

INDUSTRIAL ZONED LAND FOR SALE



**4518 Bethlehem Pike
Telford, 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 SPECIFICATIONS

Lot Size: 19.18± acres

Daily Traffic Counts: Bethlehem Pike - 11,979
Route 309 - 37,633

Population within 5 miles radius (2015): 80,431

Average Household Income within 5 mile radius (2015): \$90,266

Zoning: Heavy Industrial
(Potential Uses—transfer station, manufacturing, offices, municipal, agricultural, agricultural retail, commercial school, automobile repair, lumber yard, composting facility, residential boarding)

Water & Sewer” Serviced by Telford Authority

Electric Power: Serviced by PP&L

Municipality: Hilltown Township

Tax Parcel: 15-001-008

Total Real Estate Tax Assessment: \$57,600

Real Estate Taxes (2014): \$9,448

Sale Price: \$3,500,000





