

OFFERING MEMORANDUM

Mixed-Used Investment Opportunity

921 WOODBINE AVE

Bensalem, PA 19020

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PA #RS 293807



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,275,000
PROPERTY TYPE:	Mixed-use
BUILDING SIZE:	5,610 SF±
LOT SIZE:	0.4 AC±
ZONING:	L-I
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS-STREET:	Bristol Pike

PROPERTY OVERVIEW

A unique mixed-use investment opportunity featuring two well-maintained buildings situated on a ±0.40-acre lot in Bensalem Township, Bucks County, PA. This offering includes two structures totaling approximately 5,600 square feet. The front building is a 2-story duplex, comprising of two residential units with a strong rental history, both currently occupied. The rear building is a single-story, free-standing flex warehouse space measuring approximately 3,000 square feet, currently leased. It features a 12-foot drive-in door, 14-foot ceilings, open warehouse space, and office areas, all in excellent condition. The property has been meticulously maintained, with a comprehensive list of recent improvements. It offers an excellent opportunity for investor, in a prime location with immediate access to major area highways.

LOCATION OVERVIEW

Bensalem Township offers excellent accessibility, with key transportation routes such as I-95, the PA Turnpike, U.S. Route 1, Route 13, Woodhaven Road, Street Road, and Hulmeville Road, all passing through. Centrally located, it connects conveniently to the Philadelphia, New York, South and Central New Jersey. The property is ideally situated just 0.4 miles from the I-95 Street Road exit and 0.5 miles from Bristol Pike. The area boasts numerous amenities, including Parx Casino and Neshaminy Mall.

PROPERTY DETAILS

SALE PRICE	\$1,275,000
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LOCATION INFORMATION

STREET ADDRESS	921 Woodbine Ave
CITY, STATE, ZIP	Bensalem, PA 19020
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREET	Route 13
TOWNSHIP	Bensalem
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 (0.4 Mi.)
NEAREST AIRPORT	Philadelphia Int'l (PHL - 25.3 Mi.)

PROPERTY INFORMATION

PROPERTY TYPE	Mixed-use
PROPERTY SUBTYPE	Flex Space/Warehouse
ZONING	L-1, Light Industrial District
LOT SIZE	0.4 AC±
APN #	02-062-512
RE TAXES (2024)	\$6,585
LOT FRONTAGE	77 ft
LOT DEPTH	230 ft
TRAFFIC COUNT	13,091 VPD
TRAFFIC COUNT STREET	Bristol Pike

BUILDING INFORMATION

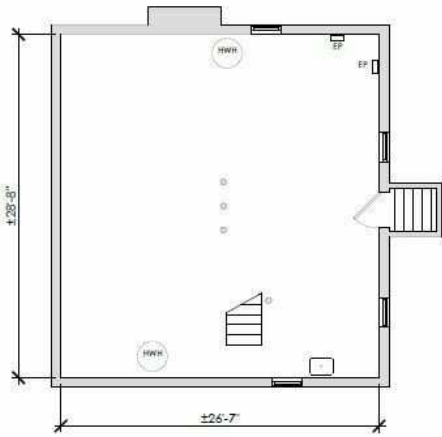
BUILDING SIZE	5610 SF±
TENANCY	Multiple
YEAR BUILT	1940
YEAR LAST RENOVATED	2015
NUMBER OF BUILDINGS	2

PROPERTY HIGHLIGHTS

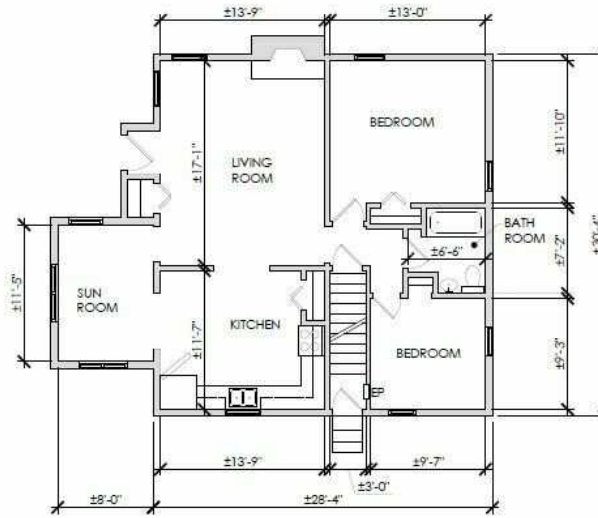
- Prime mixed-use investment property
- Income-producing asset
- ±0.40-acre land area
- ±5,600 square feet of combined building space
- ±3,000 square feet of flex warehouse
- ±2,600 square feet of residential duplex
- Excellent condition & well maintained
- Strong rental history
- Highly accessible
- Immediate access to Bristol Pike and Street Road
- Close commuting proximity to/from Philadelphia
- Amenities rich area
- Commercial L1 zoning district allowing for abundant permitted uses



