



260 WEST STREET ROAD | WARMINSTER, PA

2,000 SF | COMMERCIAL BUILDING



COLDWELL BANKER | **HEARTHSIDE**

3 RAMP TO ENTRANCE
FROM PARKING LOG

5 PROPERTY HIGHLIGHTS

7 EXTERIOR - 2 CAR
GARAGE

8 FIRST LEVEL
FLOOR PLAN

9 SECOND LEVEL
FLOOR PLAN

10 LOCATION HIGHLIGHTS



Laurie Ann Moore

REALTOR

Mobile: (267) 221-2229

Email: L.Moore@CBHearthside.com



Carol Kramer

REALTOR

Mobile: (215) 530-0524

Email: Carol.Kramer@CBHearthside.com



COLDWELL BANKER
HEARTHSTIDE

Coldwell Banker Hearthside

Office: (215) 340-3500

www. CBHRE.com

212 North Main Street

Doylestown, PA 18901





PROPERTY HIGHLIGHTS

Perfect location for your business! This versatile, two-level, free-standing building offers exceptional visibility on well-traveled Street Road. The location is ideal for a variety of businesses seeking both convenience and exposure. Taxes are \$8,896 per year. The utilities: Central A/C; Cooling Fuel: Electric; Heating: Baseboard - Electric; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer. The top-level features a welcoming reception area, three spacious offices, a bathroom, and a large conference room that can be used as a fourth office. The lower level, with two private entrances, includes a kitchenette, three additional offices, and a conference area perfect for meetings or collaborative work. Built-in bookshelves throughout add functionality to the spaces. This property includes approximately 12 parking spaces, including a 2-car garage, and also features a ramp from the parking lot to the front door.

PROPERTY SUMMARY

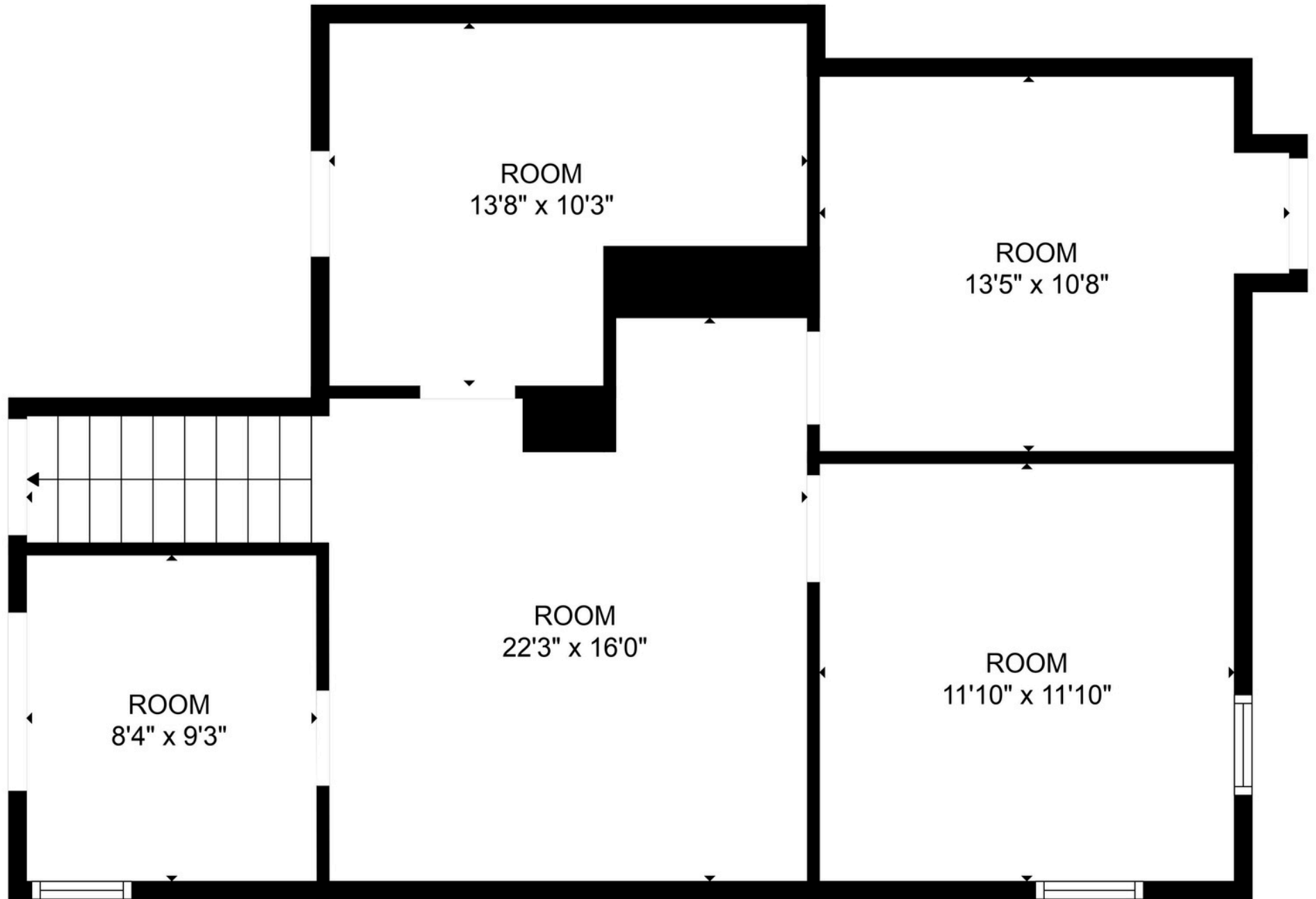
Offering Price	\$450,000.00
Presently	Owner Occupied
Building SqFt	2,000
Lot size (condo)	.29 Acres
Year Built	1956
Renovated down to studs	2009
Zoning Type	C1 - Commercial
County	Bucks
Taxes	\$8,896 (2024)



