

FOR SALE

FREESTANDING COMMERCIAL BUILDING

PENN'S  GRANT REALTY
Corporation

**88 South Main Street
Doylestown Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT

High Profile Corner Location



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

Building Size: 5,660± SF, plus 2,310± SF lower level offices & storage
 Lot Size: 0.21± Acres
 Parking: 8+ spaces
 Built: 1938 (Originally United State Post Office)
 Building Construction: Brick
 Roof: Asphalt Built-up
 HVAC: Oil fired hot water (new oil burner 2016)
 Two (2) A/C roof mounted units
 Water: Public
 Sewer: Public
 Utilities: PECO
 Municipality: Doylestown Borough
 Zoning: CC - Central Commercial
 Tax Parcel: 08-008-282
 Real Estate Taxes (2018): \$12,162
 Real Estate Assessment: \$75,200
 Sale Price: \$1,100,000

CENTRAL COMMERCIAL ZONING (Possible Uses)

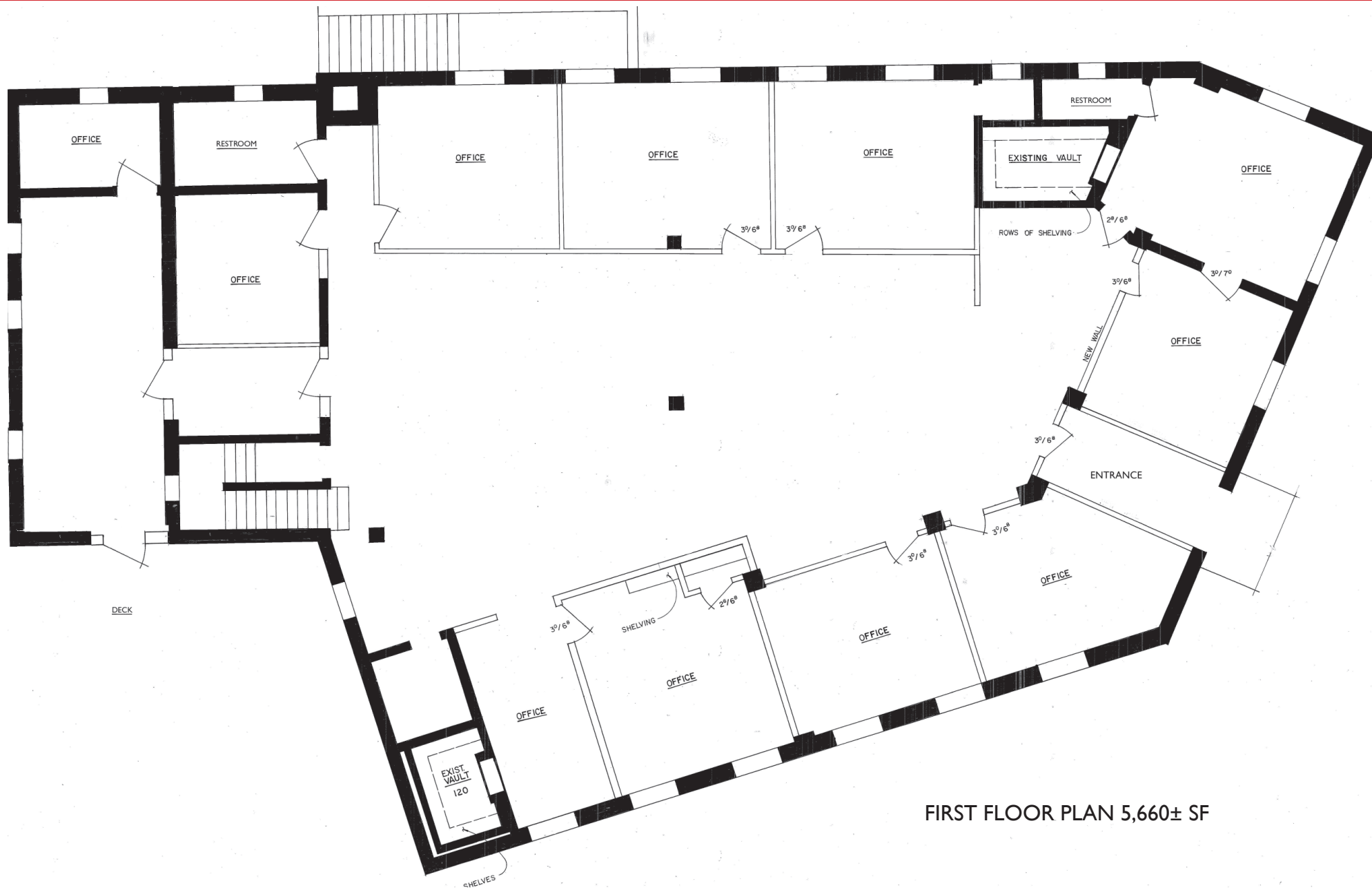
| | | |
|------------------------|----------------------|----------------------------|
| Retail Shop | Trade | Community Center |
| Eating Place, Sit Down | Repair Services | Recreation Facility |
| Professional Services | Professional | Private Club |
| Business Services | Music/Dance School | Hotel/Motel, Tourist House |
| Health Services | Cultural Facility | Rooming House |
| Personal Services | Auditorium | Dwelling in Combination |
| Veterinary Office | Public Entertainment | Parking Area/Garage |

