

Just Listed

# 8364 EASTON ROAD

OTTSVILLE, PA 18942

**INNOVATE**  
REAL ESTATE



# Beautiful New Property

LUXURY PROPERTY

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Highly visible commercial property situated at the signalized intersection of Route 611 and Route 412 in Ottsville, Nockamixon Township, Bucks County. This 12,000 square foot facility sits on 2.38 acres with over 400 feet of combined road frontage and 50+ parking spaces. The property features three 14-foot drive-through garage bays, over 2,000 square feet of office and showroom space, and is fully fenced with existing signage in place. Renovated in 2023 with Phase 2 environmental complete and satisfactory. Property is zoned Village Center (VC) with a conditional use approval in place – buyers and their counsel should independently verify permitted uses with Nockamixon Township prior to making an offer. An excellent opportunity for owner-operators or investors seeking a well-positioned, infrastructure-rich property at one of upper Bucks County's most traveled intersections. Priced at \$2,300,000.

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5	0	12,345	FOR
BEDS	BATHS	SQ.FT	\$2,300,000



# INNOVATE

REAL ESTATE

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An equal housing opportunity broker. If your property is now listed with a REALTOR or broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS or brokers. The information contained herein is deemed reliable but is not guaranteed.