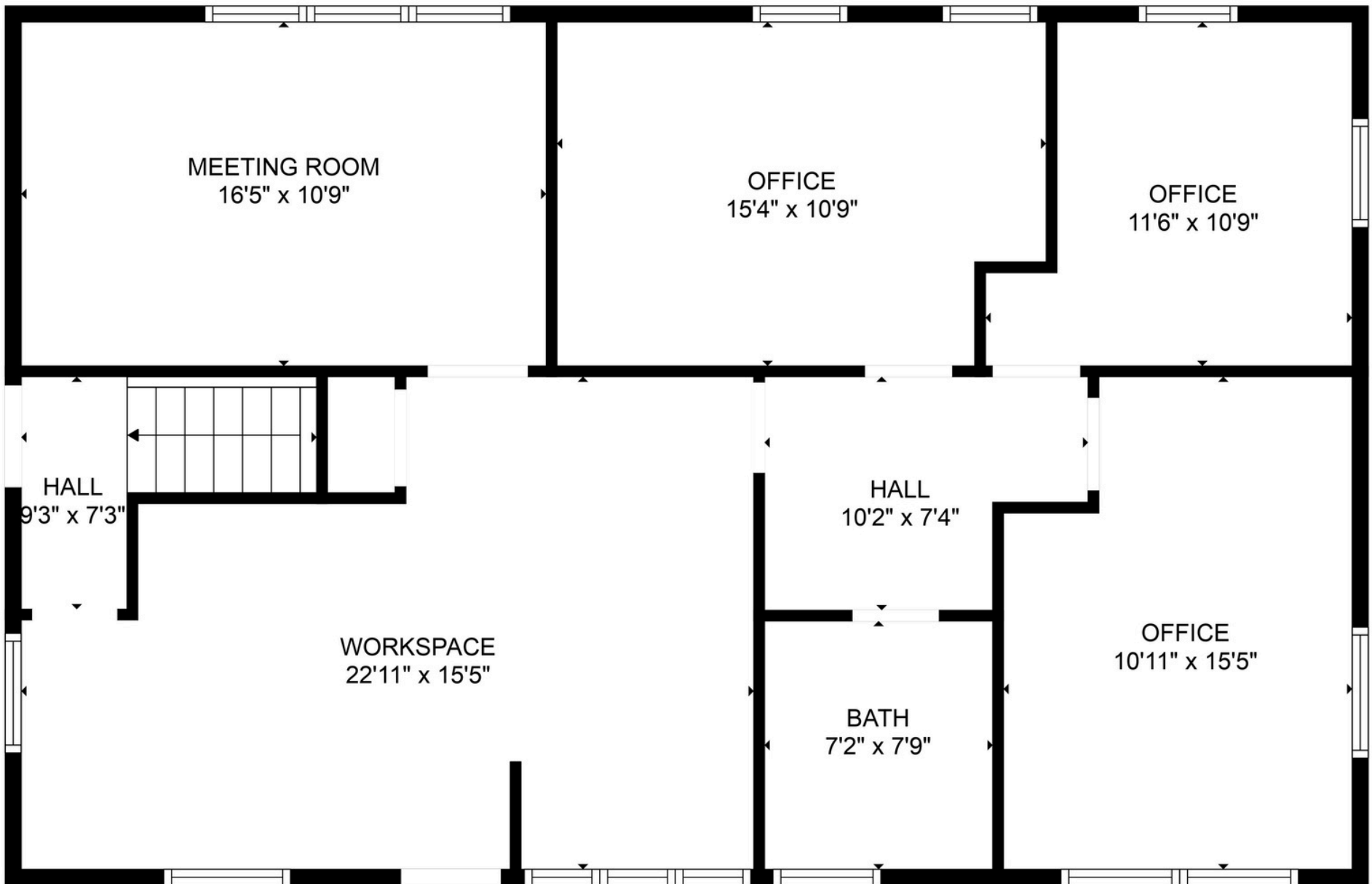




FIRST FLOOR

