FOR SALE/LEASE

"Plumstead Crossing" Office/Retail

PENN'S GRANT REALTY
Corporation

6069 Keller Church Road Plumstead Township, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT

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GRANT REALTY

OFFICE/RETAIL CONDOMINIUM

Corporation

6069 KELLERS CHURCH ROAD, PLUMSTEAD TOWNSHIP, PA

PROPERTY SPECIFICATIONS

Comprised of three units, currently set-up as one unit (can be subdivided)

First Floor - Four (4) Private offices, Conference Room, Kitchen, Two (2) Bathrooms (one with a shower)

Second Floor - Three (3) Private Offices, Large Open Office Area,

Kitchen, Two (2) Bathrooms, and Large Storage Area
Location: Plumstead Crossing
Parking: To Code
Bathrooms: Four (4)
HVAC: Two (2) Units Gas with Central Air (One new in 2022)
Water: Public
Sewer: Public
Utilities: PECO
Municipality: Plumstead Township
Zoning: VC - Village Commercial
Tax Parcels: 34-004-008-C100, 34-004-008-C200, 34-004-008-C210
Real Estate Taxes (2023):Total \$15,078 Unit C100 - \$6,011
Unit C200 - \$6,337
Unit C210 - \$2,730
Monthly Condominium Fees (2022): \$1,336.50 (\$3.05/PSF)
Lease Price: \$15 PSF, plus utilities and janitorial



"Plumstead Crossing" is a 48,000± square foot community retail/office center. Consists of four (4) colonial-style buildings, three of which are two-story with retail space on the first floor and office space on the second floor. Two-story buildings each have an elevator and two (2) staircases.

PROPERTY HIGHLIGHTS

- **High Traffic Location**
 - **ADA Compliant**
 - Elevator Served
- **5 Minutes North of Doylestown**
- Located at the Corner of Route 611 (Easton Rd) & Kellers Church Road

Corporation











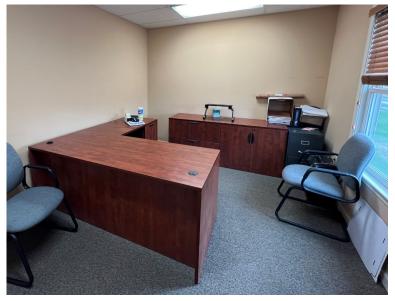
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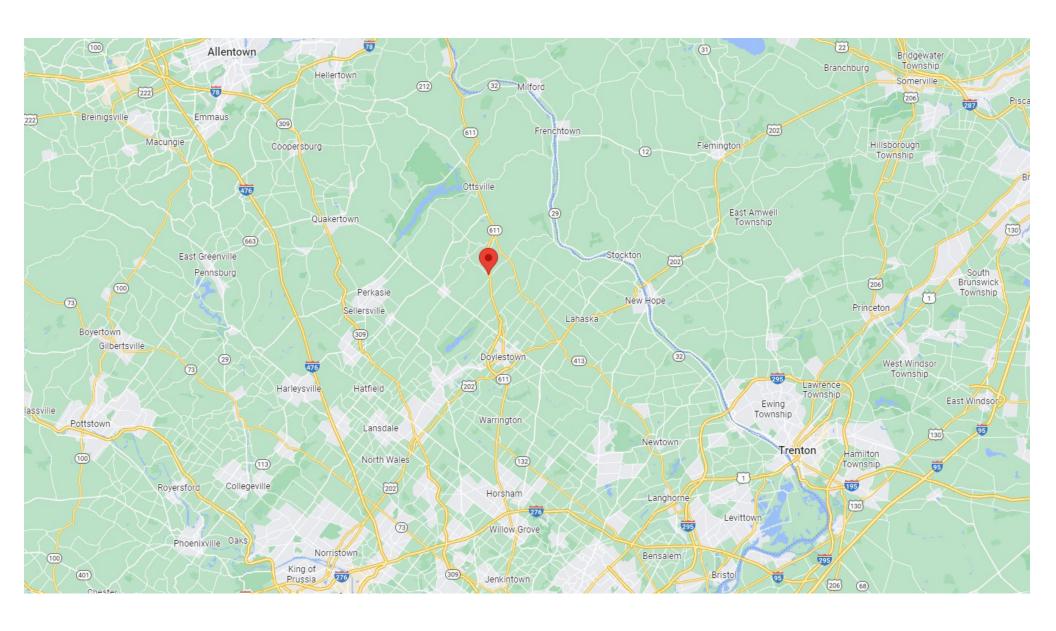




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