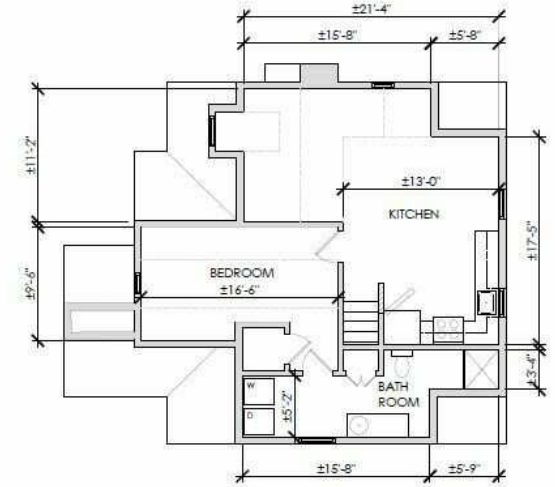
RESIDENTIAL BUILDING FLOORPLAN



B | Basement Floor Plan
Scale: 1/8" = 1'-0"

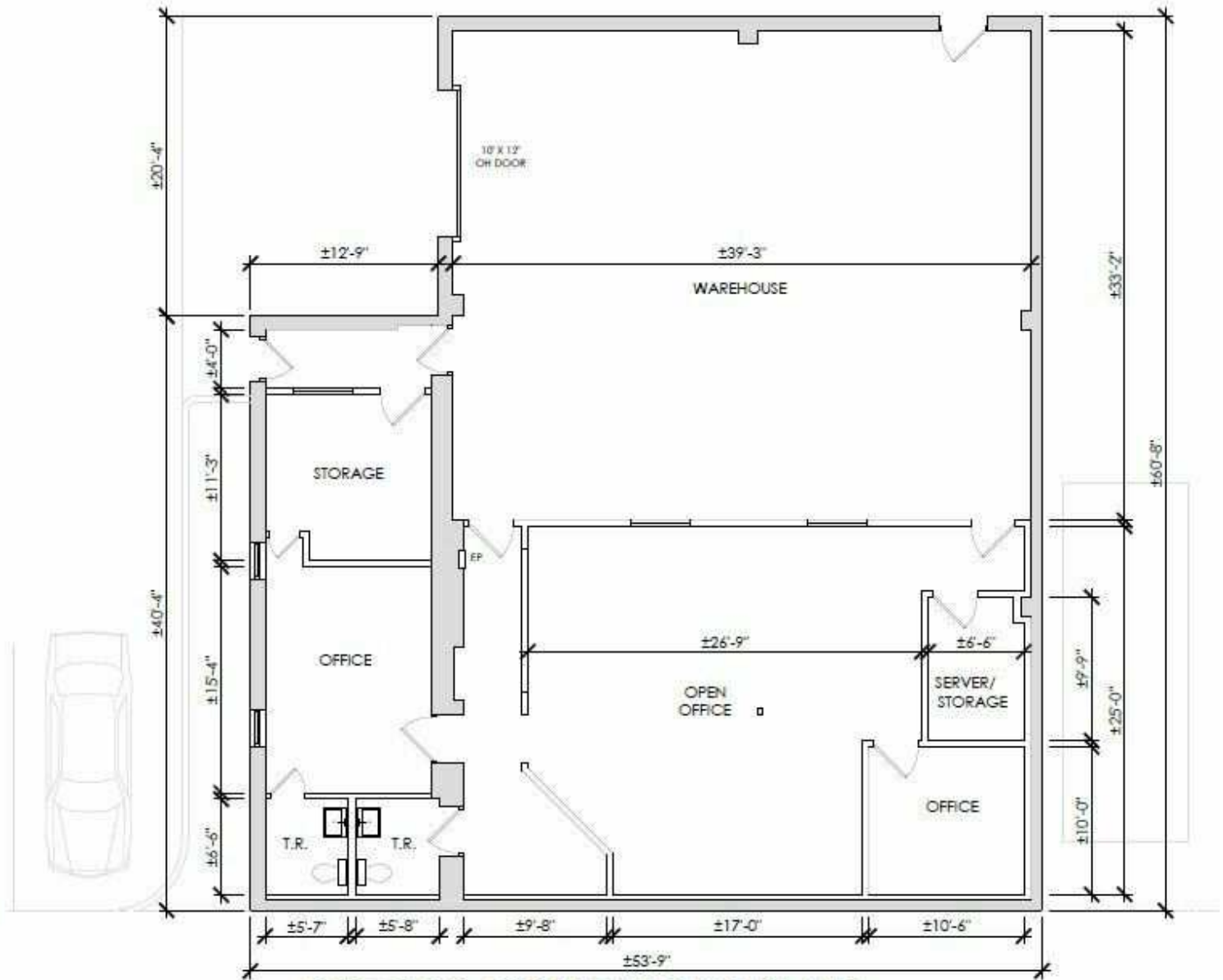


1 | First Floor Plan
Scale: 1/8" = 1'-0"



2 | Second Floor Plan
Scale: 1/8" = 1'-0"

