

PRIME DOYLESTOWN PORTFOLIO

FOR SALE

VALUE ADD DEVELOPMENT OPPORTUNITY



BLUEPRINT
COMMERCIAL

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AVAILABLE FOR SALE

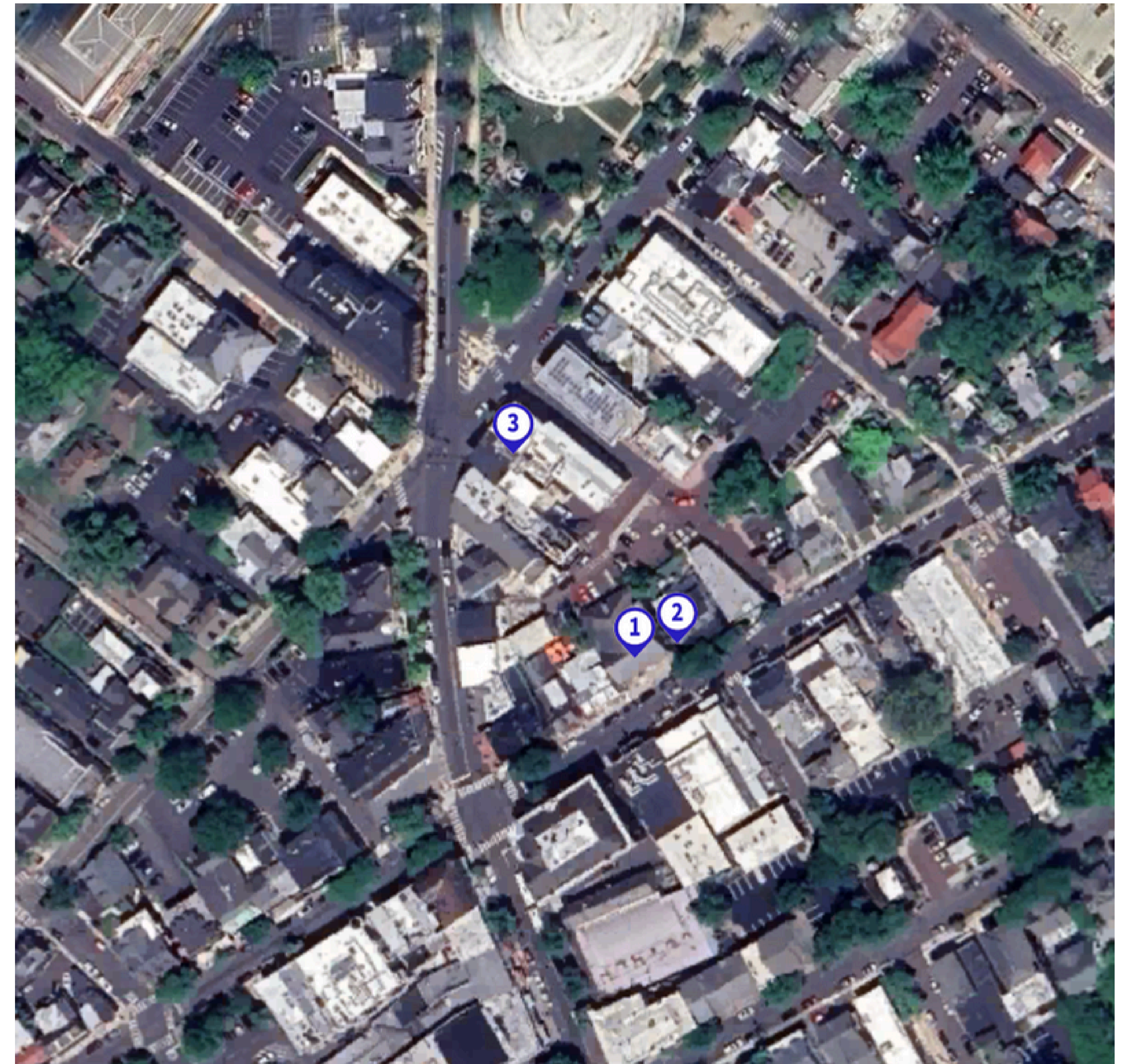
PORTFOLIO INFORMATION

ADDRESSES AND LOCATOR MAP

1.25 East State Street
2.33-37 East State Street
3.8-10 East Court Street

HIGHLIGHTS

- Great parking
- Historic aesthetics
- Mixed use - with apartments
- Value Add
- Irreplaceable location
- Under market rents with stable tenants



