

OFFICE BUILDING SALE

MULTI-TENANT VARIABLE SIZE OFFICE SUITES

4459 W. Swamp Road
Doylestown, Bucks County, PA



COMMERCIAL • INDUSTRIAL • INVESTMENT

500± to 6,500± SF Office Suites



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

PROPERTY SPECIFICATIONS

Available Lease Space: Fully leased
Property Type: Investment
Lot Size: 1.3 Acres
Building Structure: Renovated Bank Barn
Floors: Two (2) Levels
Parking: 33+ Spaces
Water: Private
Sewer: Public
HVAC: Heat pump
Zoning: C-2
Municipality: Plumstead Township
Tax Parcel: 34-008-011-005
Total Taxable Assessment (2015): \$72,400
Annual Tax \$11,674
Sale Price: Negotiable

PROPERTY HIGHLIGHTS

8,000± SF of multi-tenant office space situated in restored barn on the north side of Doylestown. Great location for a growing business, office suites range from 500± to 6,500± SF, each with its own unique charm and character. This location has easy access to Route 611 bypass and major highways.

DEMOGRAPHICS

2015 Population:

<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
5,084	32,347	76,140

2020 Population Projection:

<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
5,353	32,815	77,593

2015 Average Household Income:

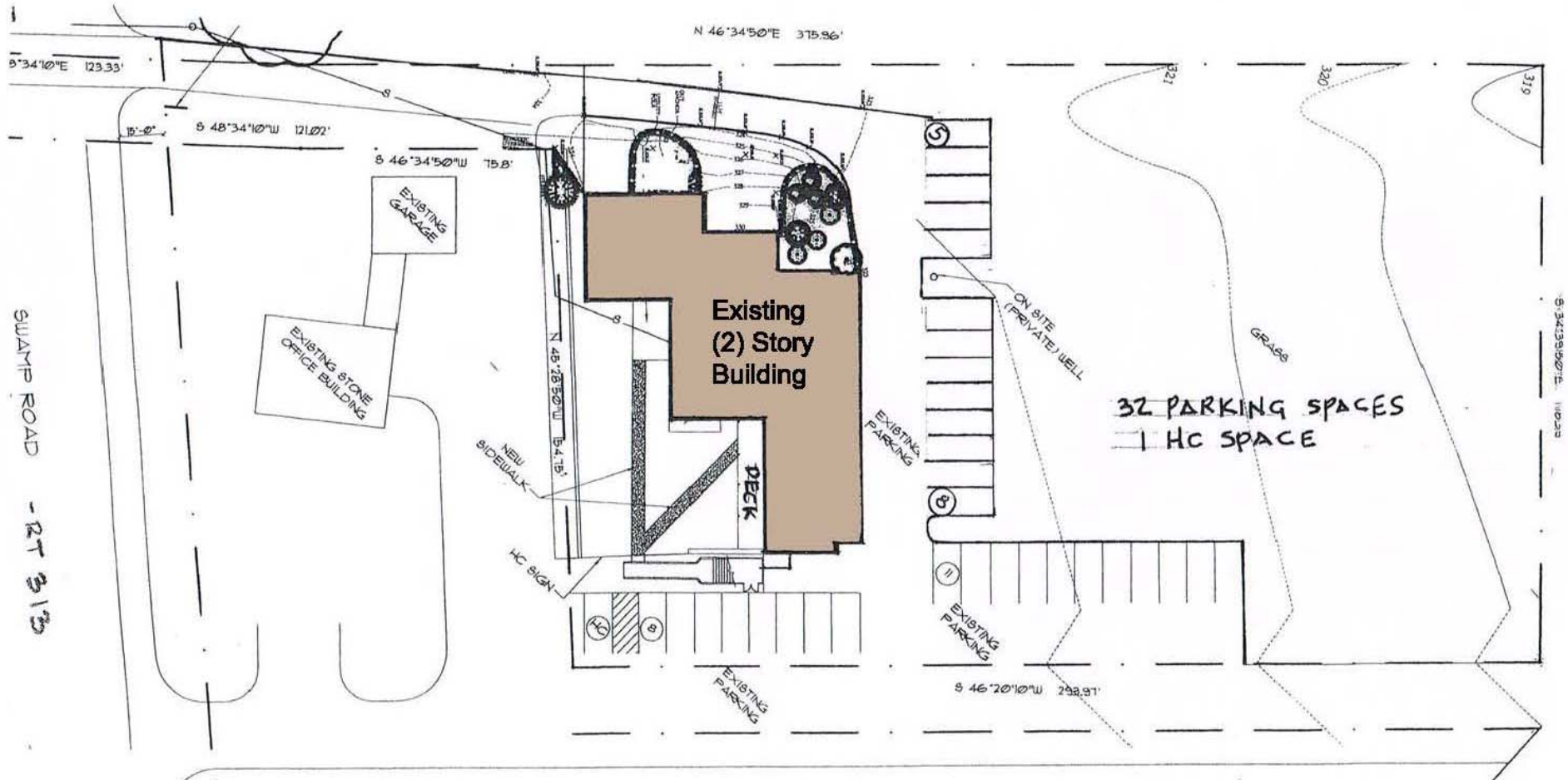
<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
\$34,372	\$137,719	\$130,658