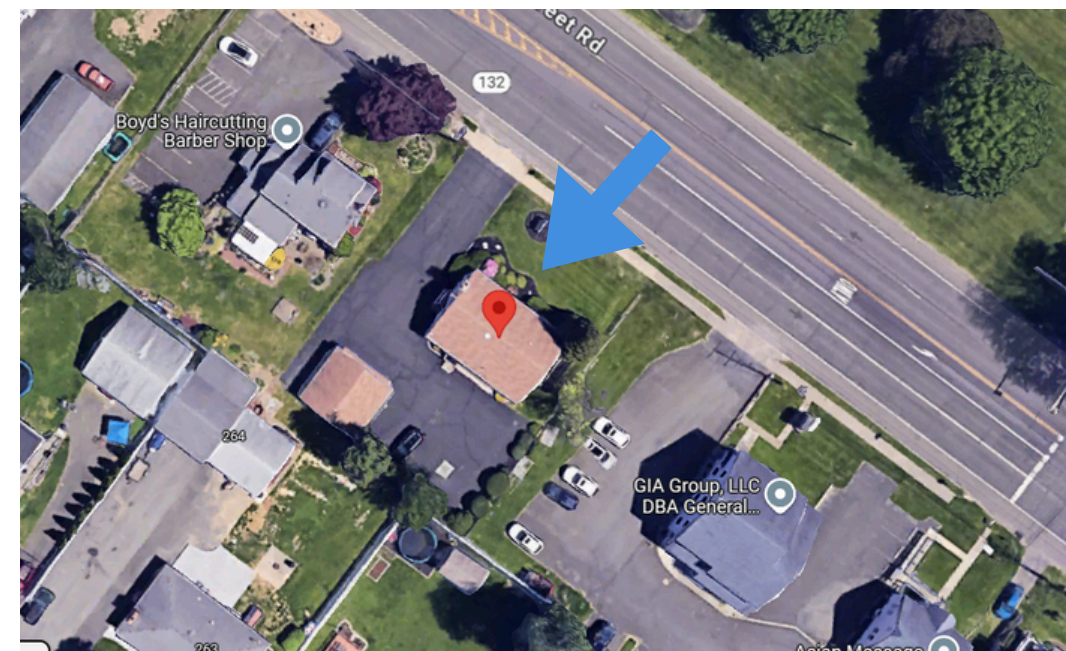
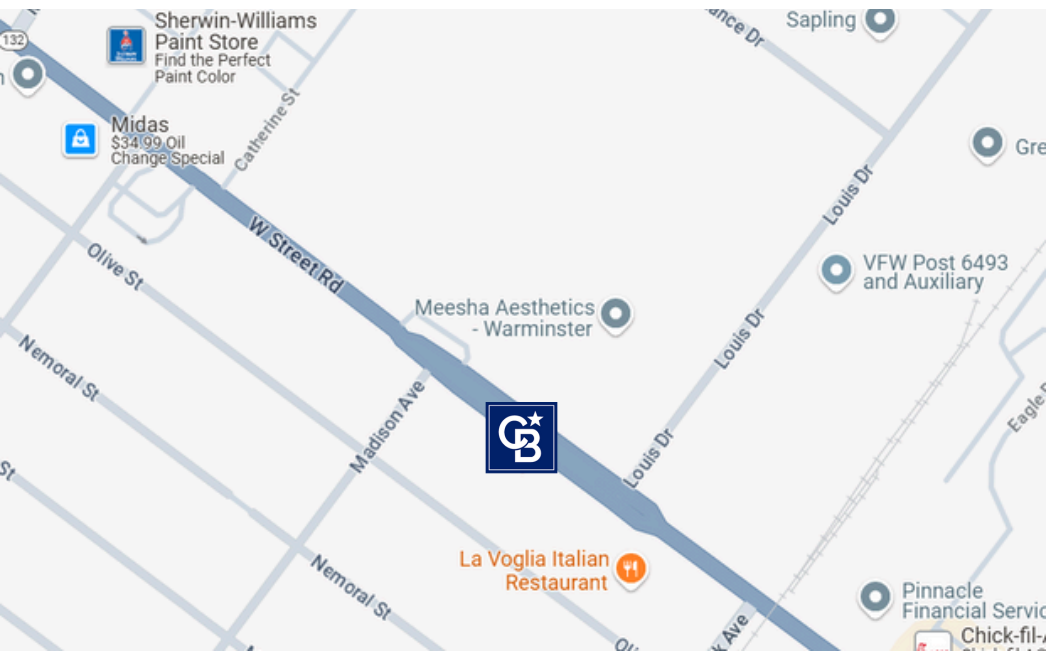
