

EXCLUSIVELY MARKETED BY:



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PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

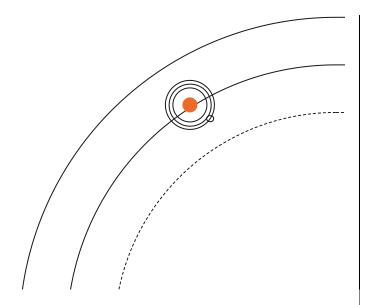
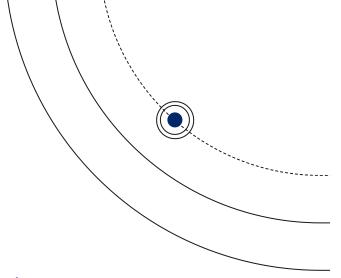


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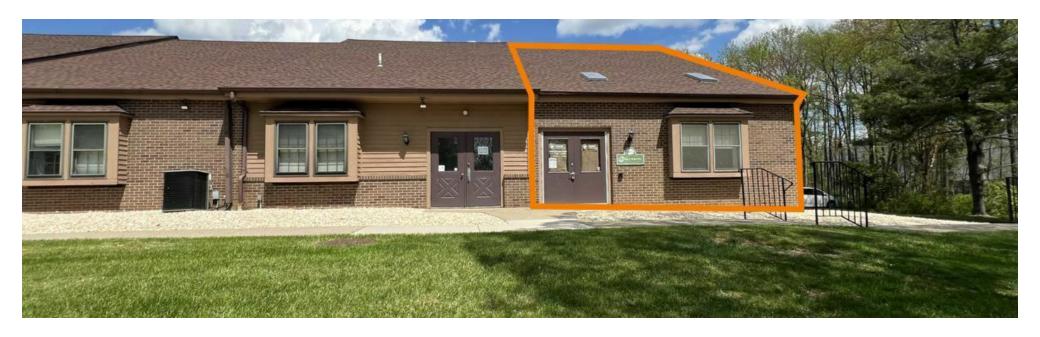
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$175,000
LEASE RATE:	\$2,085/month (MG)
AVAILABLE SF:	1,000 SF±
YEAR BUILT:	1988
ZONING:	P-Professional District
MARKET:	Philadelphia
MARKET: SUBMARKET:	Philadelphia Lower Bucks County

PROPERTY OVERVIEW

Turn-key professional office condominium suite available for sale or lease in Woodbourne Office Campus. The inviting and functional floor plan can accommodate a number of different uses and configurations. One suite available consists of approximately 1000 square feet. The current allocation is comprised of 2 private offices/exam rooms, large reception/waiting room and one restroom. This versatile commercial space boasts an ideal location and accessibility. With ample parking, maintenance free exterior and a professional environment, it's the perfect setting for office, or medical use.

LOCATION OVERVIEW

Nestled in Levittown, PA, the area surrounding the property offers proximity to an array of corporate attractions and resources. The property is located in Middletown Township, Lower Bucks County/Philadelphia Market. Convenient access to major routes including Trenton Road, Lincoln Highway (Bus. Route 1), Route 413, Route 1, Interstate 95 and Pennsylvania Turnpike. Easy access to Philadelphia and New Jersey markets.

PROPERTY DETAILS

SALE PRICE	\$175,000		
LEASE RATE	\$2,085 / MONTH (MG)		