25 EAST STATE STREET

- Office building on 0.215 acre parcel
- 6,645 SF across six units
- Two stories
- Built 1940
- Served by all public utilities



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33-37 EAST STATE STREET

HIGHLIGHTS

- Office building on 0.167 acre parcel
- Mixed-use building with three retail units and two apartment units
- 4,238 SF
- Two stories
- Built 1975, partially renovated in 2010
- Small paved parking area in the rear
- Served by all public utilities

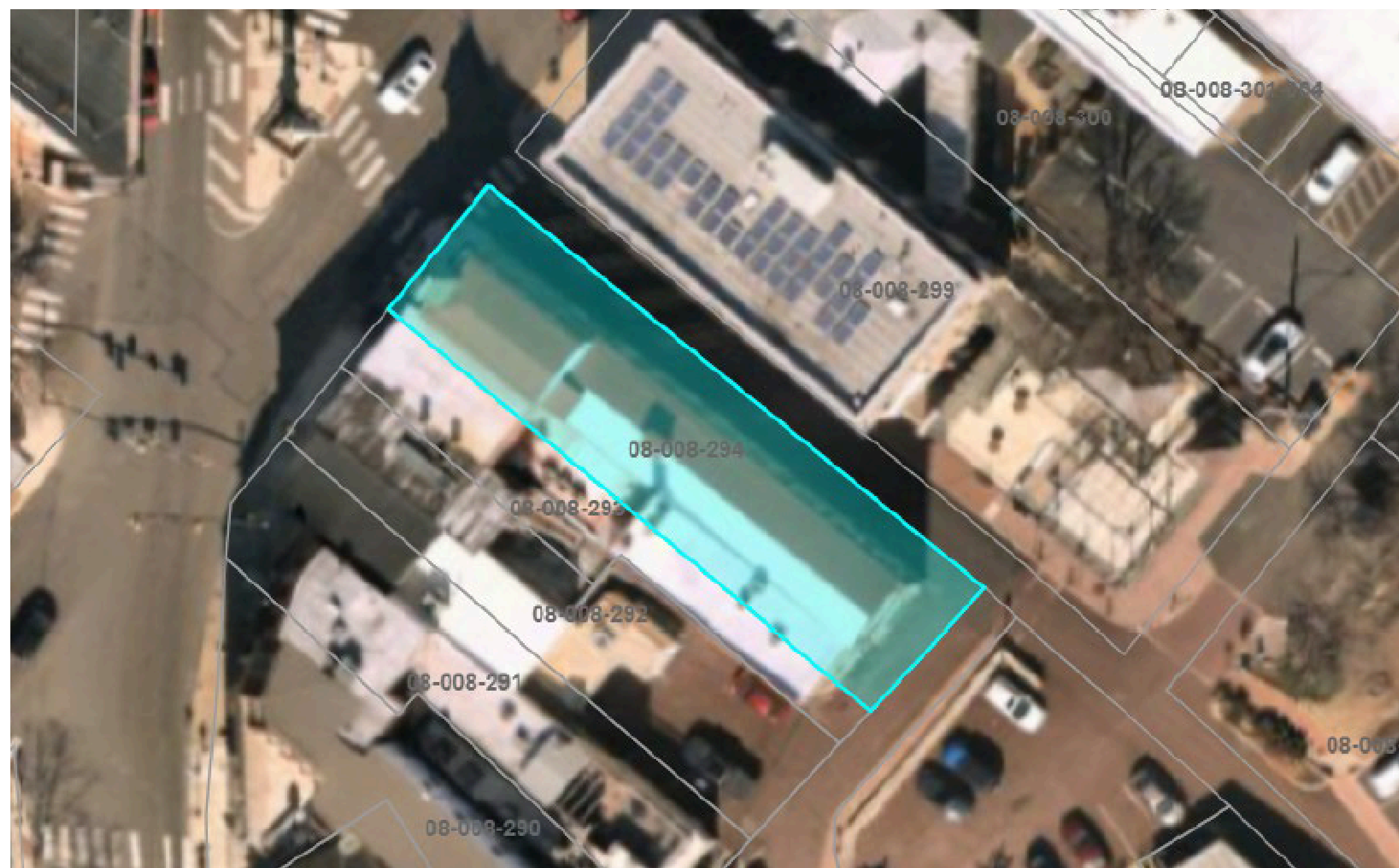


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10 EAST COURT STREET

HIGHLIGHTS

- Office building on 0.16 acre parcel
- Two attached office buildings
- 10,547 SF
- Two and three stories
- Small paved parking area in the rear
- Built 1874
- Served by all public utilities





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