FOR SALE

26 Acres Multi-Tenant, Dual-Use Property

PENN'S GRANT REALTY Corporation

I I 6 Richlandtown Pike Quakertown, Bucks County, PA

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116 Richlandtown Pike, Quakertown, PA

PROPERTY SPECIFICATIONS

Main Building Size:	10,444± SF
First Floor - Retail Store, Parts Department and	l Repair Service Shop
	6,200± SF
Drive-in Doors: Three (3) - Two (2) 12	2'x12' and One (1) 10' x10'
HVAC:Oil h	ot air - in retail, parts areas
Woo	d Stove - in repair shop
Second Floor - Residential Apartments	4,244± SF
Apartment #1Two (2) Bedroom, C	one (I) Bathrooms (Leased)
Apartment #2Two (2) Bedroom, C	one (I) Bathrooms (Leased)
Apartment #3 Two (2) Bedroom, C	one (I) Bathrooms (Leased)
Apartment HVAC:	Electric
Roof:	Built-up and Asphalt Shingle
Power:	PPL
Equipment Barn #I (Red):	6,375± SF-Clear Span
Ceiling Height:	•
Building Structure:	Metal pole barn
Floor:	Gravel
Roof:	Metal
Drive-in Doors:	Two (2) - 12'x12'
Covered Storage:	12' x 85'
Power:	None



Equipment Barn # 2 (White): 3,200± SF-0	Clear Span
Ceiling Height:	12'
Floor:	Concrete
Building Structure: Steel frame with block cu	rtain walls
Roof:	Metal
Drive-in Doors:Two (2)	- 12' x 12'
Power:	none
Lot Size:	81± Acres
Water:	Private
Sewer: Public-Bucks County Sewer	Authority
Gas/Electric:	PP&L
Municipality: Richland	d Township
Zoning:SRC - Suburban Residential Conservation (Non-Co	onforming)
Tax Parcel:	6-024-034
Real Estate Taxes (2021):	\$15,131
Real Estate Assessment:	\$73,600
Sale Price:\$1,250,000 \$	1,100,000

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PROPERTY HIGHLIGHTS

- Outside Display Area
- First Time On Market in Over 75 Years!!
 - Plenty of Room to Expand
- **Retail Business & All Inventory Included**

Tractor & Equipment Sales & Service - Keller Farm Machinery

- Three Fully Lease Apartments
- Over 20,000± SF Under Roof









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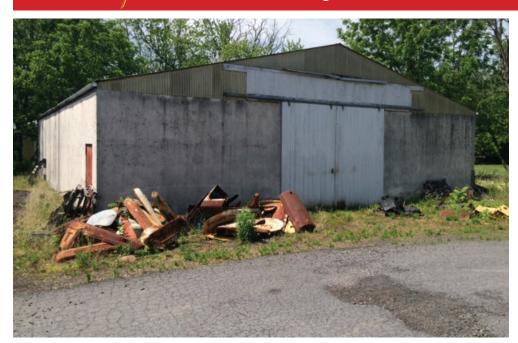








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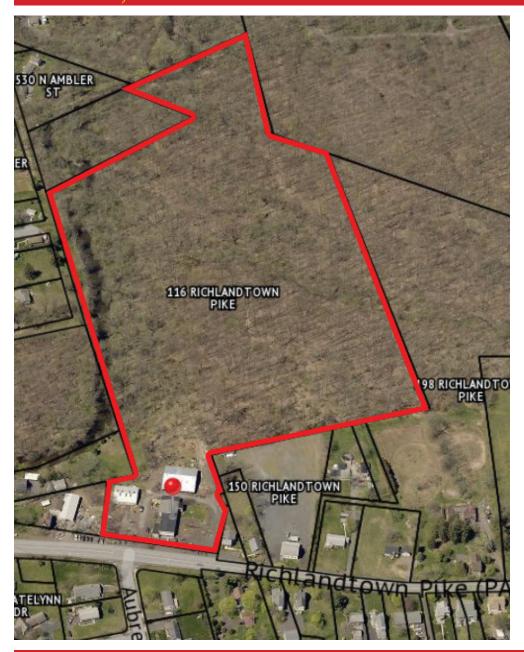