PROPERTY HIGHLIGHTS

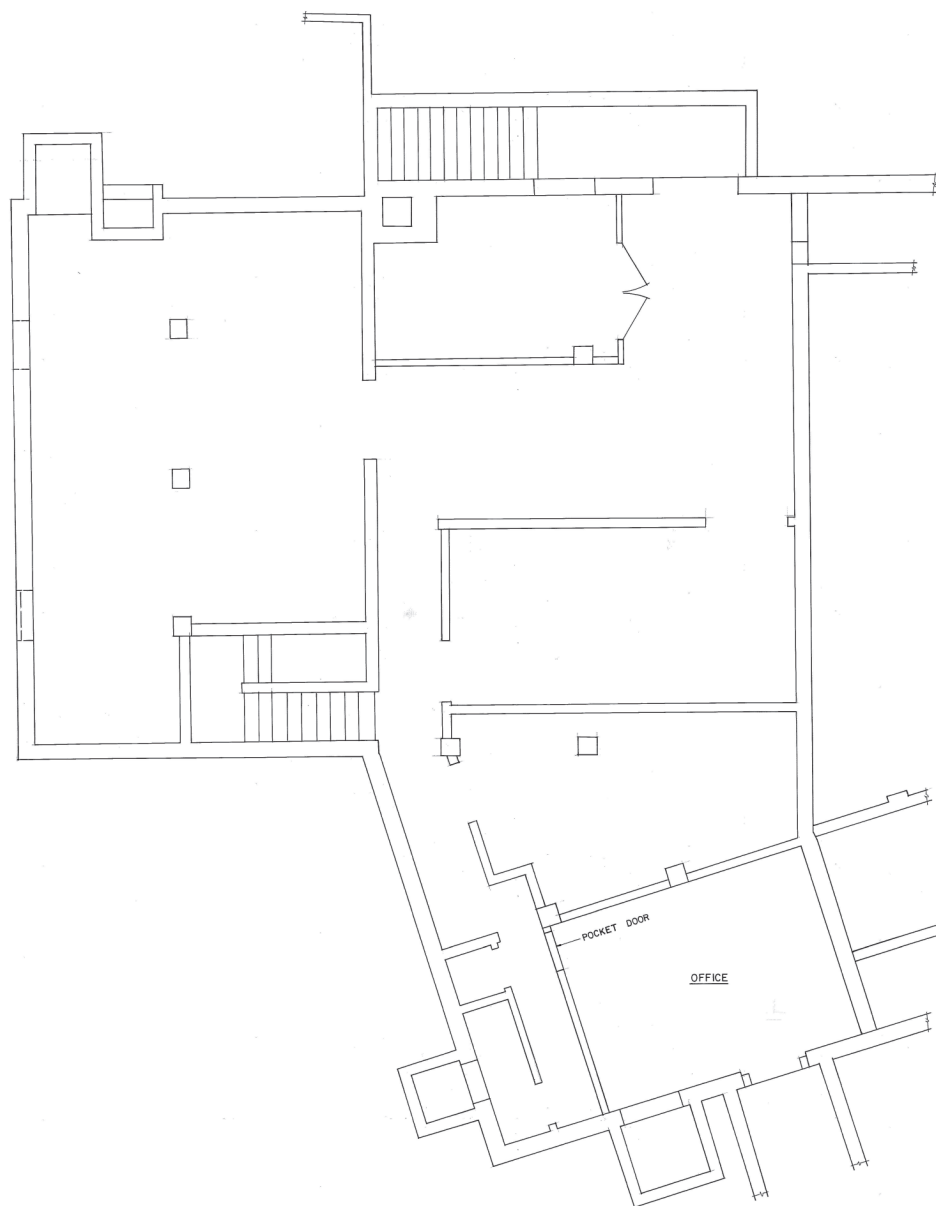
- **Central Borough Location**
- **High Visibility with High Traffic Counts**
- **Located at a Signalized Intersection**
- **Low Maintenance Brick Exterior**
- **Central Work Area**
- **Private Offices**
- **Conference Room**
- **Kitchenette**
- **Excellent Window Lines & Natural Light**
- **Lower Level With Offices & Storage**