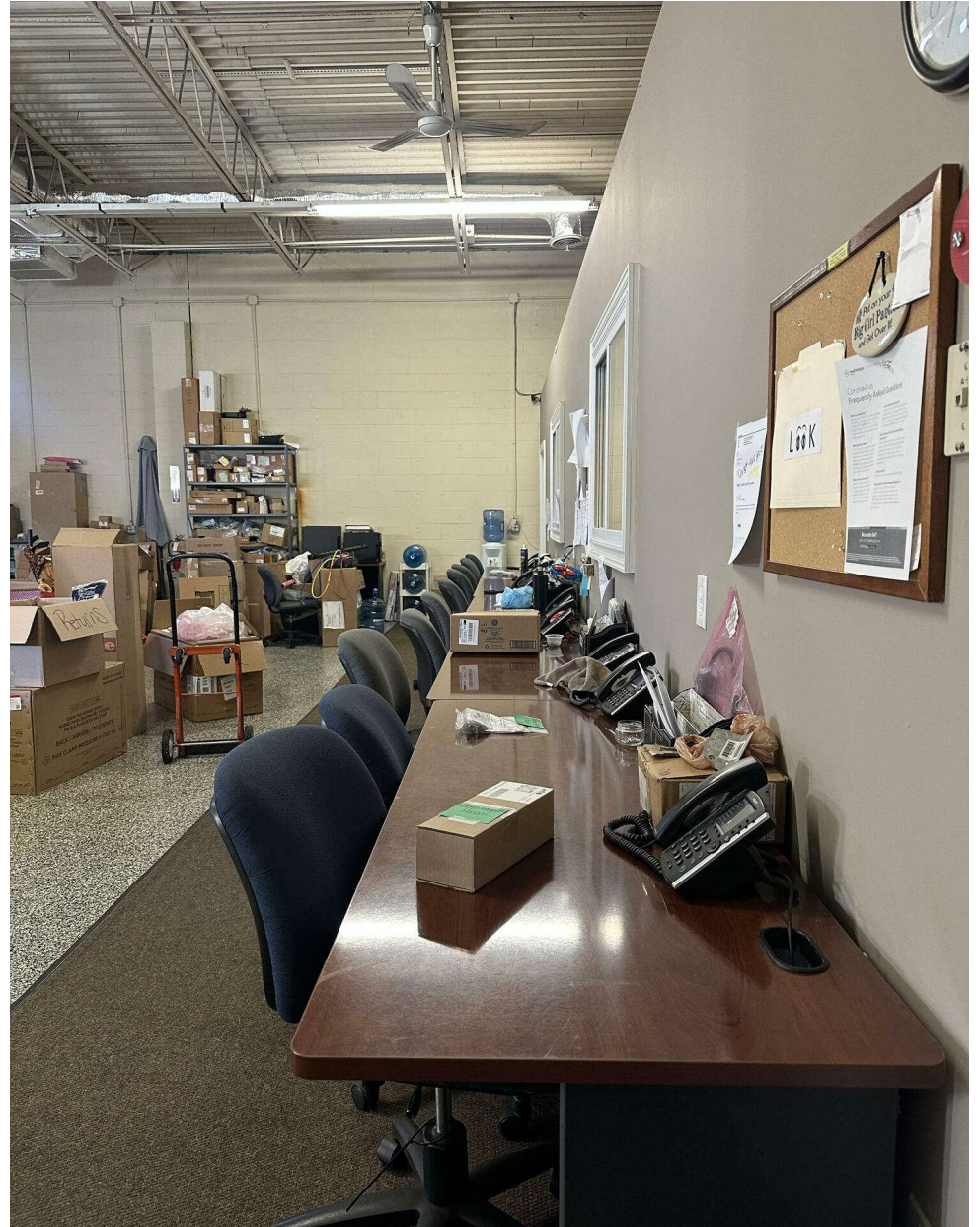
COMMERCIAL BUILDING FLOORPLAN

