

**FOR SALE**

# Investment Property - Medical Building

**PENN'S GRANT REALTY**  
Corporation

**315 W. State Street  
Doylestown Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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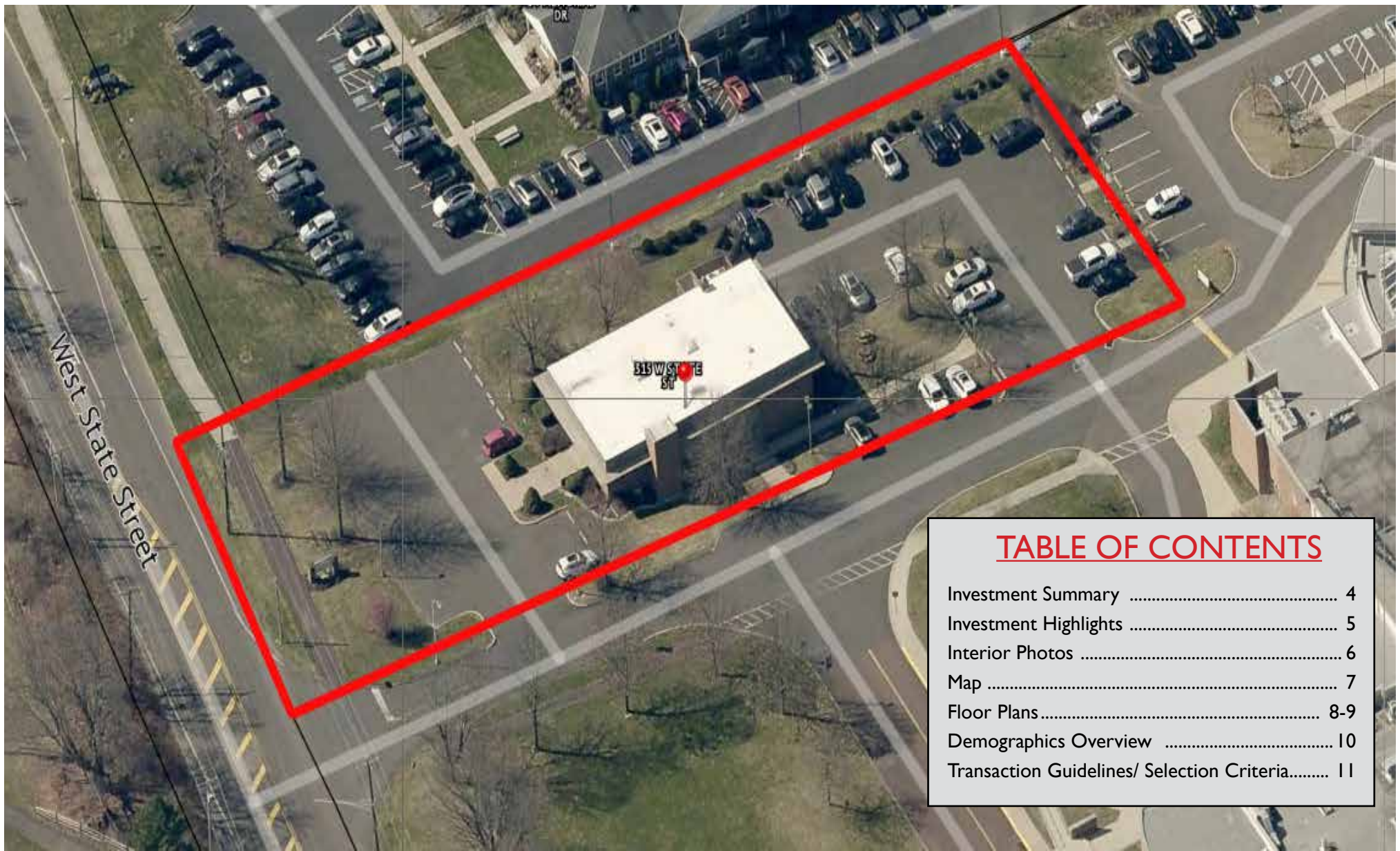


This Offering Memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with an in-depth investigation and further discussions regarding a possible purchase and investment in the subject Property (the "Property"). The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any materials, statements or information contained herein or otherwise provided. Prospective investors are recommended to seek professional advice, including legal, tax, environmental or other as deemed necessary, relative to the investment of this property.

