



522 BUSTLETON PIKE, CHURCHVILLE, PA

6,834 SF | RETAIL BUILDING



COLDWELL BANKER | **HEARTHSIDE**



PROPERTY HIGHLIGHTS

Welcome to Tom's Auto Repair Garage, serving the Bucks County area for over 20 years. It is located at the intersection of Bustleton Pike and Lower Holland Rd. Situated with premier road frontage. This property can be seen in every direction. The parcel of land is over 1.969 acres of land. Currently, the property class is commercial; the zoning is R1. The current owner operates his successful auto repair shop and leases storage space to several local businesses. All leases are gentlemen, and most want to continue the business arraignment - additional passive income of \$3,105.00 per month. The second floor is a bonus to the building, with wide open space and a locked storage room. The second floor can be used for multiple purposes. The entry to the second floor is a back interior staircase. The building is over 4500 sq ft, is used 100 % for an Auto repair shop, contains the main office and service area, bathrooms, supply retail area, multiple storage rooms, five lifts, four garage door entryways, multiple single entry doors, a finished second floor with a locked storage area, wide open land space all wrapped up in a premier location at 522 Bustleton Pike. Do Not Enter without your realtor or a scheduled appointment with the listing agent.





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FIRST AID





PROPERTY SUMMARY

Offering Price	\$1,499,000
Presently	Owner Occupied
Building SqFt	6,834
Lot size (condo)	1.96 AC
Year Built	1973
Zoning Type	R1
Parking	20 spaces
County	Bucks
Taxes	\$8,856 / 2024





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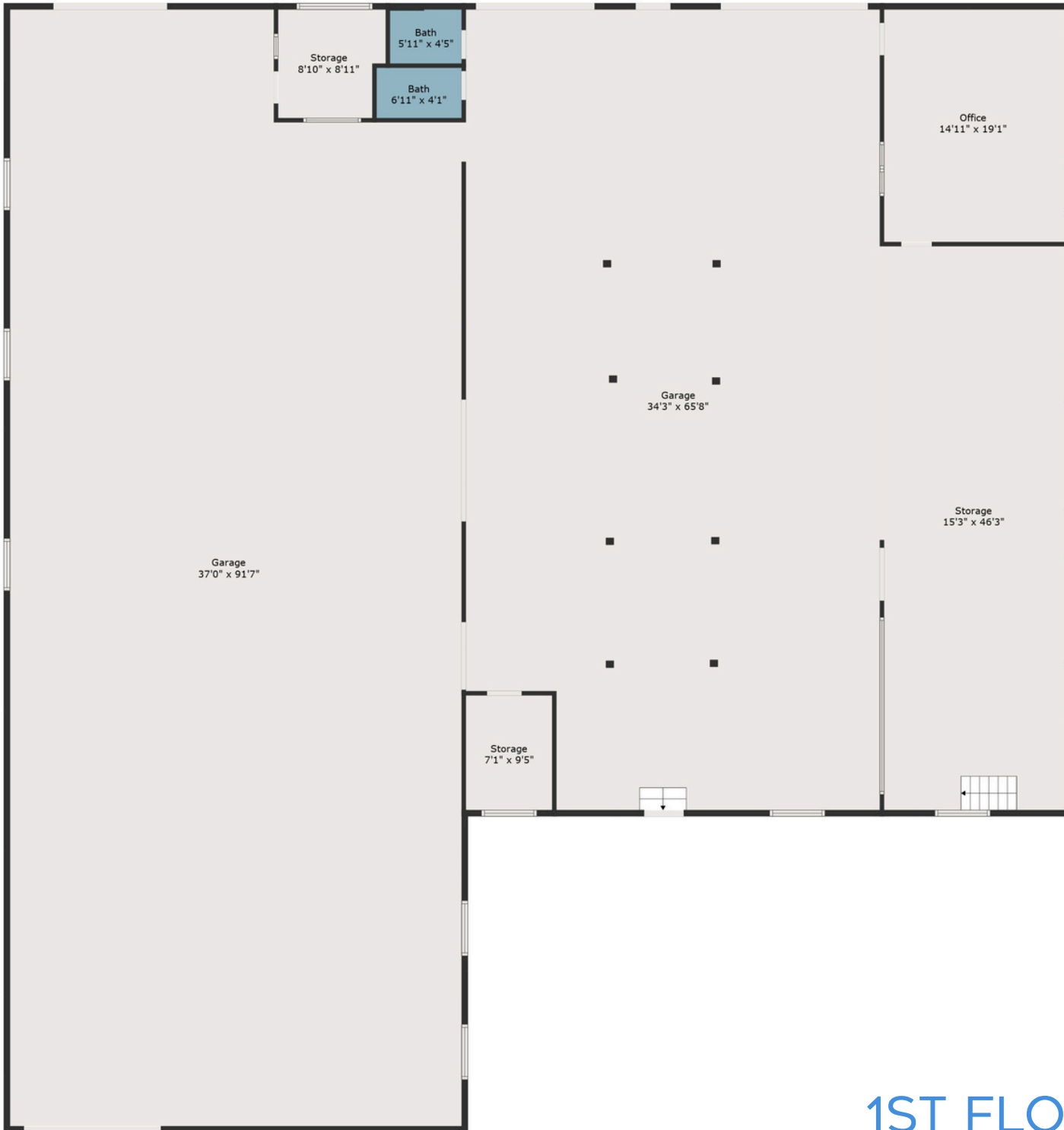