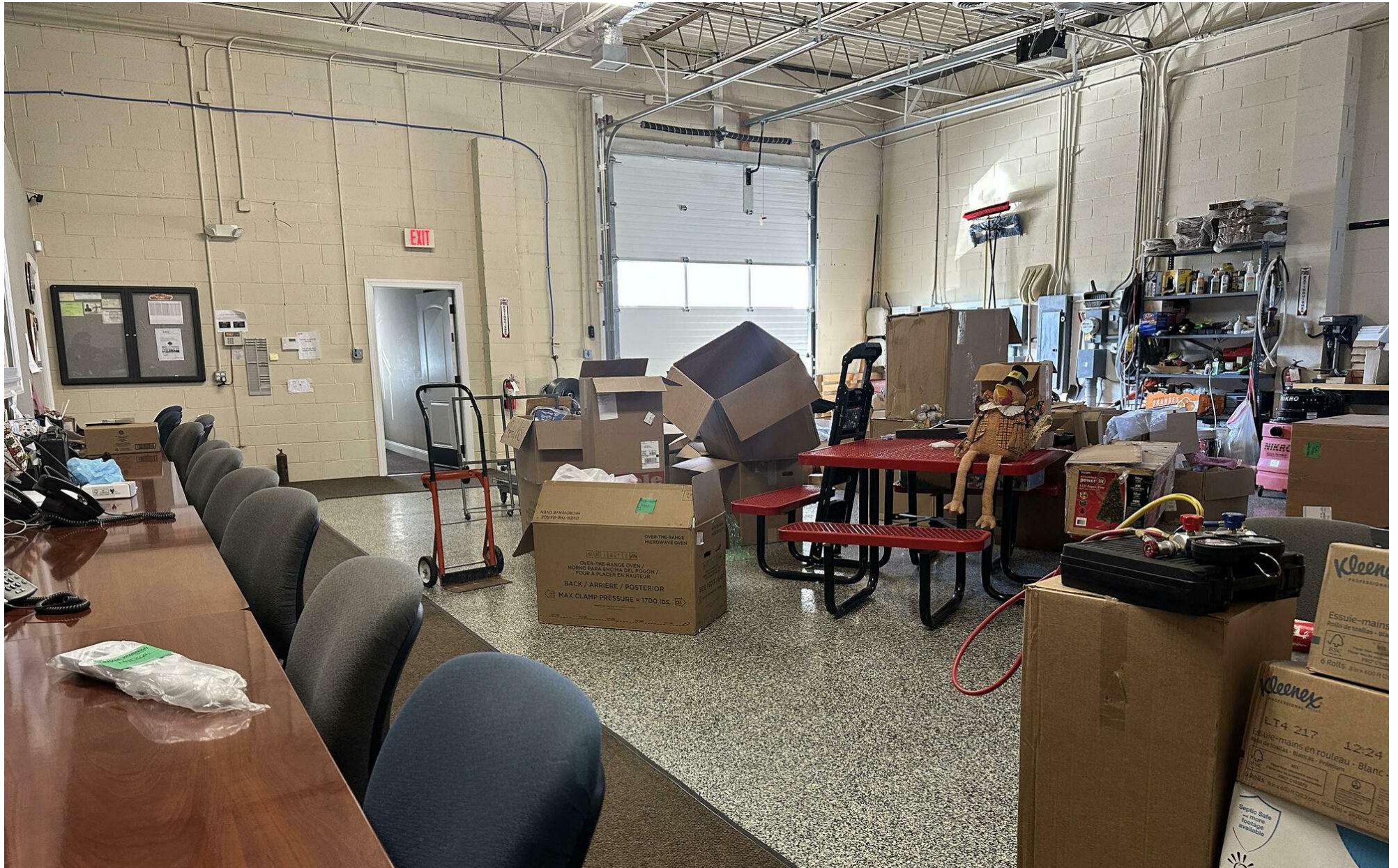


1 Ground Floor Plan
Scale: 1/8" = 1'-0"