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**THE OFFERING**

*Penn's Grant Realty Corporation is pleased to present for sale 315 W. State Street, Doylestown, PA (the "Property"), a high-quality single-tenant office building adjacent to Doylestown Hospital, the leading medical facility in Bucks County. This well-maintained asset is leased to a specialized medical tenant, providing a stable income stream for investors. The building spans 7,886 square feet across two levels with an elevator and enjoys prominent visibility on W. State Street, a key thoroughfare leading into downtown Doylestown. Centrally positioned within Doylestown's medical hub, the Property provides exceptional access to Route 611 and Route 202, and is conveniently situated near Delaware Valley University, the vibrant downtown area, and the Bucks County Courthouse. This offering provides the opportunity to invest in a premium asset within a highly sought-after market, supported by a reliable tenant base.*



**PROPERTY OVERVIEW**

Property Address: .....315 West State Street, Doylestown Borough, PA  
 Total Building Size: ..... 7,886± sq. ft.  
 Total Land Area: ..... 1.05± Acres  
 Frontage: ..... 139' on West State Street

Building Layout: Upper Level - Reception/waiting area, eight (8) exam rooms, five (5) doctor's offices, conference room, Administration area, manager's office, two (2) nurses stations and two (2) restrooms. Lower Level: - waiting room, eight (8) exam rooms, three (3) doctor's offices, nurses station, stress test room, two (2) general offices, break-room, two (2) restrooms, mechanical

Number of Buildings/Structures: ..... One (1) Freestanding Building  
 Building Construction: ..... Masonry, Wood, and Steel  
 Foundation: ..... Reinforce Concrete  
 Roof: ..... Rubber Membrane  
 Elevator: ..... One (1)  
 HVAC: ..... Gas fired hot water system; central air condition

Year Built: ..... 1965  
 Renovations: ..... 2011  
 Parking: ..... 52 Parking Spaces (approx.)  
 Existing Tenants: ..... One (1) Specialized Medical Practice  
 Net Operating Income (2024): ..... \$166,285  
 Water: ..... Public  
 Sewer: ..... Public  
 Gas: ..... Public  
 County: ..... Bucks  
 Municipality: ..... Doylestown Borough  
 Zoning: ..... R3 - Residential District (non-conforming use)  
 Tax Parcel Numbers: ..... 08-003-003-001  
 Property Taxes: ..... \$28,525 (2024)  
 Total Taxable Assessment: ..... \$154,100  
**SALE PRICE: ..... \$2,250,000**