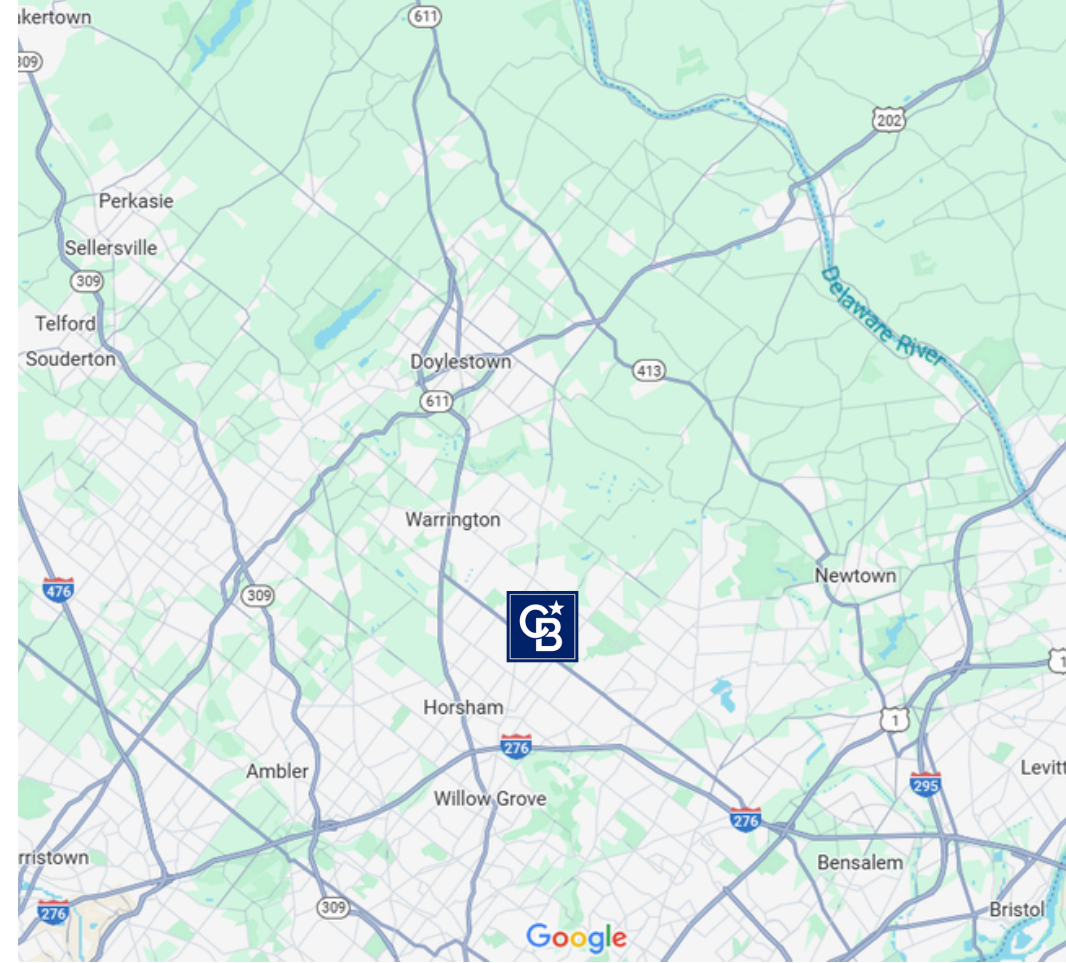


