

**18+/- ACRE FULLY APPROVED
124 AGE RESTRICTED APARTMENTS
DOYLESTOWN (BUCKS COUNTY), PA**



AVAILABLE FOR SALE

PURCHASE PRICE \$4,000,000.00 (EVERYTHING INCLUDED) - OR A 99 YEAR GROUND LEASE

LOCATION

LOCATED AT THE CORNER OF YORK ROAD (RT. 263) AND SWAMP ROAD (RT. 313) IN DOYLESTOWN TOWNSHIP, BUCKS COUNTY, NEIGHBORING BUCKINGHAM TOWNSHIP. KNOWN FOR THEIR AFFLUENCE, THESE TOWNS OFFER PICTURESQUE SURROUNDINGS AND HISTORIC ATTRACTIONS INCLUDING THE MERCER MUSEUM AND FONTHILL CASTLE, THE JAMES A. MICHENER ART MUSEUM WHICH SHOWCASES REGIONAL AND INTERNATIONAL ART. THE TOWN'S DOWNTOWN AREA OFFERS A VIBRANT ATMOSPHERE WITH BOUTIQUE SHOPS AND DIVERSE DINING OPTIONS. NATURE LOVERS CAN ENJOY THE NEARBY PEACE VALLEY PARK AND ITS HIKING TRAILS AND FISHING SPOTS AND THEIR MANY COMMUNITY EVENTS AND FESTIVALS. FOR THOSE VALUING A SERENE YET CULTURALLY RICH LIFESTYLE, DOYLESTOWN REPRESENTS AN IDEAL BLEND OF SUBURBAN TRANQUILITY, HISTORICAL DEPTH AND CHARM MAKING IT A SOUGHT-AFTER LOCATION TO LIVE.

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EUSREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

**120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003
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PROPERTY HIGHLIGHTS

- ◆ PURCHASE PRICE: \$4,000,000.00 (EVERYTHING INCLUDED) - OR A 99 YEAR GROUND LEASE
- ◆ FULLY APPROVED 124 AGE RESTRICTED APARTMENTS
- ◆ 18.18 +/- ACRES
- ◆ INCLUDED IN PURCHASE PRICE: ALL APPROVALS IN HAND AT CLOSING, TO INCLUDE, TOWNSHIP, PEN DOT, BUCKS COUNTY WATER AND SEWER, BUCKS COUNTY CONSERVATION DISTRICT AND PLANNING MODULE
- ◆ FULLY APPROVED ENGINEERED OFF AND ON SITE PLANS
- ◆ FIFTY-TWO (52) RESERVED EDU'S
- ◆ CREDITS: 1) \$32,000.00 CREDIT TOWARD BUCKS COUNTY WATER AND SEWER EDU'S
2) \$150,000.00 CREDIT TOWARD PARKS AND RECREATION FEE
- ◆ BID ESTIMATES FOR ALL SITE WORK ARE AVAILABLE

BUYERS RESPONSIBILITIES - PRIOR TO COMMENCING CONSTRUCTION

- 1) SIGN DEVELOPMENT AGREEMENT WITH DOYLESTOWN TOWNSHIP AND POST SECURITY DEPOSIT
- 2) SIGN DEVELOPMENT AGREEMENT WITH BUCKS COUNTY WATER AND SEWER AND POST SECURITY DEPOSIT
- 3) COMPLETE ARCHITECTURAL PLANS AND FILE FOR BUILDING PERMIT

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AERIAL MAP



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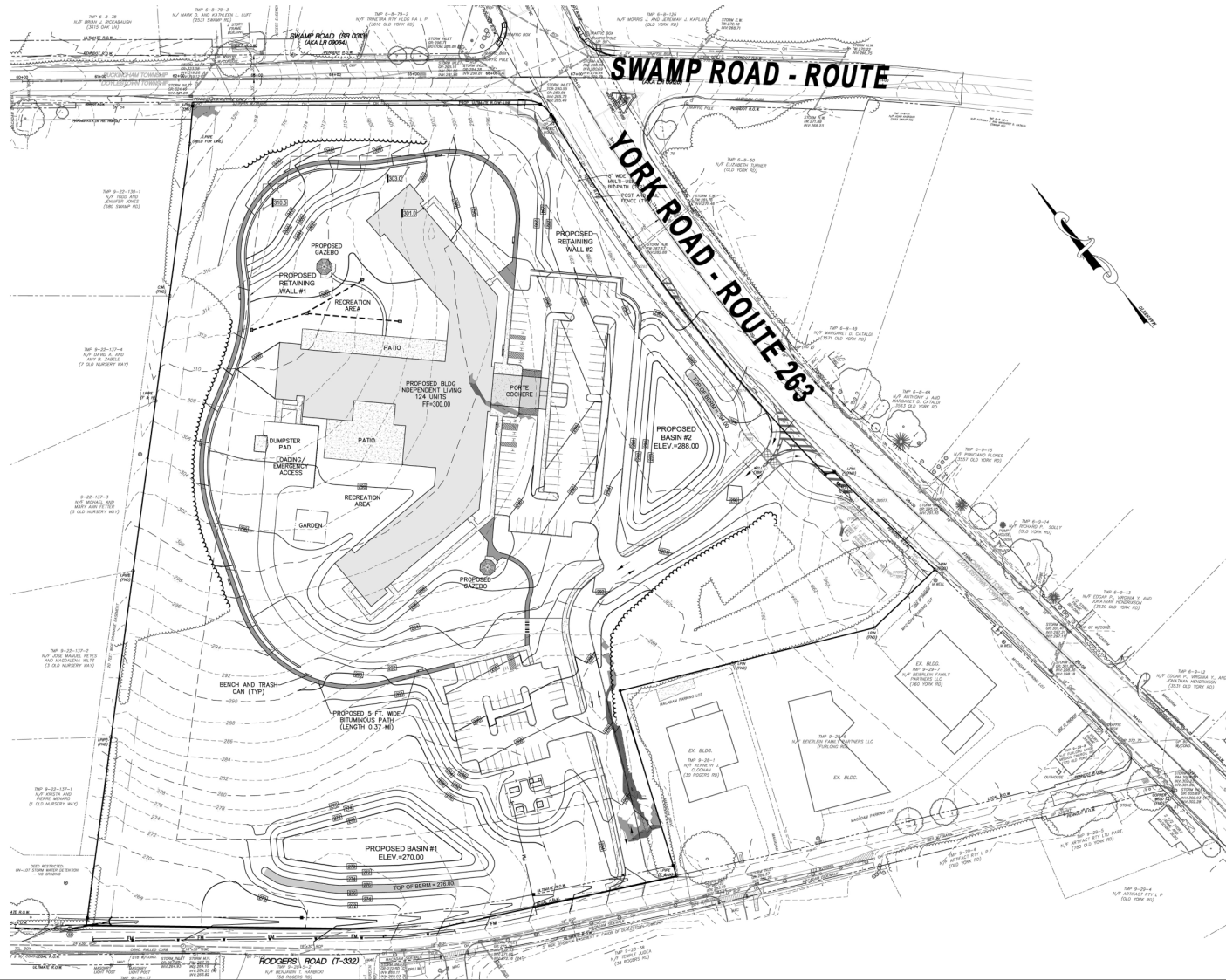
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The foregoing information was furnished by sources deemed reliable, but no warranty or representation as to its accuracy.
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SITE PLAN



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