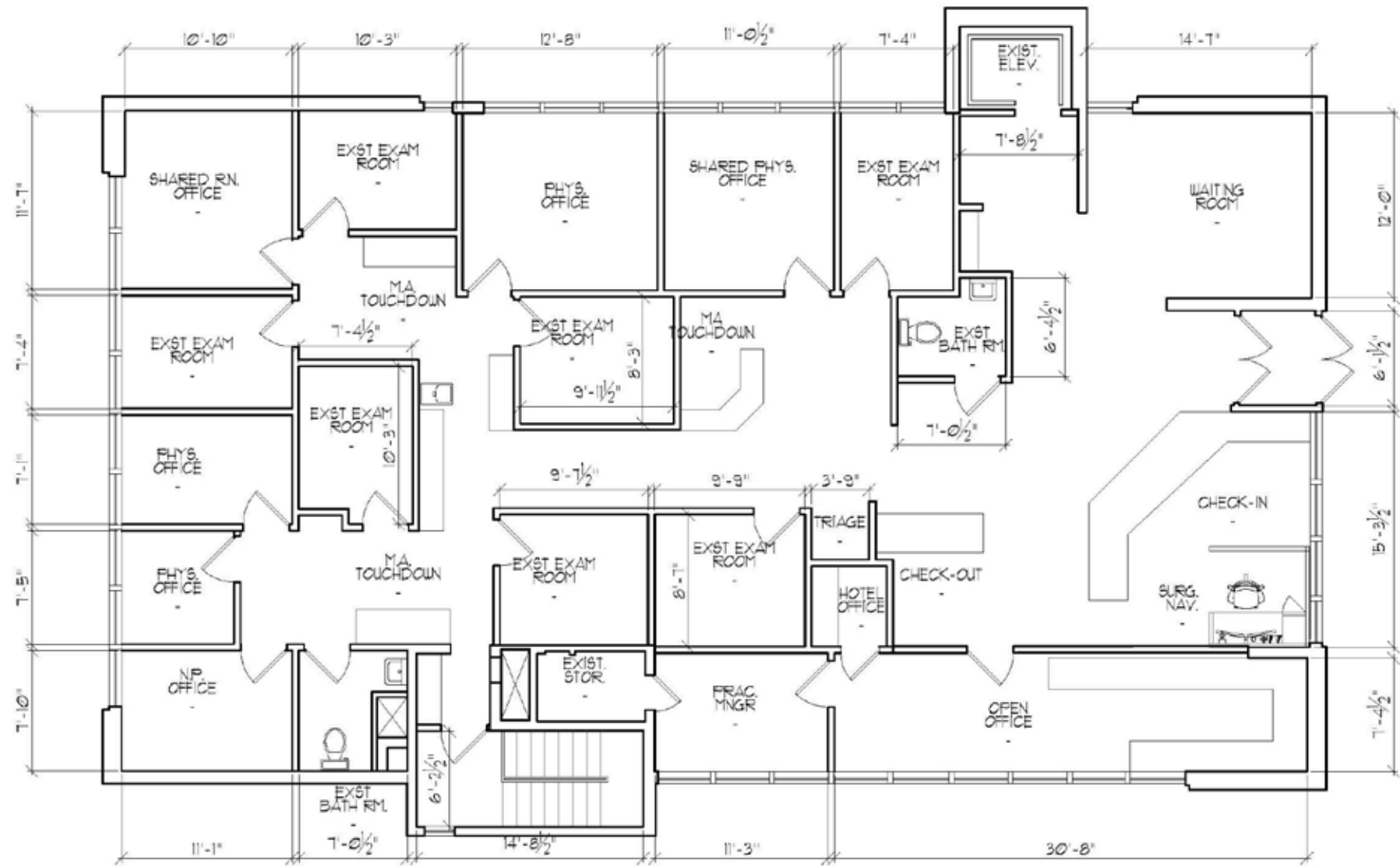
**INVESTMENT HIGHLIGHTS**

- Stabilized rental income with potential upside revenue, which is ideal for local and regional real estate investors and 1031 tax deferred exchanges.
- Viable long-term Tenant, an established specialized medical practice with a leading reputation in the Bucks County healthcare market.
- The property sits adjacent to Doylestown Hospital, placing it right in the main hub of Bucks County top healthcare facility.
- 7,886± square feet building on two levels, situated on 1.05± acres in the charming and bustling Doylestown Borough.
- On-site parking for approximately 52 cars.
- Prominent, high visibility location with monument signage, sitting at the gateway to Doylestown Borough.
- Attractive local demographics, with a population of 98,496 within 5 miles of the site and a median annual household income of over \$145,000.
- The property has direct access to Route 611 and only minutes to Route 202 parkway.
- 315 W. State Street, Doylestown has a Central Bucks County location, and is only 20± miles north of Philadelphia, PA.
- The building features two levels each with ground level entry.