ADDITIONAL PHOTOS





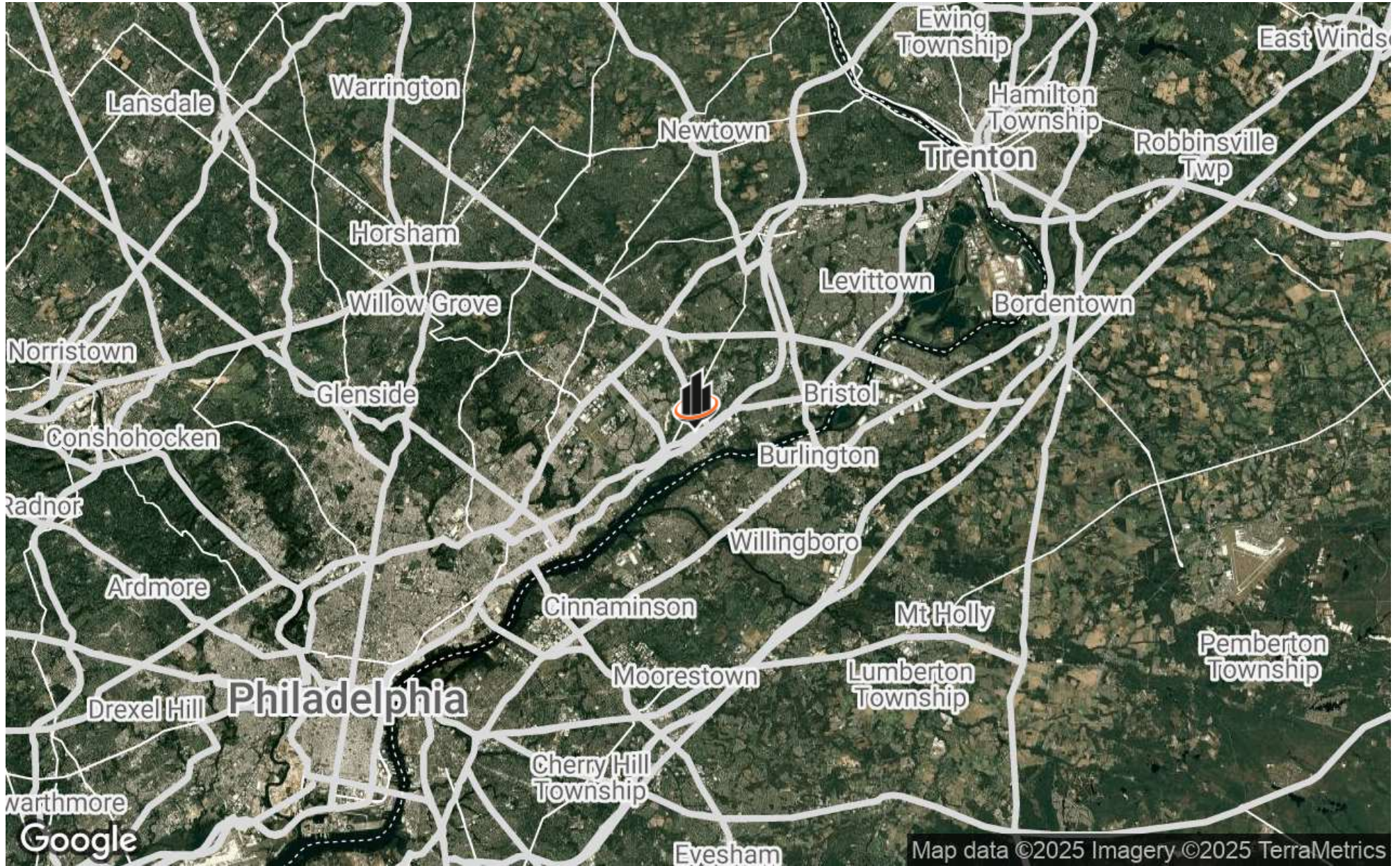




