

# FOR SALE OFFICE CONDOMINIUM

5049 Swamp Road, Suite 306, Plumstead, Bucks County, PA

PENN'S GRANT REALTY  
Corporation  
COMMERCIAL INDUSTRIAL INVESTMENT  
www.pgrealty.com

992± SF



**PRESENTED BY:** MATTHEW EISENSCHMID

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**PROPERTY SPECIFICATION**

OFFICE SUITE 306 SIZE: . . . . . 992± SF (first floor)
SUITE LAYOUT: . . . . . Three (3) Private Offices, Open Work Area, Kitchenette, One (1) ADA Bathroom, Two (2) Storage Closets
PARKING: . . . . . On site
UTILITIES: . . . . . PECO Energy provides service to the property
WATER: . . . . . Well/Private
SEWER: . . . . . On-site Septic
HVAC: . . . . . Heat Pump
ZONING: . . . . . CI
MUNICIPALITY: . . . . . Plumstead Township
TAX PARCEL: . . . . . 34-008-003-002-0C1
PROPERTY TAXES: . . . . . \$4,662 (2025)
ANNUAL TAX ASSESSMENT: . . . . . \$25,800
CONDOMINIUM FEES: . . . . . \$375.10/month
SALE PRICE: . . . . . \$170,000

**PROPERTY HIGHLIGHTS**

- Single Story Condominium
• Private Covered Entry
• Combination of Open Work Area & Private Offices
• Excellent Window Lines
• Easy Access to Bucks and Montgomery Counties
• 15 Minutes to Route 309
• 5 Minutes to Route 202 Bypass
• 2 Minutes to Route 611 (Doylestown Bypass)
• Close to Doylestown Borough's Restaurants & Retail Services

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