Daily Traffic Count:

18,426







SITE PLAN

N.T.S

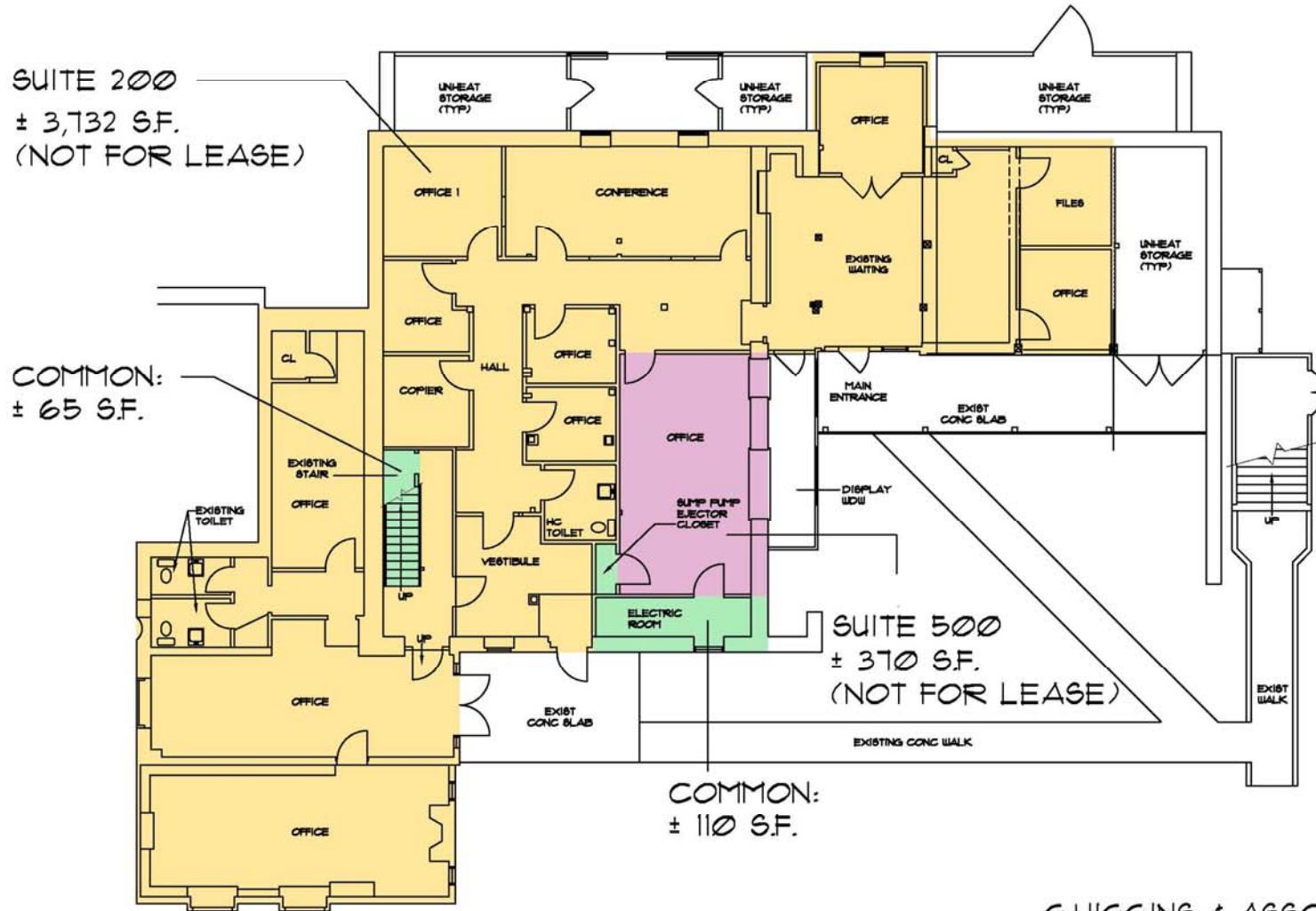


G. Higgins
4459 W. Swamp Road

Doylestown, PA 18902-1015

SK-1

Date: 01/24/2014



FIRST FLOOR PLAN

3/32" = 1'-0"