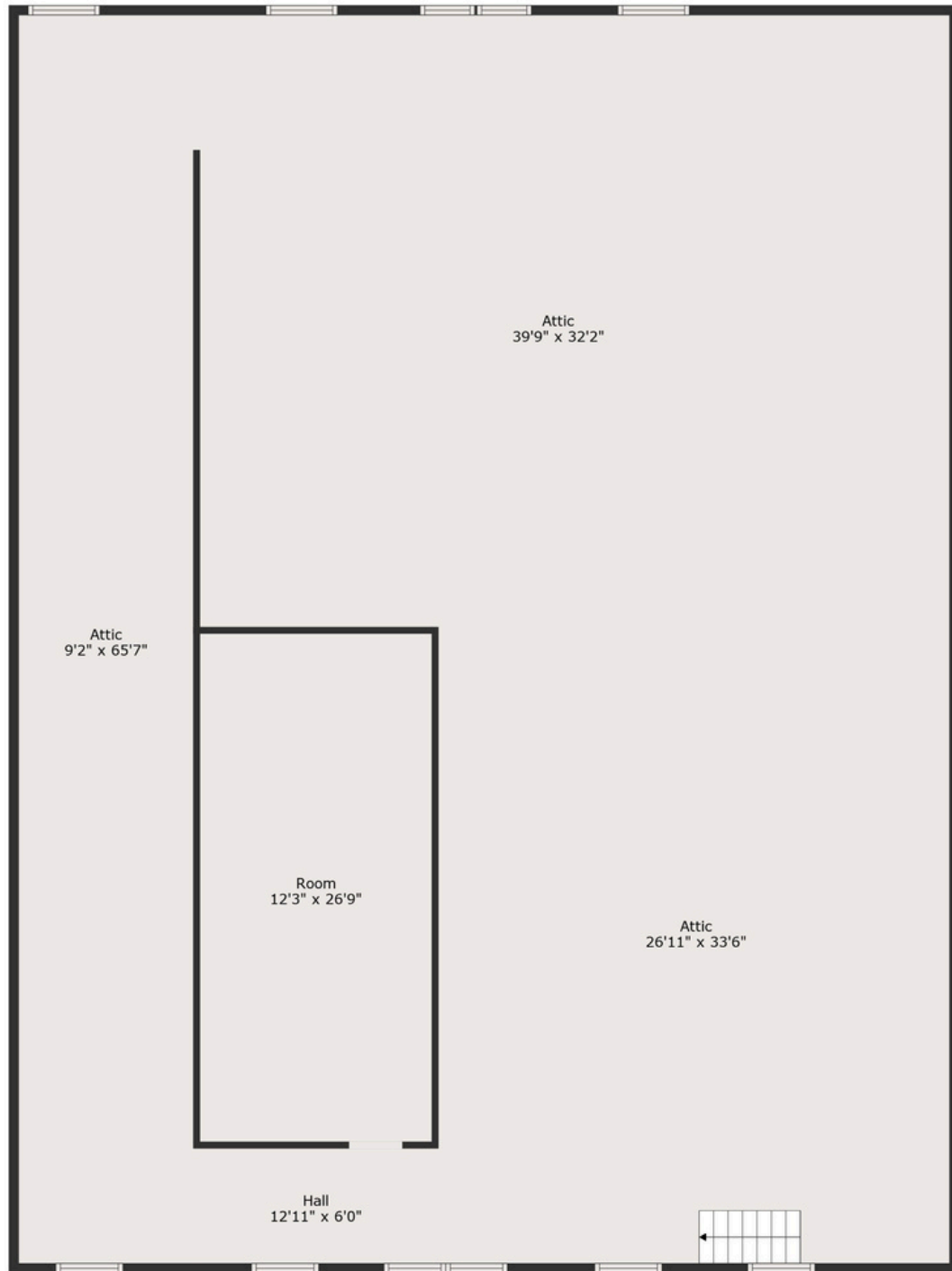


EQUIPMENT INCLUDED IN SALE

- 2 Styles Very Large Jack Stands for Big Rigs
- 2 Home Depot Style Heavy Duty Shelving
- 1 300-gallon Motor Oil Tank
- 1 Huge Old School Fire Proof Government Safe
- Miscellaneous Wall Mounted Shop Fans
- Multiple Old School Tire Bubble Balancers
- Under Ground Exhaust Ventilation System
- Many Different Size Fiberglass Ladders
- Lockers
- Alarm Systems (Doors & Motion Sensor System)
- Security Cameras
- Fire Extinguishers
- Old School Sun Analyzer
- 2 15-ton Air Conditioning Units
- Miscellaneous Rubber Exhaust Hoses
- 1 Electric Above Ground Lift
- 3 Inground Hydraulic Lifts
- 1 Inground Adjustable Truck Lift
- 1 Air Compressor: 175-gallon tank with an additional 175-gallon holding tank plumbed together
- 2 Clean Burn Waist Oil Heaters
- 6 175-gallon & 1 150-gallon Waist Oil Holdings Tanks
- 1 10,000-lb Hydraulic Air Press
- 1 Ammco Brake Lathe
- Multiple Work Benches
- Multiple Vices
- 1 Drill Press
- 1 Wall Mount Strut Compressor
- Multiple Floor Jacks & Jack Stands
- 2 Office Desks
- 1 Work Station Shop Desk
- Miscellaneous Wood & Metal Cabinets
- 1 Large Air Jack used for Big Rigs



