

FOR SALE/LEASE

“EXECUTIVE CENTER” MEDICAL/OFFICE SPACE

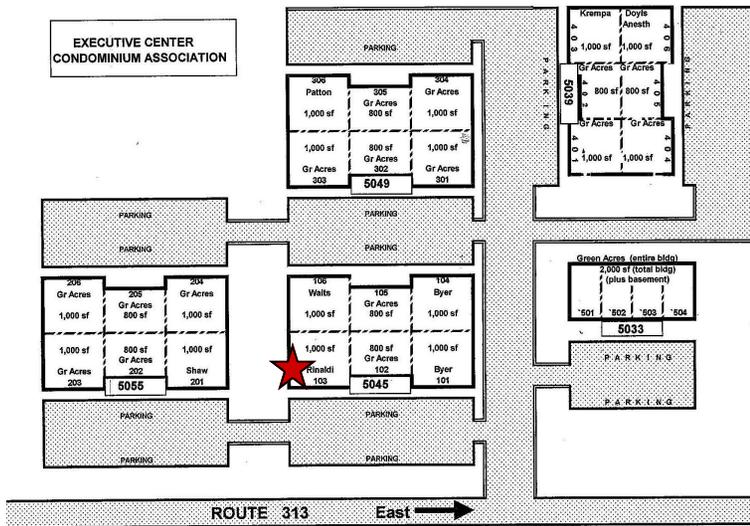


**5045 Swamp Road, Suite A3
Fountainville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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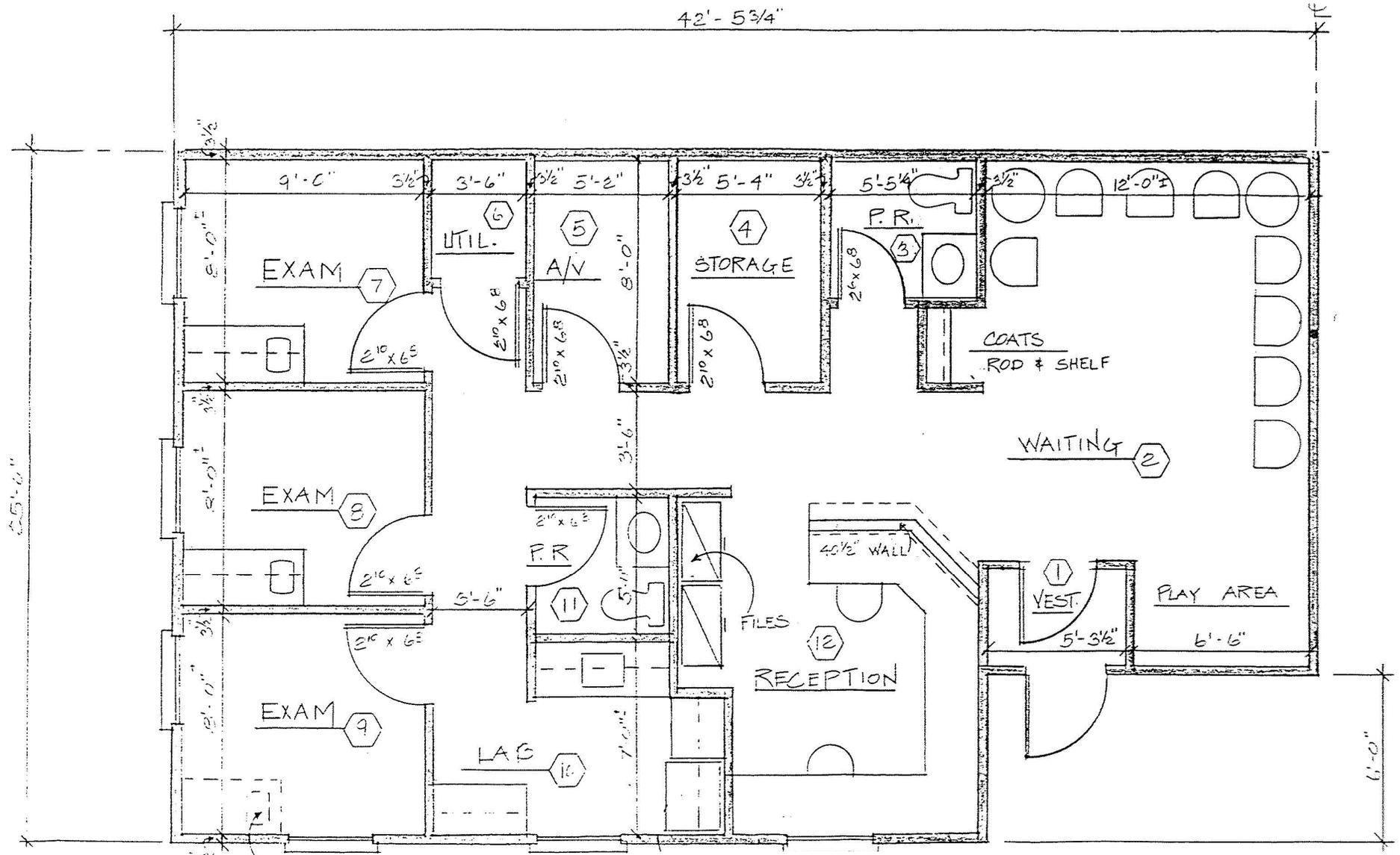
PROPERTY SPECIFICATIONS

| | |
|------------------------------|--------------------|
| Total Size: | 1,000± SF |
| Available: | Immediately |
| Electric: | PECO |
| Municipality: | Plumstead Township |
| Zoning: | C1 |
| Tax Parcel: | 34-008-003-002-0A3 |
| Property Taxes (2018): | \$4,218 |
| Total Tax Assessment: | \$25,800 |
| Condominium Association Fee: | \$338.30/month |
| Lease Price | \$17 PSF |
| Sale Price: | \$110,000 |



PROPERTY HIGHLIGHTS

- **Single story office space**
- **Covered entry**
- **Excellent window lines, creating a bright atmosphere**
- **Easy access to both Bucks and Montgomery Counties**
- **15 Minutes to Route 309**
- **5 Minutes to Route 202 Bypass**
- **2 Minutes to Route 611**
- **Average Household Income within 5 Miles (2017): \$125,782**
- **Population within 5 Miles (2017): 72,385**



1,000 SF - Suite A3