LOCATION INFORMATION

STREET ADDRESS STREET ADDRESS 1609 Woodbourne Road SUITE 101A CITY, STATE, ZIP Levittown, PA 19057 COUNTY Bucks MARKET Philadelphia SUB-MARKET Lower Bucks County CROSS-STREETS Bristol Oxford Valley Rd TOWNSHIP MARKET TYPE Medium		
SUITE 101A CITY, STATE, ZIP Levittown, PA 19057 COUNTY Bucks MARKET Philadelphia SUB-MARKET Lower Bucks County CROSS-STREETS Bristol Oxford Valley Rd TOWNSHIP Middletown Twp. MARKET TYPE Medium	STREET ADDRESS	Woodbourne Office Campus
CITY, STATE, ZIP COUNTY Bucks MARKET Philadelphia SUB-MARKET Lower Bucks County CROSS-STREETS Bristol Oxford Valley Rd TOWNSHIP MARKET TYPE Medium	STREET ADDRESS	1609 Woodbourne Road
COUNTY Bucks MARKET Philadelphia SUB-MARKET Lower Bucks County CROSS-STREETS Bristol Oxford Valley Rd TOWNSHIP Middletown Twp. MARKET TYPE Medium	SUITE	101A
MARKETPhiladelphiaSUB-MARKETLower Bucks CountyCROSS-STREETSBristol Oxford Valley RdTOWNSHIPMiddletown Twp.MARKET TYPEMedium	CITY, STATE, ZIP	Levittown, PA 19057
SUB-MARKETLower Bucks CountyCROSS-STREETSBristol Oxford Valley RdTOWNSHIPMiddletown Twp.MARKET TYPEMedium	COUNTY	Bucks
CROSS-STREETS Bristol Oxford Valley Rd TOWNSHIP Middletown Twp. MARKET TYPE Medium	MARKET	Philadelphia
TOWNSHIP Middletown Twp. MARKET TYPE Medium	SUB-MARKET	Lower Bucks County
MARKET TYPE Medium	CROSS-STREETS	Bristol Oxford Valley Rd
	TOWNSHIP	Middletown Twp.
	MARKET TYPE	Medium
NEAREST HIGHWAY Lincoln Hwy - 0./ Mi.	NEAREST HIGHWAY	Lincoln Hwy - 0.7 Mi.
NEAREST AIRPORT Trenton Mercer (TTN) - 13 Mi Philadelphia Int'l (PHL) - 32 Mi	NEAREST AIRPORT	Trenton Mercer (TTN) - 13 Mi Philadelphia Int'l (PHL) - 32 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
OWNERSHIP	Condominium
ZONING	P - Professional District
TAX ID	22-055-223101A
RE TAXES (2025)	\$3,512.46
CONDO FEE	
LOT SIZE	3.97 AC±
TRAFFIC COUNT	18,696 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Bristol Oxford Valley Rd

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
HEAT	Yes
WATER/SEWER	Public
RESTROOMS	1

PROPERTY HIGHLIGHTS

- Available for sale or lease
- Suitable for office or medical use
- Functional and flexible floorplan
- Available for immediate occupancy
- Minimal exterior maintenance responsibilities
- Convenient location
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Amenities rich location with nearby shopping, restaurants and hotels
- Close proximity to Route 13, U.S. Highway 1, Interstate 95, and Pennsylvania Turnpike
- Easy access to Philadelphia and New Jersey

