

OFFERING 2.5% CO-OP



KW NEWTOWN
KELLERWILLIAMS. REAL ESTATE

COMMERCIAL PROPERTY

Premium Location

- Excellent highway access: Street Road, Route 1, PA Turnpike & I-95
- Convenient access to local shopping centers
- Standalone building and property
- High-Visibility Bensalem location
- Prominent Roadside Signage



LISTED BY: ANTHONY DICICCO
REALTOR® | MULTI- MILLION DOLLAR PRODUCER
LICENSED IN PA & NJ
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3157 MECHANICSVILLE RD, BENSALEM, PA 19020
LISTED AT \$700,000

Property Features

- Commercial Property- Zoned Professional
- 1,800 SQFT
- .84 Acres
- 7 Private Offices
- Reception Area
- Kitchenette
- Storage/File Room
- 1 Restroom
- Approx. 12 Parking Spaces
- Public Water & Sewer

SCAN ME



About Our Property

Excellent opportunity to own a highly visible approximately 1,800-square-foot professional office building situated on just under one acre along well-traveled Mechanicsville Road in Bensalem Township. Offering a flexible and functional layout, this property is well suited for a variety of professional, medical, legal, financial, or administrative office uses. The interior features seven private offices, a welcoming reception area, kitchenette, one restroom, and a dedicated storage/filing room, providing ample space for an established business or growing professional practice. The property is serviced by public water and public sewer and features baseboard heat. Outside, the property offers approximately 12 parking spaces located at the rear of the building, providing convenient off-street parking for employees and clients. The generous lot provides a comfortable setting while maintaining excellent exposure along a main Bensalem roadway. With its combination of high visibility, substantial road frontage, convenient parking, functional office configuration, and prime Bensalem location, 3157 Mechanicsville Road presents an outstanding opportunity for an owner-user or investor looking to establish a presence in a highly accessible area of Bucks County.

