

# FOR SALE PROFESSIONAL OFFICE

3900 Mechanicsville Road, Suite 713, Doylestown, PA

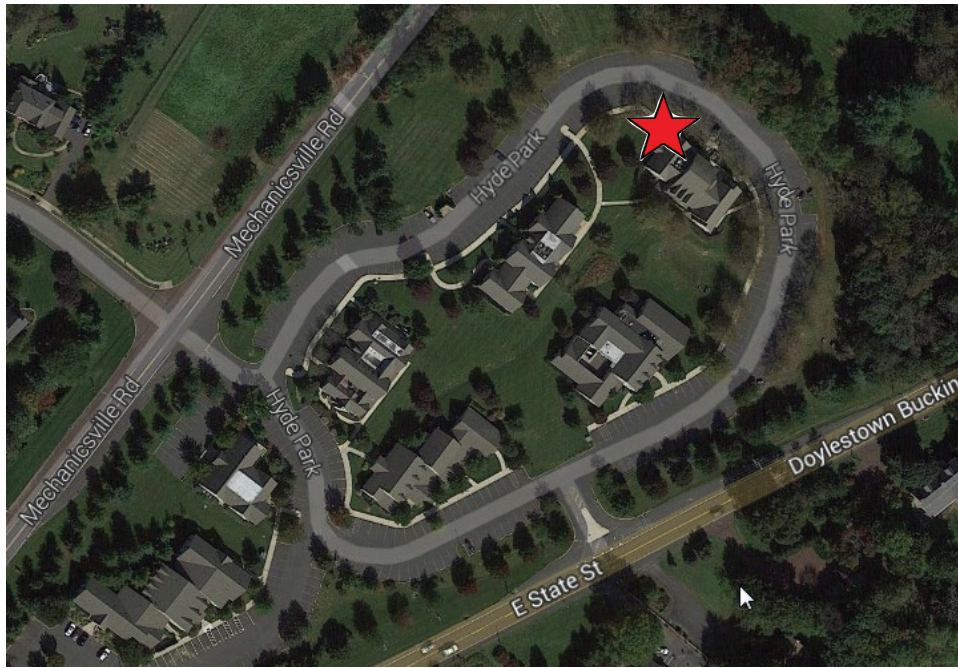
PENN'S GRANT REALTY  
Corporation  
COMMERCIAL INDUSTRIAL INVESTMENT  
www.pgrealty.com

1,452± SF



**PRESENTED BY:** MATTHEW EISENSCHMID

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**PROPERTY SPECIFICATION**

**OFFICE SUITE 713**

SIZE: ..... 1,452± SF (first floor)  
 CONDO LOCATION: ..... Building 7  
 SUITE LAYOUT: ..... Three (3) Large Offices, Open Work Area, Kitchenette, One (1) ADA Bathroom, Storage Room, Conference Room  
 LIGHTING: ..... LED  
 HVAC: ..... Electric Heat Pump (rooftop) 2022  
 PARKING: ..... On site  
 UTILITIES: ..... PECO Energy provides service to the property  
 WATER: ..... Public  
 SEWER: ..... Public  
 ZONING: ..... NVO - Neighborhood Office Village  
 MUNICIPALITY: ..... Buckingham Township  
 TAX PARCEL: ..... 06-010-005-713  
 PROPERTY TAXES (2026): ..... \$4,451.02  
 ANNUAL TAX ASSESSMENT: ..... \$25,100  
 CONDOMINIUM FEES: ..... \$423.50/month  
 SALE PRICE: ..... \$275,000

**PROPERTY HIGHLIGHTS**

- **Easily Accessible Hyde Park Office Complex**
- **Single Story Condominium**
- **Turn-Key with Furniture Included**
- **Private Covered Entry**
- **Combination of Open Work Area & Private Offices**
- **Excellent Window Lines**
- **Easy Access to Bucks and Montgomery Counties**
- **1 Minutes to Route 202 Bypass**
- **5 Minutes to Route 611 (Doylestown Bypass)**
- **Close to Doylestown Borough's Restaurants & Retail Services**