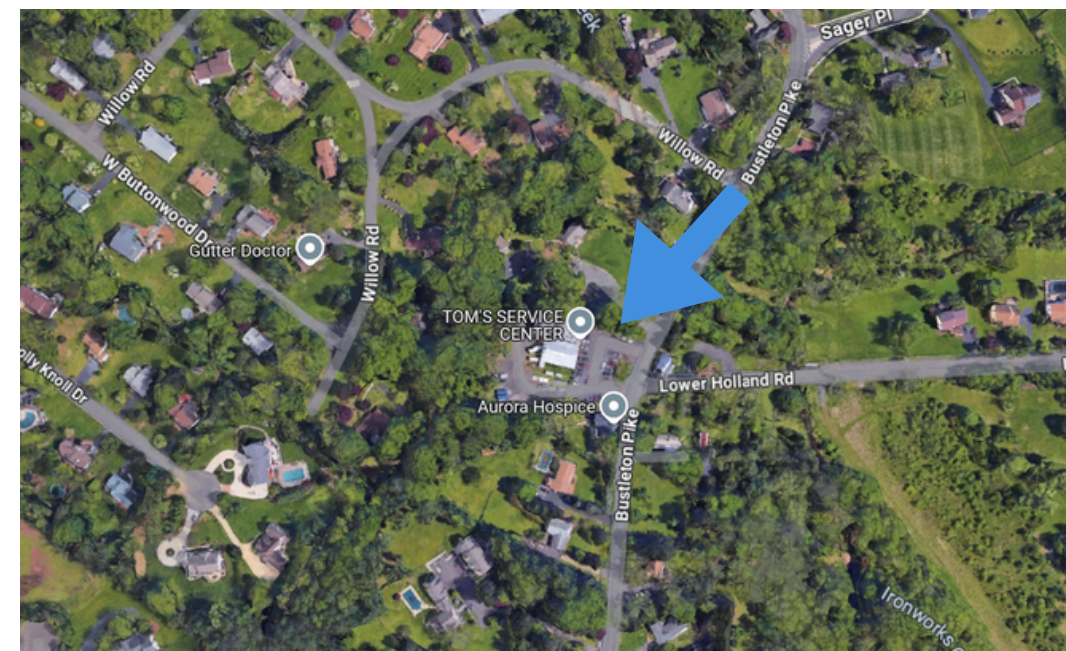
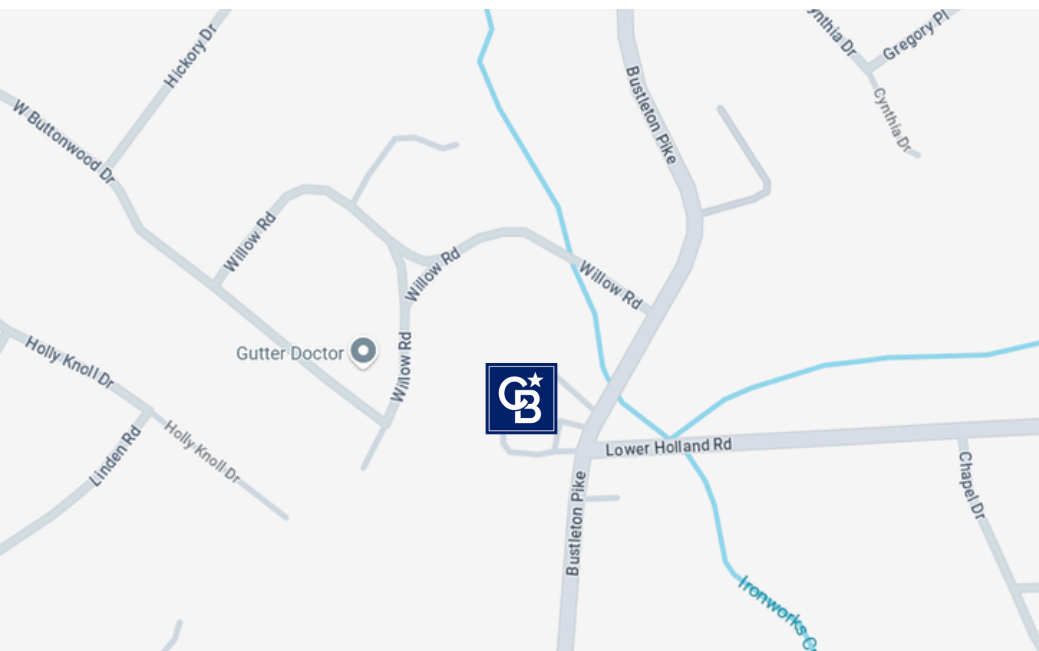