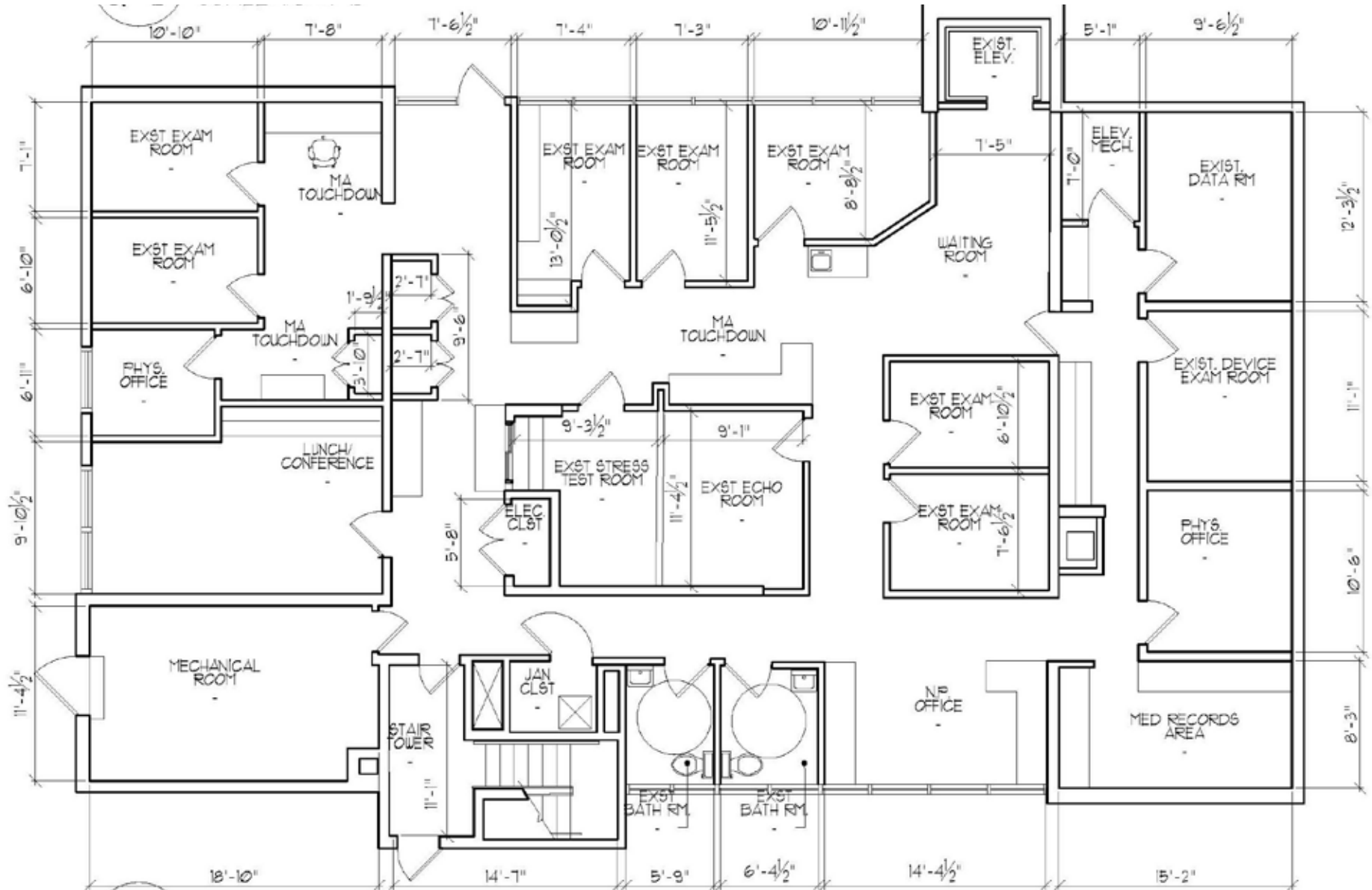




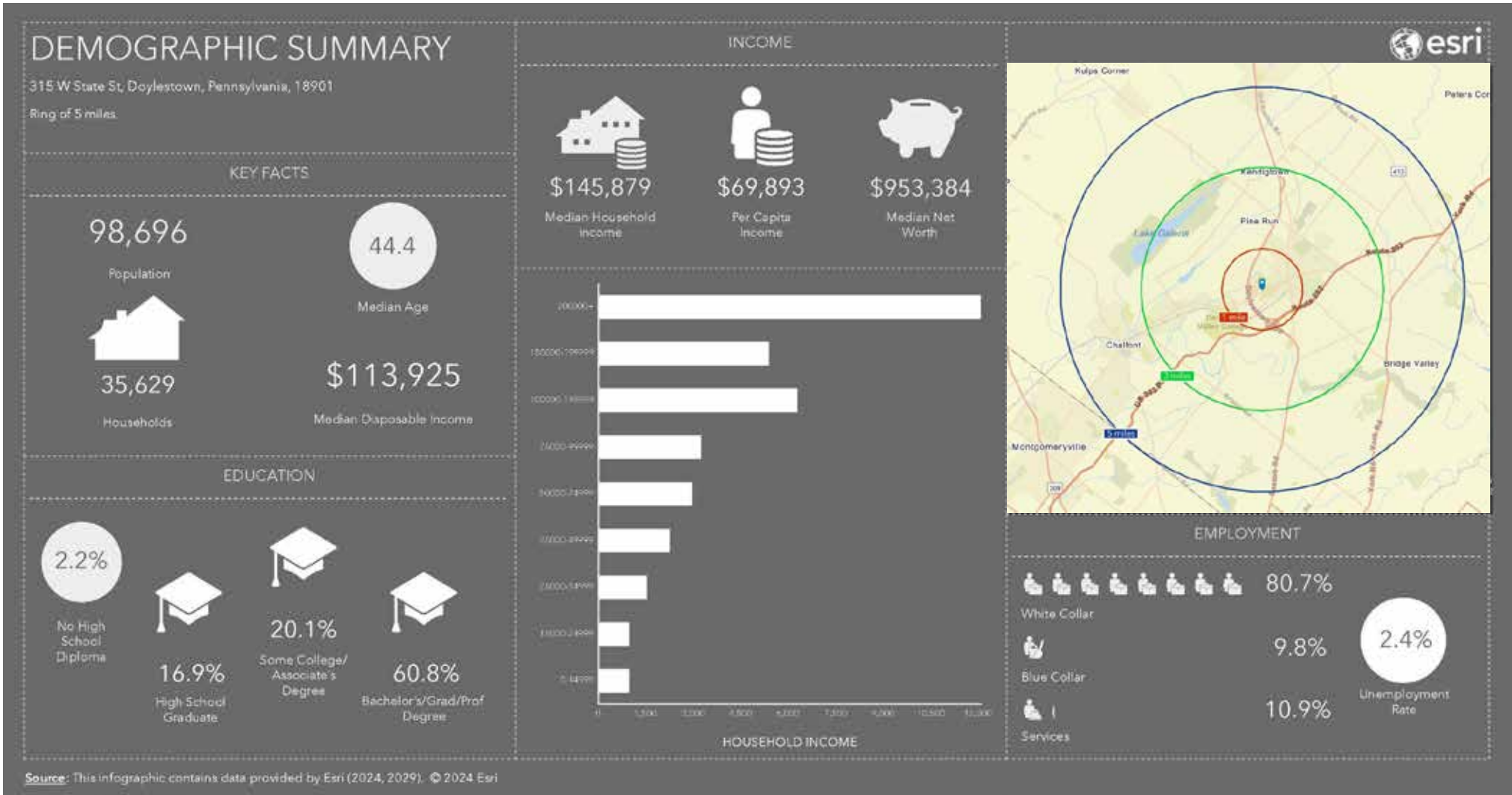


**1 UPPER LEVEL: EXISTING CONDITIONS**





**2 LOWER LEVEL: EXISTING CONDITIONS**



**TRANSACTION GUIDELINES**

The Property will be sold “as is, where is”, per the transaction guidelines outlined below:

**Purchaser**

The offer should identify the purchasing entity in detail. The name, address and telephone number of those individuals that can be contacted during the period of offer evaluation regarding the offer should also be included as well as relevant financial data and other information the offeror feels is important.

**Amount of Offer**

The offer must set out the proposed purchase price (the “Purchase Price”) for the Property, and any proposed good faith deposit to be submitted upon execution of a Purchase and Sale Agreement.

**Proof of Funds**

Written evidence of a commitment for financing without contingencies, or evidence of the available funds or ability to consummate the purchase, is preferred.

**Purchase and Sale Agreement**

Qualified offerors are encouraged to submit a proposed Purchase and Sale Agreement with the submission of their offer. In any event, an executed Purchase and Sale Agreement will be required in order for an offeror to be selected as the successful purchaser.

**Closing**

Closing on the sale shall occur no later than 45-days after the parties execute a Purchase and Sale Agreement.

**Other**

Please submit any other relevant terms that offeror deems appropriate.

Owner may withdraw this offer to sell the property at any time without notice.

**SELECTION CRITERIA**

In reviewing and evaluating offers, the Owner may consider such criteria (all criteria considered by the Owner being referred to collectively as the “ Selection Criteria”) that, in Owner’s sole and absolute discretion, are in its best interests. The Selection Criteria includes but is not limited to the following:

- The Purchase Price
- The proposed amount and receipt of the deposit
- Offeror’s qualifications and capability to close
- Offeror’s proposed due diligence and time to close
- Offeror’s compliance with requirements, Provisions, terms, and conditions outlined in these Offer Instructions of this offering, including these Instructions.

If you have questions or need additional information, please direct all inquires to:

Penn’s Grant Realty Corporation

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