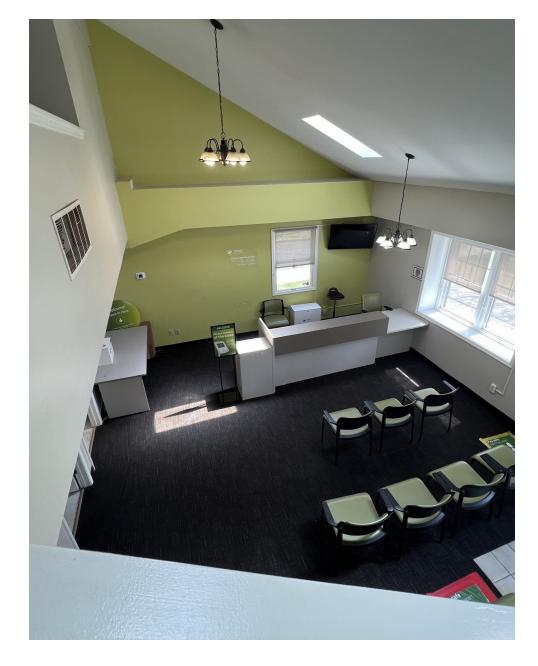




ADDITIONAL PHOTOS

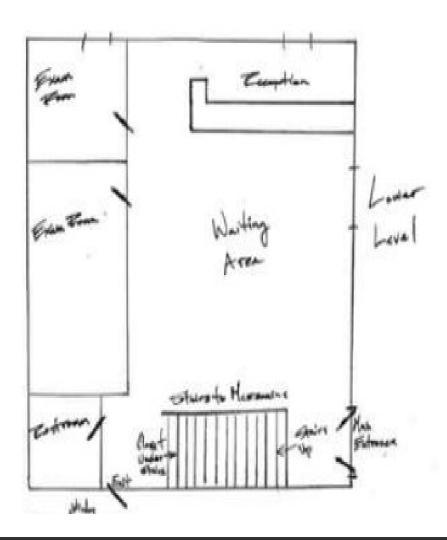


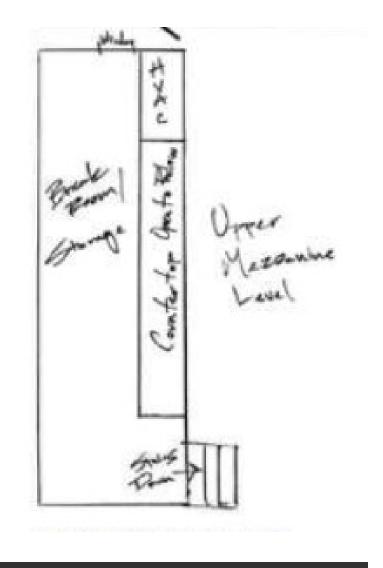
INTERIOR PHOTOS





FLOOR PLANS



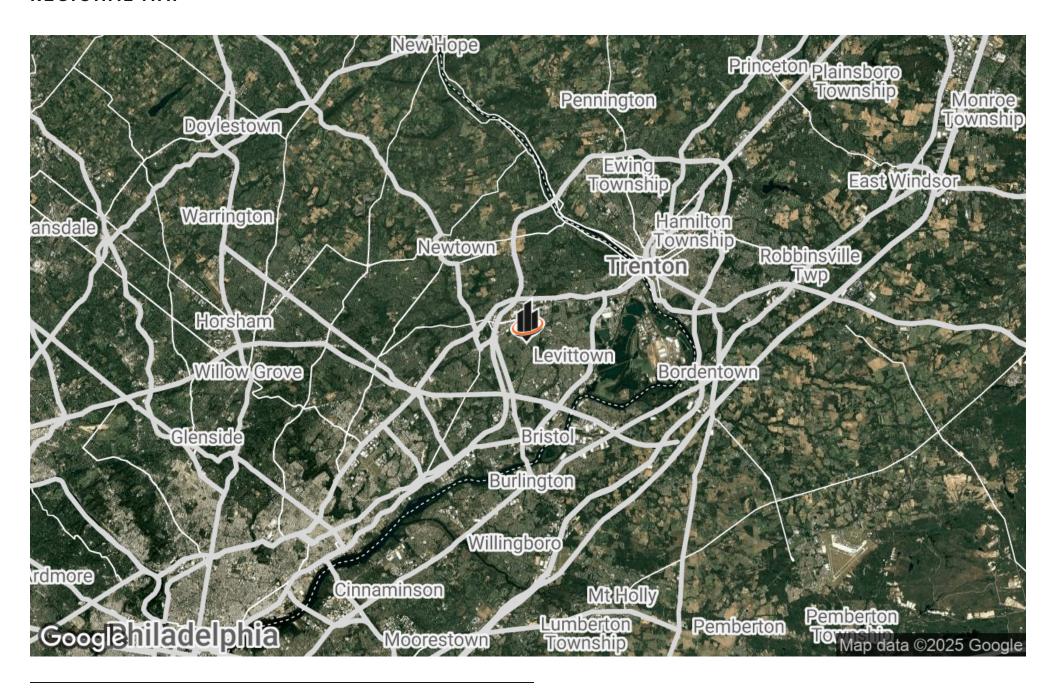


LOWER LEVEL

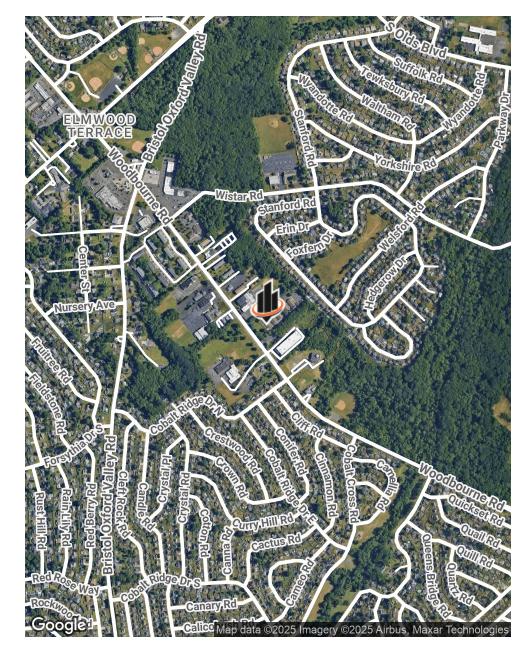
UPPER LEVEL / LOFT

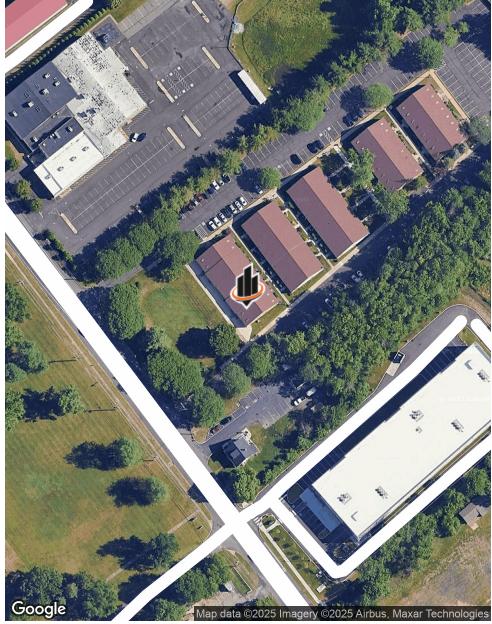


REGIONAL MAP



LOCATION MAP







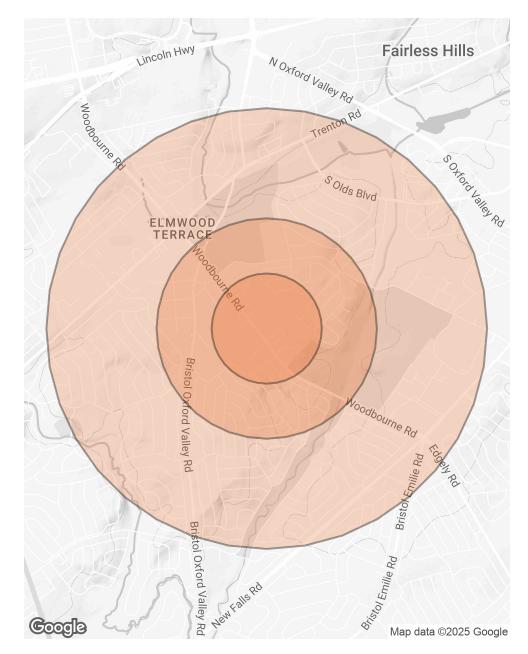
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	901	4,057	15,763
AVERAGE AGE	37.6	36.9	37.5
AVERAGE AGE (MALE)	38.1	38.5	37.8
AVERAGE AGE (FEMALE)	34.0	33.9	36.2

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	254	1,174	5,094
# OF PERSONS PER HH	3.5	3.5	3.1
AVERAGE HH INCOME	\$97,773	\$102,050	\$104,744
AVERAGE HOUSE VALUE	\$259,378	\$272,077	\$282,436

2020 American Community Survey (ACS)





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