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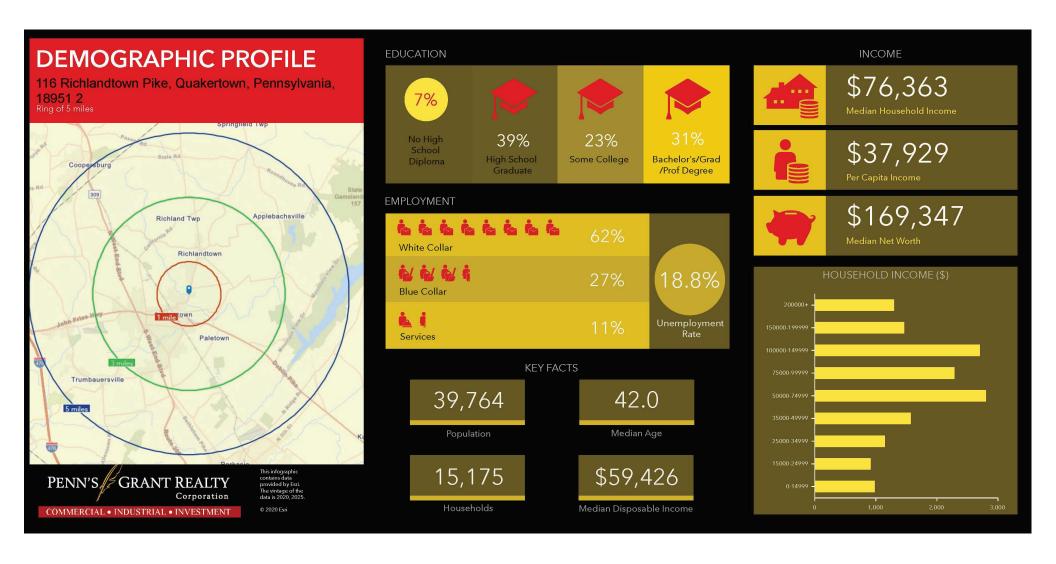
Suburban Residential Conservation Zoning (Possible Uses)

Medical Office
Accessory Repair Service*
Accessory Trades
Accessory Home Craft
Accessory Instructional Services
Accessory Professional Offices*

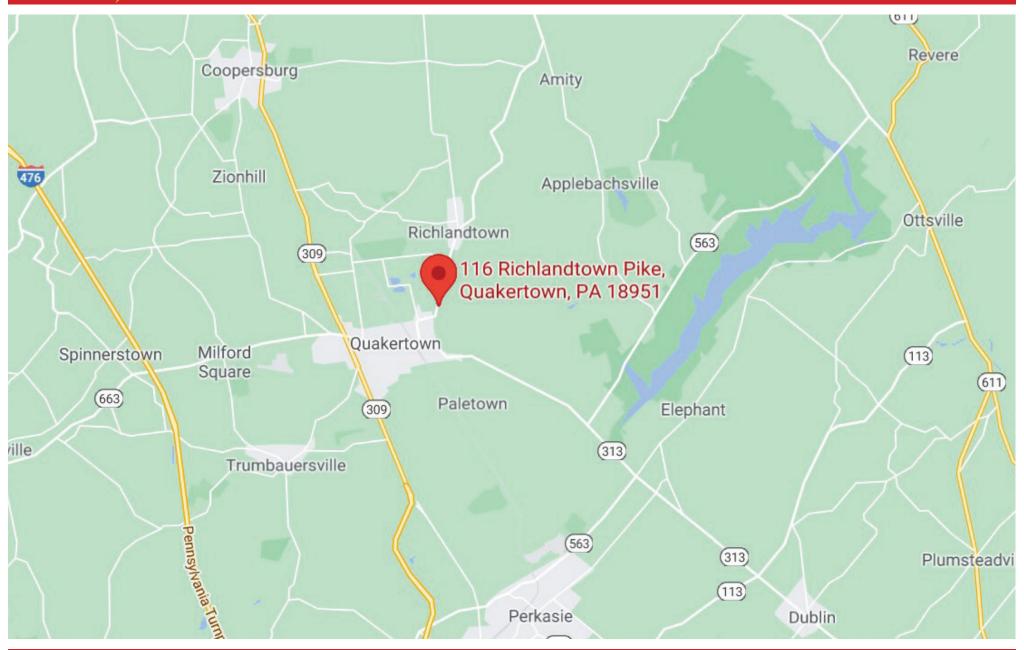
Accessory Personal Services*
Sale of Agricultural Products
Accessory Family Day Care
Accessory Group Child Day Care Center*
Accessory Adult Day Care Center*
School Bus Shelter

*Special Use

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