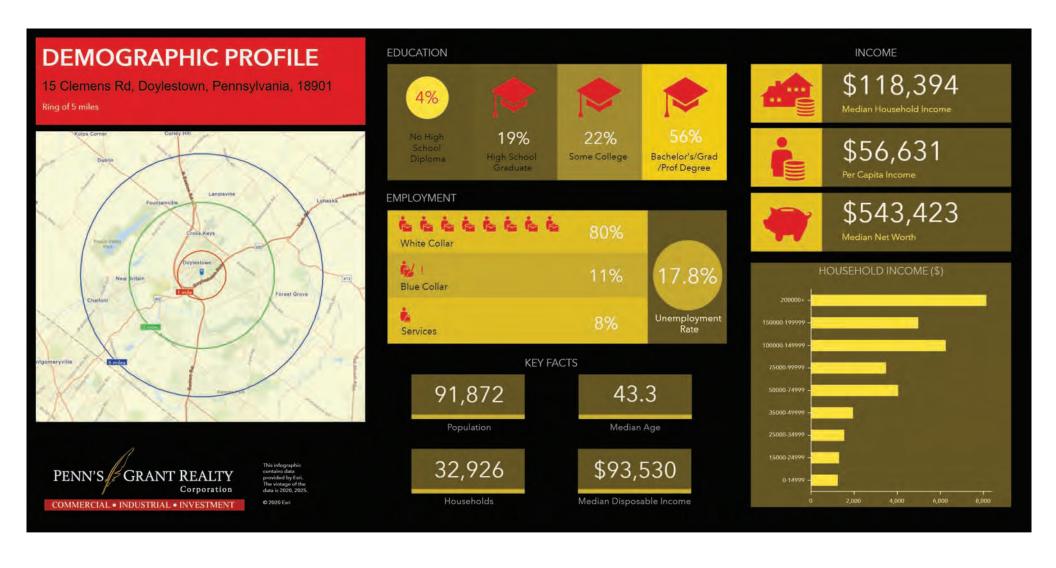






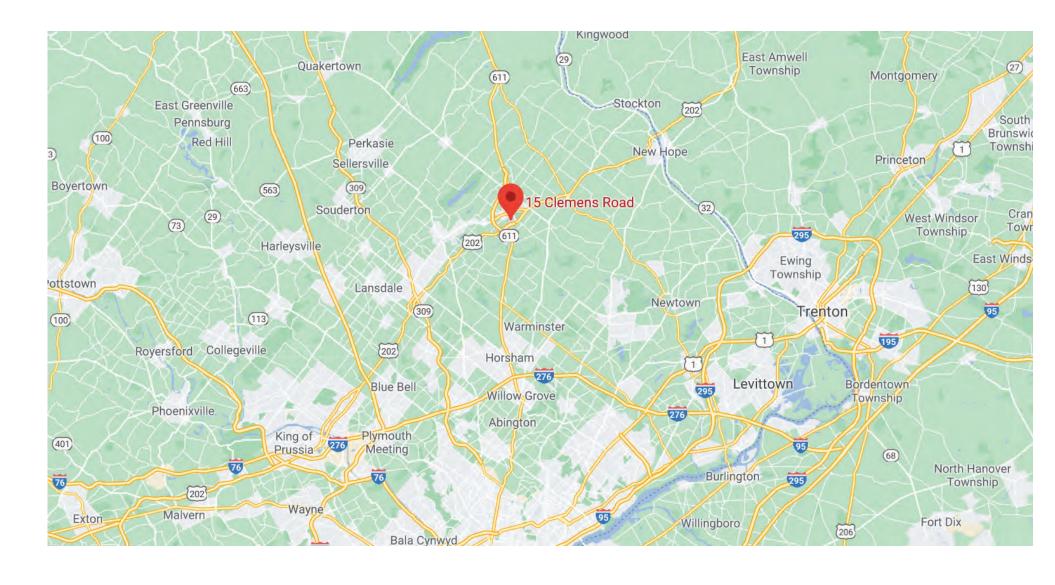
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### PENN'S GRANT REALTY

## COMMERCIAL BUILDING

Corporation 15 Clemens Road, Doylestown, PA Keystone Volvo **Bucks County** of Doylestown Orthodontics Car dealer Paul B Moyer & Sons Inc Bella Sorrel Airbrush **Tanning Studios** FedEx Office Print oylestown & Ship Center Clemens Re ation Hart Ave Hart Ave **Doylestown Medical** Trans Shop Associates, PC Auto parts store New Hope Academy 5 Clemens Road **Bucks County** Housing Authority Clemens Rd Wawa Takeout · Delivery Greenleaf Nursing & Convalescent, Inc. N Easton Rd Steeplechase D