FOR SALE

Industrial Property

PENN'S GRANT REALTY Corporation

1851 Street Road Warrington, Bucks County, PA

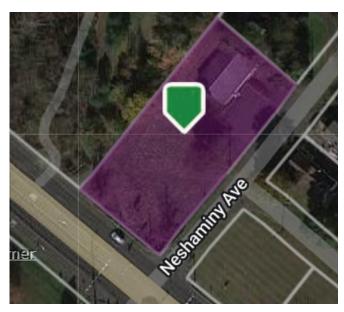
COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation 2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com

Corporation

1851 STREET ROAD, WARRINGTON, PA





PROPERTY HIGHLIGHTS

- Easily Accessible Location by the Corner of Street Road (Route 132) and Neshaminy Ave
- Available Immediately
- Great Regional Access Minutes to PA Turnpike
- Close Proximity to Prime Shopping and Restaurants

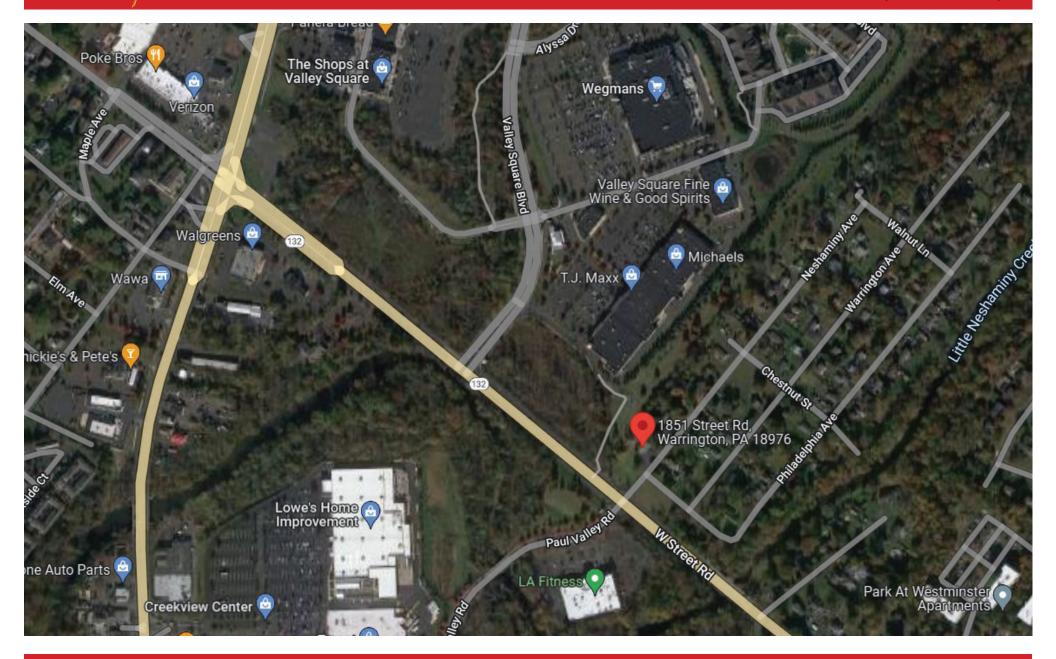
PROPERTY SPECIFICATIONS

Building Size:	approximately 2,195± SF (plus attic storage)
Building Dimensions:	approximately 57' x 38.5'
Loading Doors:	One (I)
Lot Size:	0.5624 Acres
Building Construction:	Masonry
Heating:	Oil fired hot air
Cooling:	A/C window units
Parking:	6+ Spaces (plus vacant lot)
Water:	Private
Sewer:	Private
Parcel ID:	50-035-001
Municipality:	
Zoning:	
	(used as an industrial property since the 1970s)
Annual Taxes (2022):	
Tax Assessment:	\$34,000
Sale Price:	\$495,000

INDUSTRIAL BUILDING

Corporation

1851 STREET ROAD, WARRINGTON, PA



INDUSTRIAL BUILDING

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Corporation 1851 STREET ROAD, WARRINGTON, PA Chalfont Harlevsville Hatfield BUS pring Mt 202 (463 Colmar Wrightstown 113 (63) enksville Jamison (532)(232) Warrington Kulpsville Lansdale 851 Street Rd Warrington, PA 18976 (363 Newtown (332) Skippack (332 (132 Richboro (113)Prospectville North Wales (29) Warminster (332) (152) Evansburg (413) (611 Holland Worcester State Park (309 Sesame Place (463) (532) Spring House collegeville 202 Southampton Horsham Langhorne (611 (132) (309) (532) (63)276 Eagleville (73 (152) Ambler Blue Bell Penndel (363 202 Feasterville-Trevose Willow Grove Elmwood Park Zoo (513)aks. Bryn Athyn West Norriton Morris Audubon Arboretum Norristown 232 Bensalem of the 422 (41: University. 132 alley Forge Plymouth King of Meeting Nationa Prussia Jenkintown 476 storical Park 63 276 Croydon Conshohocken (73 sterbrook Elkins Park Andalusia NORTHEAST PHILADELPHIA (23) Wavne Willingbo 130 Bryn Mawr (252