



661 2ND STREET PIKE
SOUTHAMPTON, BUCKS COUNTY, PA 18966
TAX PARCEL #: 48-013-030

LOT SIZE: 0.66 acres

DESCRIPTION: One-story, modern, retail showroom/warehouse with two (2) second-story apartments.

SIZE OF BUILDING: Approx. 10,950 sq. ft.

Counter:	Approx. 2,962 sq. ft.
Showroom:	Approx. 2,900 sq. ft.
Warehouse:	Approx. 2,500 sq. ft.
Apartments:	Approx. 2,588 sq. ft.

PARKING: Approx. thirteen (13) automobiles.

AGE OF BUILDING: Built 1920; expanded 1970.

CONSTRUCTION: **Frame:** Wood and load-bearing masonry.
Walls: Front: Stucco over block. **Sides:** Mix of stucco and vinyl siding over block. **Rear:** Stucco over block.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: Gable roof with asphalt shingles.

CEILING HEIGHT: **Counter:** 11'1" under the drop ceiling.
Warehouse: 11'7" clear to the underside of bar joist.



LOADING:	<u>Drive-In:</u> One (1) 10' x 12' manually operated non-insulated steel sectional door.
COLUMN SPACING:	Clear span.
HVAC:	<u>Counter/Showroom:</u> Heated and cooled via multiple split systems. <u>Apartments:</u> Heated via Crown boilers. Cooled via individual window units.
INTERIOR LIGHTING:	<u>Warehouse:</u> T5.
EXTERIOR LIGHTING:	Wall-mounted fixtures.
ELECTRIC:	200 amp, 120/208 volt, 3 phase; service provided by PECO Energy.
COUNTER/SHOWROOM/:	<u>Counter:</u> Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, VCT flooring and painted drywall. One (1) private office. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, carpet and painted drywall. One (1) breakroom with base cabinets and sink. Finishes include painted drywall ceiling with LED lighting, carpet and painted drywall. <u>Showroom:</u> Finishes include painted drywall ceiling with LED lighting, mix of tile and LVP flooring and painted drywall.
TOILET FACILITIES:	<u>Counter:</u> One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include painted drywall ceiling with fluorescent lighting, tile flooring and painted drywall. <u>Showroom:</u> One (1) unisex restroom with one (1) water closet and one (1) deep sink. Finishes include painted drywall ceiling, fluorescent lighting, tile flooring, and wainscot of tile with painted drywall above.
WATER:	Service provided by Municipal Authority of Upper Southampton.
SEWER:	Service provided by Municipal Authority of Upper Southampton.
GAS:	Service provided by PECO.
ASSESSMENT:	\$66,400 (2025)
TAXES:	County: \$ 1,822.68 (2025) Township: \$ 1,836.62 (2025) School: <u>\$ 11,464.38 (2025/2026)</u> TOTAL: \$ 15,123.68 (\$1.38/SF) (2025)
ZONING:	RS – Retail Service District