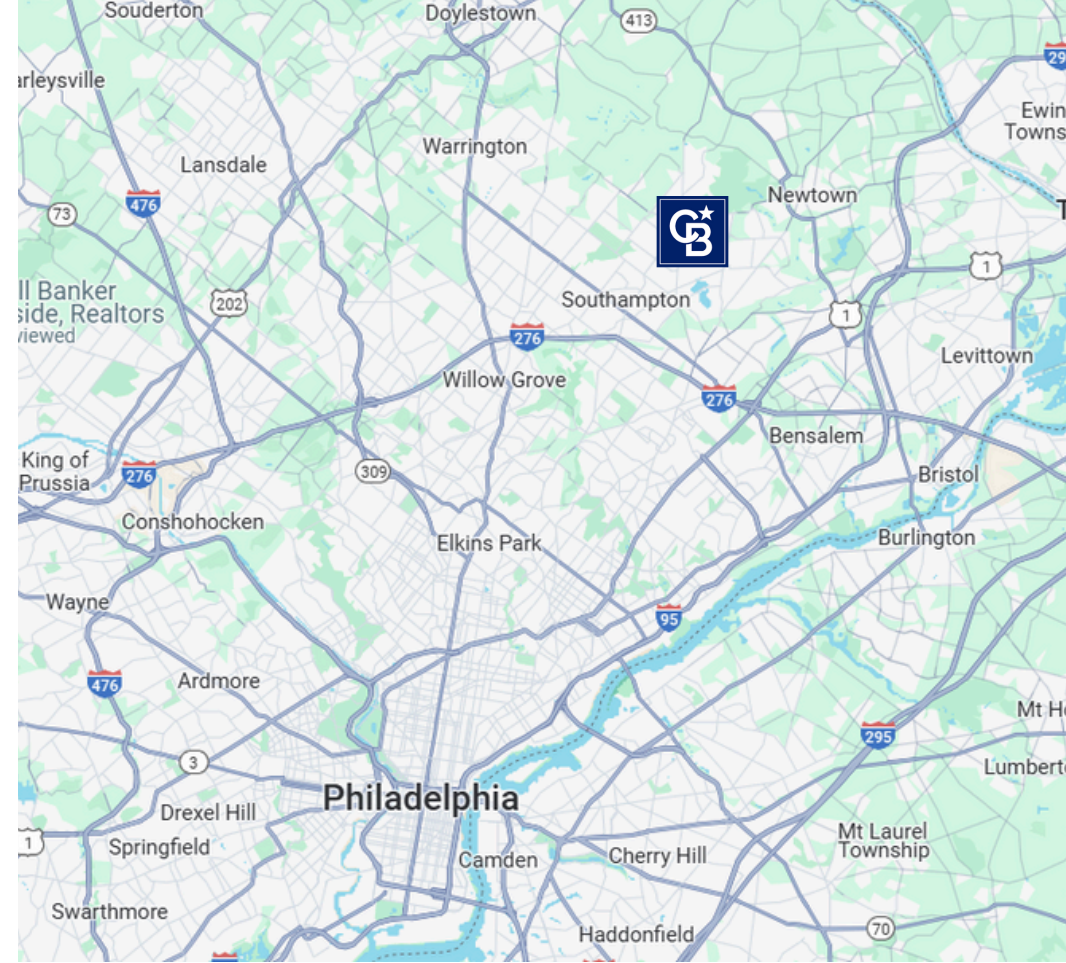
1ST FLOOR PLAN