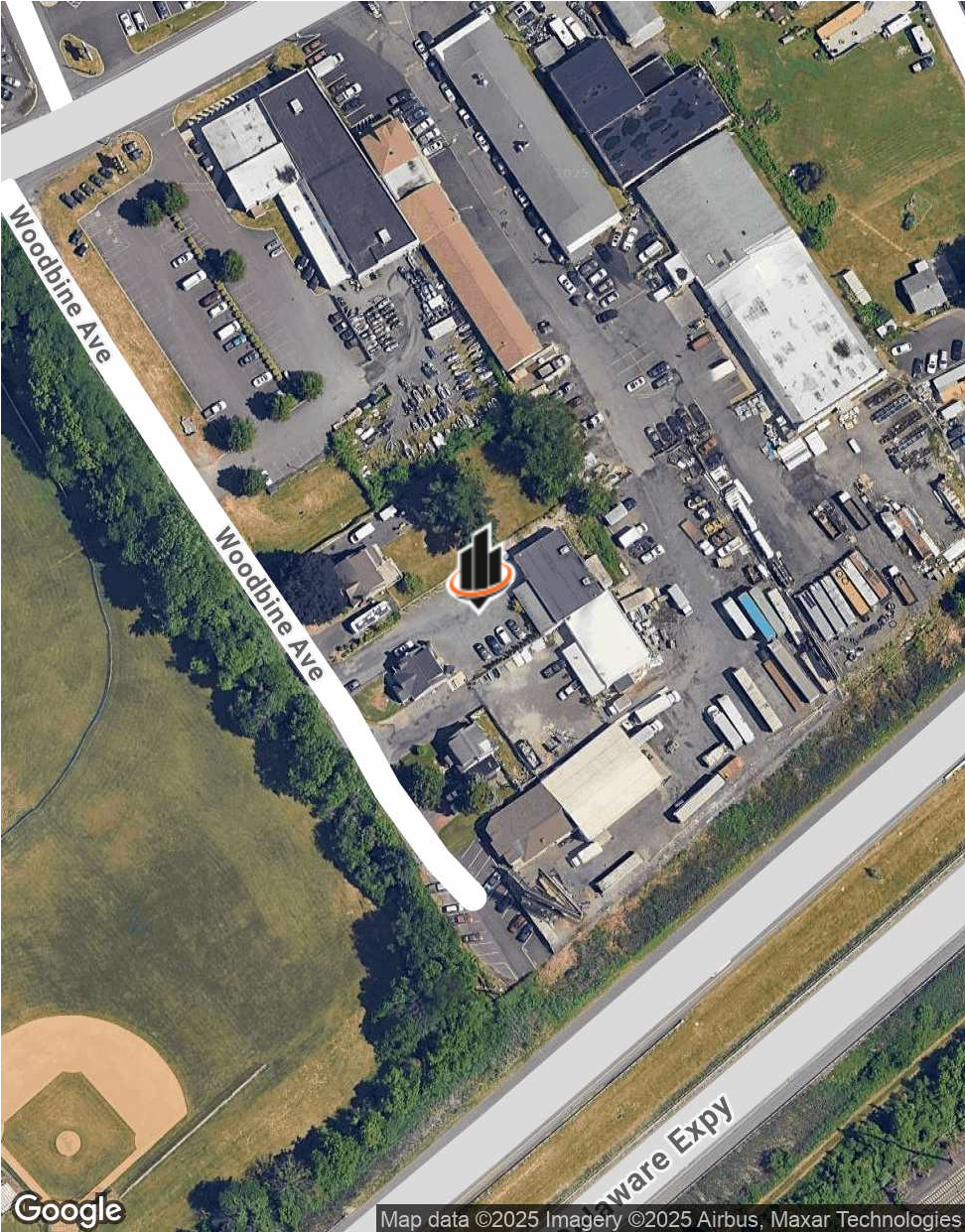
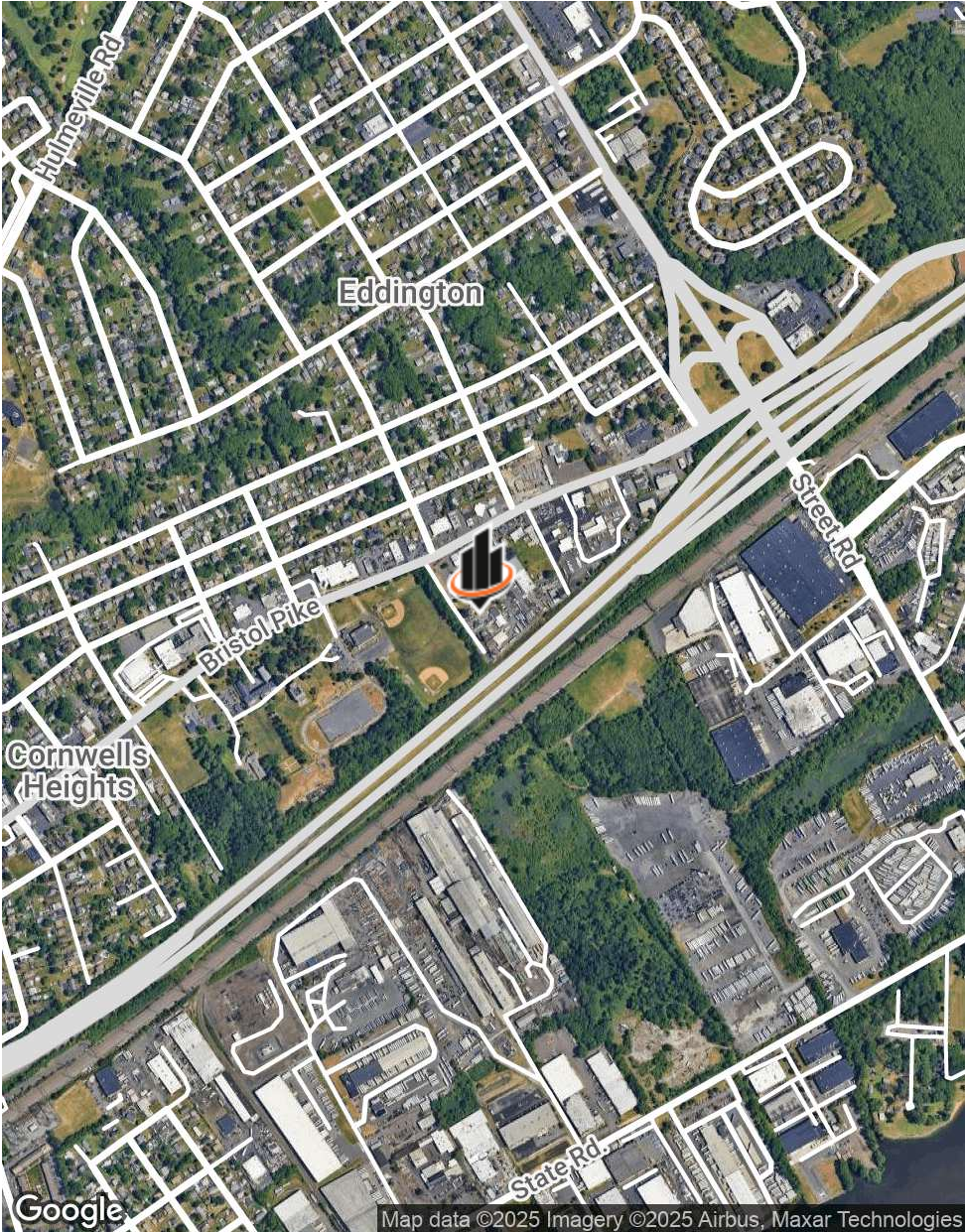
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP