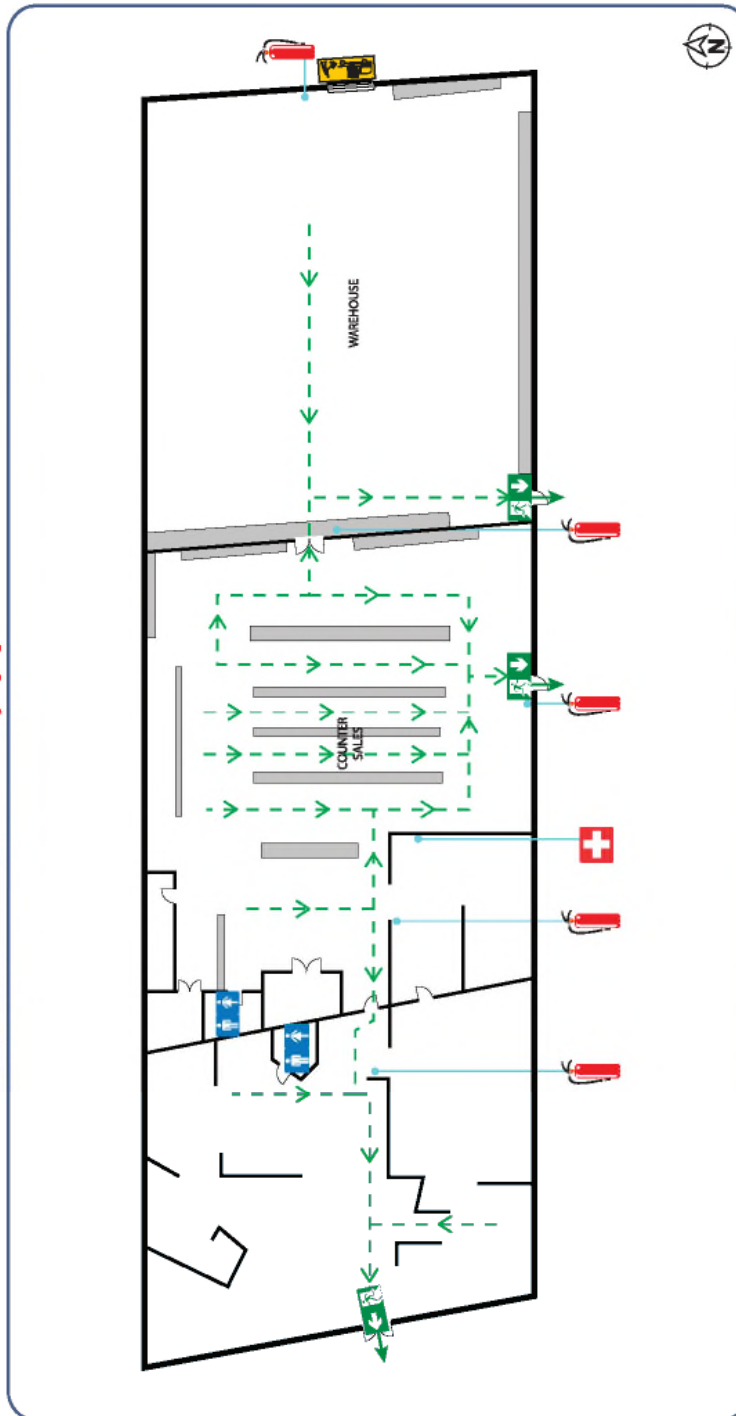
- LOCATION:** Strategically situated south of Exit 343 (Willow Grove Interchange) of the Pennsylvania Turnpike (I-276) and within close proximity of I-95, Route 1 and Route 132 (Street Road) which affords excellent access to Philadelphia and New Jersey via the Burlington-Bristol, Tacony-Palmyra and Betsy Ross Bridges. Driving time to central Philadelphia is sixty (60) minutes, Trenton, New Jersey is thirty-five (35) minutes and New York City is ninety (90) minutes
- AIRPORT:** Philadelphia International (PHL) is sixty (60) minutes away, Northeast Philadelphia (PNE) is thirty (30) minutes away and Trenton-Mercer (TTN) is thirty (30) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus 24 offers service from Southampton and Rockledge to Frankford Transportation Center stopping at 2nd Street Pike and Knowles Avenue, a short distance from the property.
- MISCELLANEOUS:** Rear parking lot is fenced and gated.

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EVACUATION SIGN & DIAGRAM

FERGUSON ENTERPRISES INC.
661 Second Street Pike, Southampton, PA 18966



			EVACUATION ROUTE	FIRE EXTINGUISHERS
			EMERGENCY EXIT	Pull the pin Aim the nozzle Squeeze the trigger Sweep the base of the fire
			ASSEMBLY AREA	SAFETY CONSIDERATIONS
			WASHROOM	Remove persons from immediate danger Alert nearby staff and members of the public - call 911 Outline fire and smoke. Close windows and doors if safe to do so and keep low under smoke Extinguish and control the fire if it is safe to do so.
			ELECTRICAL PANEL	EMERGENCY EVACUATION PROCEDURE
			EMERGENCY EXIT	IN CASE OF FIRE OR AN EMERGENCY LEAVE THROUGH THE NEAREST EXIT AND ASSEMBLE AT THE ASSEMBLY AREAS