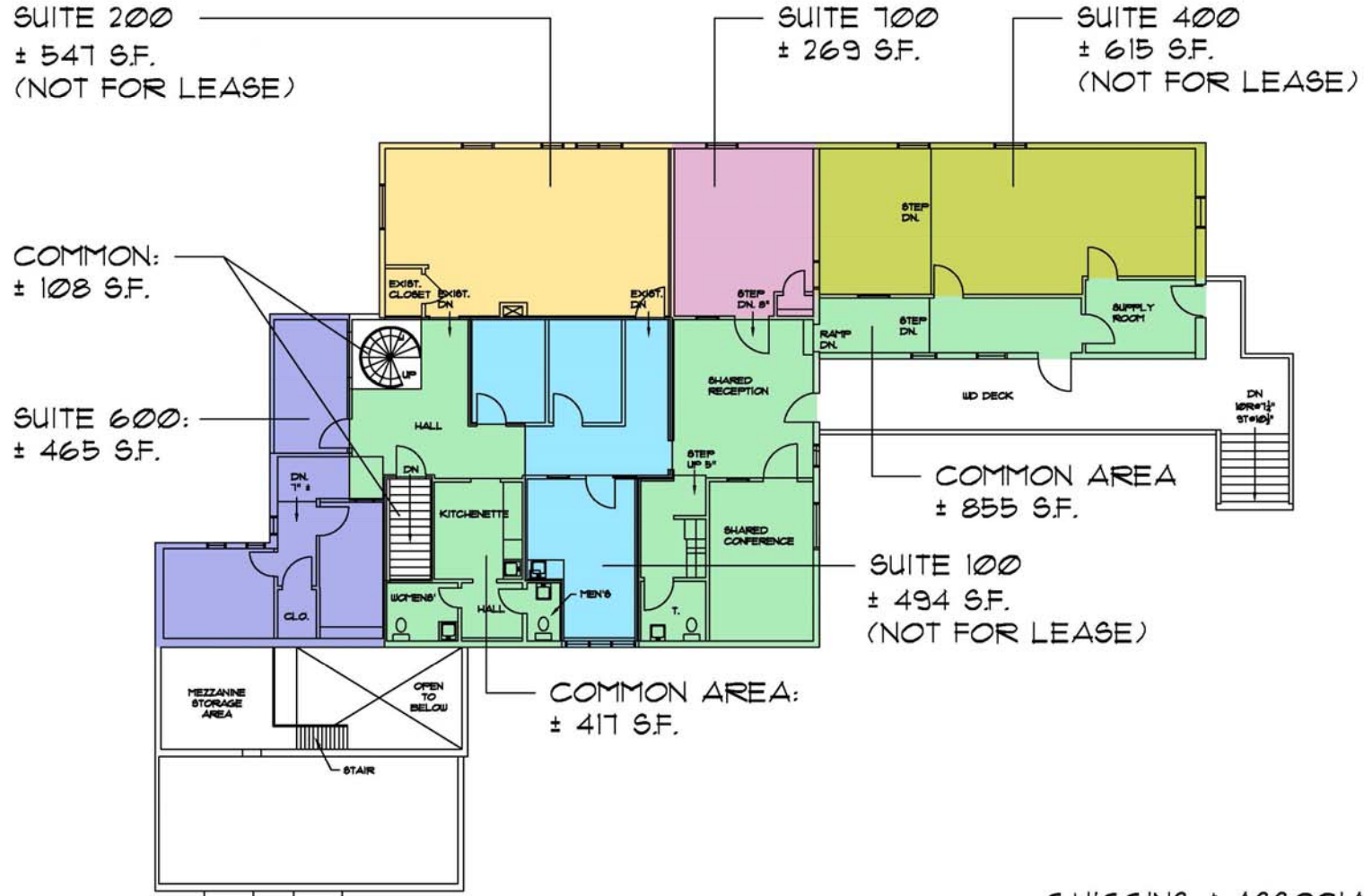
FULLY LEASED

G.HIGGINS & ASSOCIATES

ARCHITECTS
GERARD J. HIGGINS JR. RA

4459 W. SWAMP RD., SUITE 100, DOYLESTOWN, PA 19922
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9/27/2016



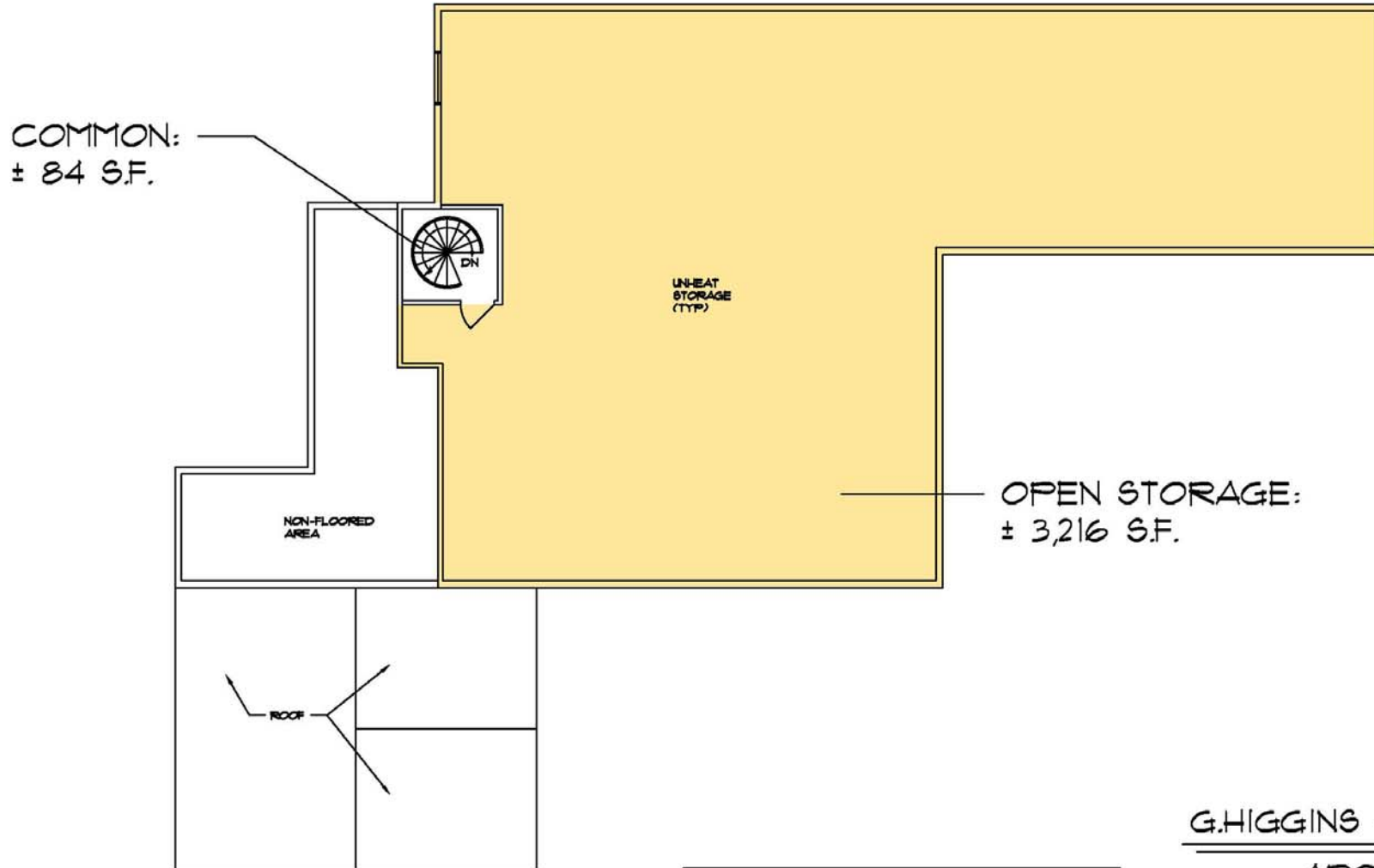
SECOND FLOOR PLAN
3/32" = 1'-0"
AVAILABLE LEASEABLE AREAS

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ATTIC FLOOR PLAN

3/32" = 1'-0"

GROSS AREA:	3,300 S.F.
NET AREA:	3,216 S.F.

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