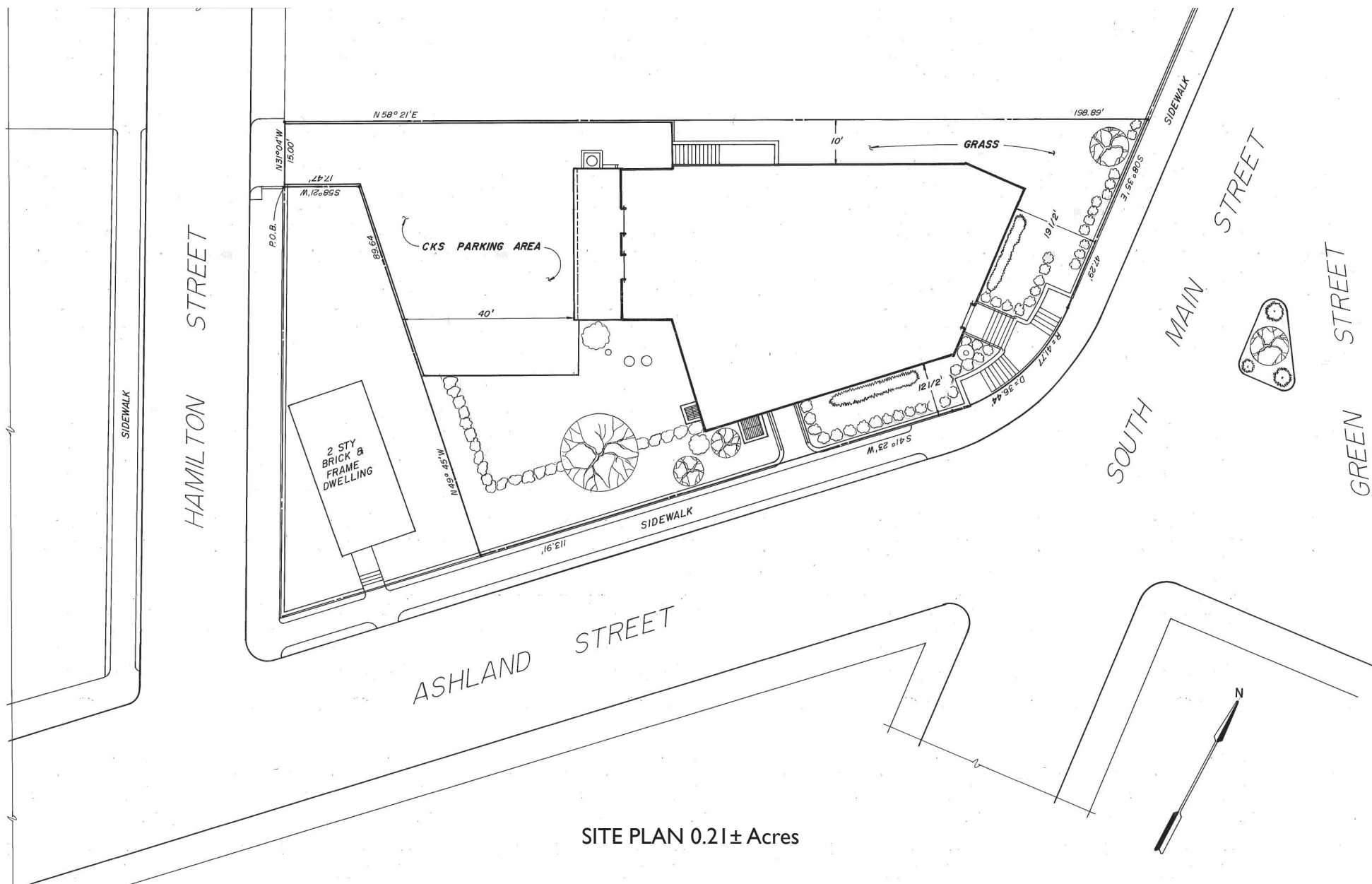




FIRST FLOOR PLAN 5,660± SF



LOWER LEVEL FLOOR PLAN 2,310± SF



SITE PLAN 0.21± Acres