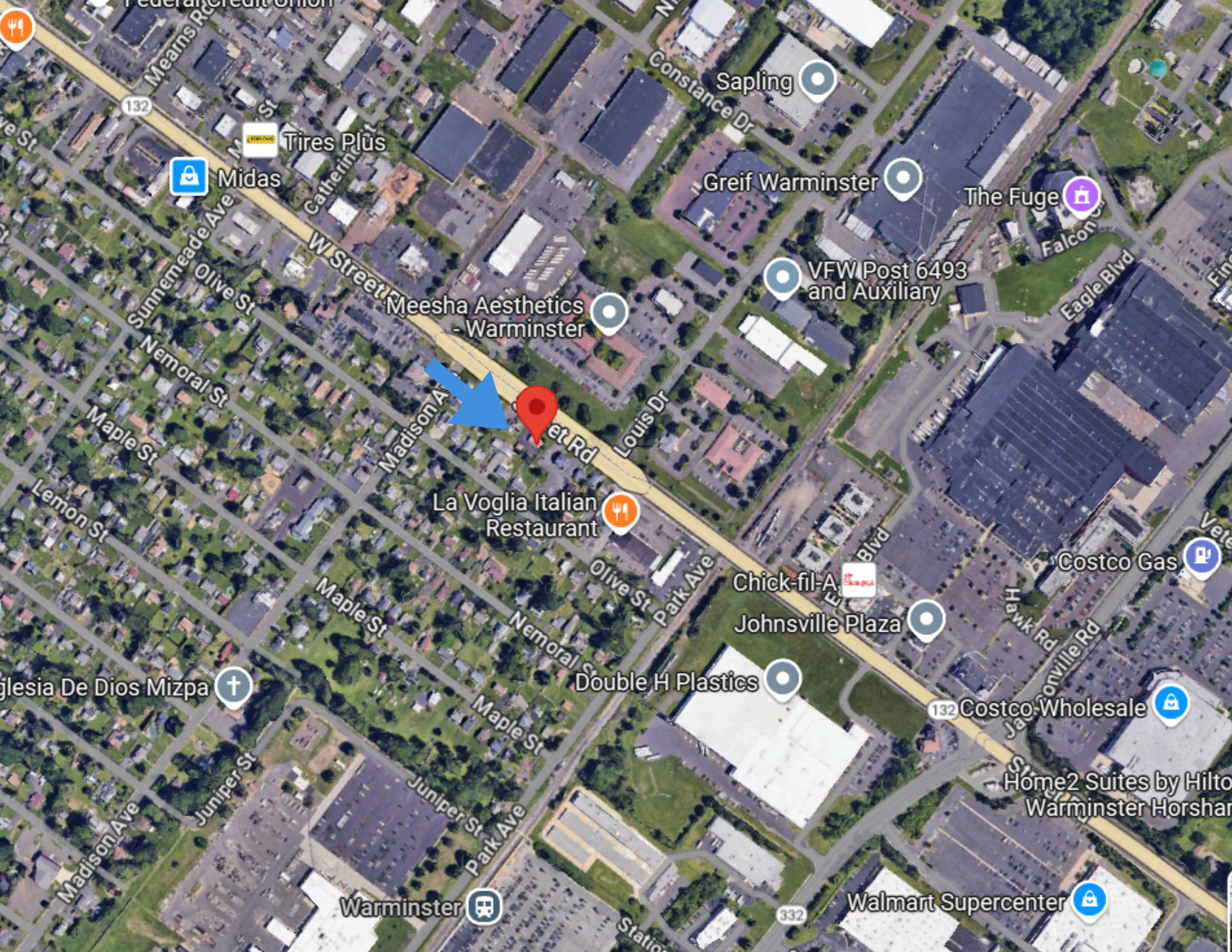
SECOND FLOOR



LOCATION HIGHLIGHTS

This property is located in Warminster, PA, and is an ideal location for businesses looking to thrive in a well-connected, family-friendly, and growing community. Located in Bucks County, Warminster offers excellent transportation access, with major highways like the Pennsylvania Turnpike and Route 611 nearby, making it easy for customers and clients to reach your business. Warminster's strong local economy, well-developed infrastructure, and growing residential population create a stable and supportive environment for businesses of all types. Additionally, the township actively supports local businesses through community events and initiatives. With a mix of suburban charm and commercial opportunity, Warminster presents an appealing blend for business owners looking to establish a strong presence in a vibrant community.





132

Mearns Rd
Sunnemeade Ave
Olive St

Tires Plus

Midas

W Street Rd

Meadowdale Dr

Meesha Aesthetics - Warminster

Sapling

Constance Dr

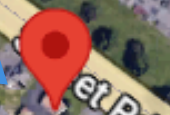
Greif Warminster

The Fuge

VFW Post 6493 and Auxiliary

Falcon Ct

Eagle Blvd



W Street Rd

La Voglia Italian Restaurant



Louis Dr

Chick-fil-A



Johnsville Plaza

Double H Plastics

Costco Gas

Hawk Rd

132 Costco Wholesale

Jacksonville Rd

Home2 Suites by Hilton
Warminster Horsham

Iglesia De Dios Mizpa



Madison Ave

Juniper St

Juniper St

Park Ave

Warminster



Walmart Supercenter



332

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Hearthsides, and it should not be made available to any other person or entity without the written consent of Coldwell Banker Hearthsides.

By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Hearthsides. This offering memorandum has been prepared to provide a summary of unverified financial and physical information to prospective purchasers and to establish only an introductory level of interest in the subject property. The information herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Hearthsides has not made any investigation and makes no warranty or representation concerning the income or expenses for the subject property; the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial situation or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Hearthsides has not verified, and will not confirm, any of the information contained herein, nor has Coldwell Banker Hearthsides conducted any investigation regarding these matters and made no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify the information. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

EXCLUSIVELY PRESENTED BY:



Laurie Ann Moore

REALTOR

Mobile: (267) 221-2229

Email: L.Moore@CBHearthsides.com

Carol Kramer

REALTOR

Mobile: (215) 530-0524

Email: Carol.Kramer@CBHearthsides.com



Coldwell Banker Hearthsides

Office: (215) 340-3500

www.CBHRE.com

212 North Main Street
Doylestown, PA 18901