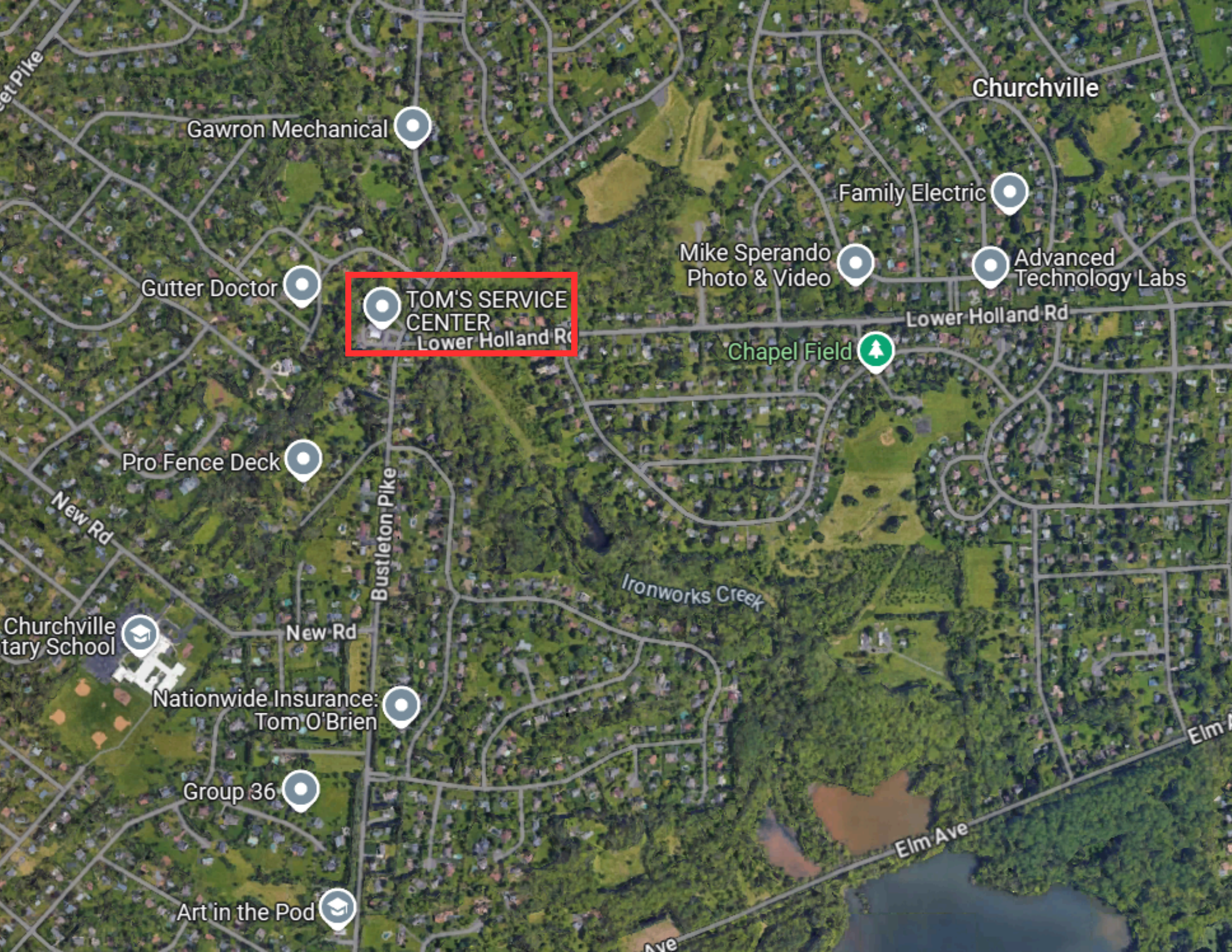


2ND FLOOR PLAN

LOCATION HIGHLIGHTS

522 Bustleton Pike in Churchville, PA, offers a prime commercial location in a bustling area known for its vibrant business community. Situated conveniently near major highways and local amenities, this property benefits from high visibility and easy access for both customers and employees. The area is characterized by a mix of retail, office, and service-oriented businesses, making it an ideal spot for a variety of commercial enterprises. Churchville's charming suburban setting combined with its proximity to Philadelphia provides a strategic advantage for businesses looking to attract both local and regional clientele.





Churchville

Gawron Mechanical

Family Electric

Gutter Doctor

TOM'S SERVICE CENTER
Lower Holland Rd

Mike Sperando
Photo & Video

Advanced
Technology Labs

Lower Holland Rd

Chapel Field

Pro Fence Deck

Bustleton Pike

Ironworks Creek

Churchville
Elementary School

New Rd

Nationwide Insurance:
Tom O'Brien

Group 36

Art in the Pod

Elm Ave



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