SECTION 3

The Demographics

DEMOGRAPHICS MAP & REPORT

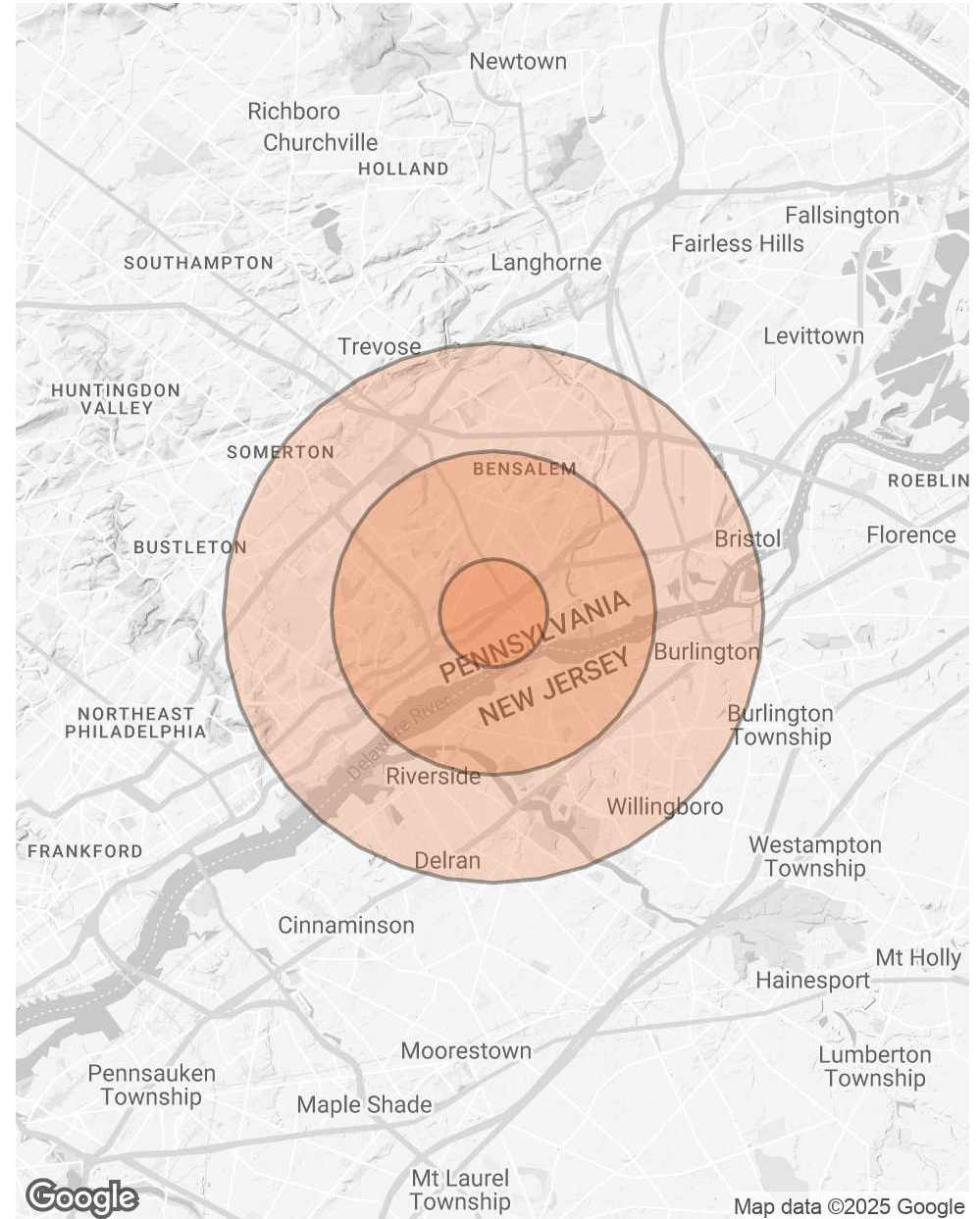
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,989	102,506	284,388
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,609	40,052	111,573
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$119,301	\$101,441	\$101,041
AVERAGE HOUSE VALUE	\$474,905	\$329,266	\$315,452

Demographics data derived from AlphaMap





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