



CBH

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1574 Easton Road

Warrington, Pa. 18976

Warrington Township ~ Bucks County



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to change in price, conditions, omissions, errors, prior sale or rental, or withdraw without notice.

Property Description



This stunning *circa* 1880 historical office building, formerly a residence, is situated in Stone Manor Corporate Center. Ideal for corporate offices, the building is approximately 5,200 square feet over three finished floor and a full basement, useful for dry storage. The current configuration provides for nearly fifteen offices some very large, a first floor conference room and bathroom facilities on each level, or the building has full approvals for conversion to a five unit apartment building.

Extensive renovations were completed in 2005/06/18. Architectural features are abundant throughout, with extensive mill work, high ceilings and window sill seats. Stone Manor Corporate Center consists of three 60,000 square foot buildings, two hotels, a restaurant and a bank. There is also a building pad site adjacent to the Manor House also available for purchase. Full approvals are in place for a 48,000 square foot building.

Manor Home Property Details

Cross Streets:	Kelly/ Bristol Rd	Building Sq. Footage	5,200 sf (approx.)
Market:	Philadelphia	Building Age	133 years
Sub-Market:	Bucks County	Mechanicals:	Oil heat/Hot water
Ave. daily traffic count	35,000 (2012)	Electric Svc:	Central AC
Tax Parcel:	50-026-045-00D	Water/Sewer:	200/300 Amp
Zoning:	C1		
Total Bldg. Asmt:	\$73,250		Public/Public



Area Demographics

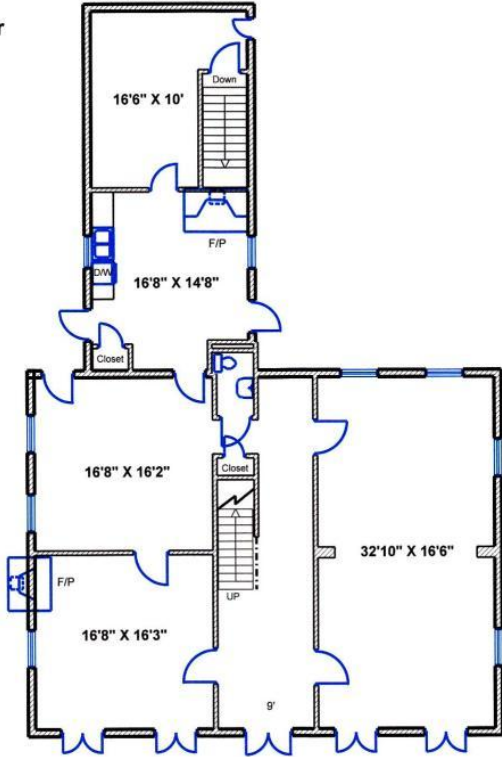
Population 2010
23,418
2008 Average HH Income
\$83,915



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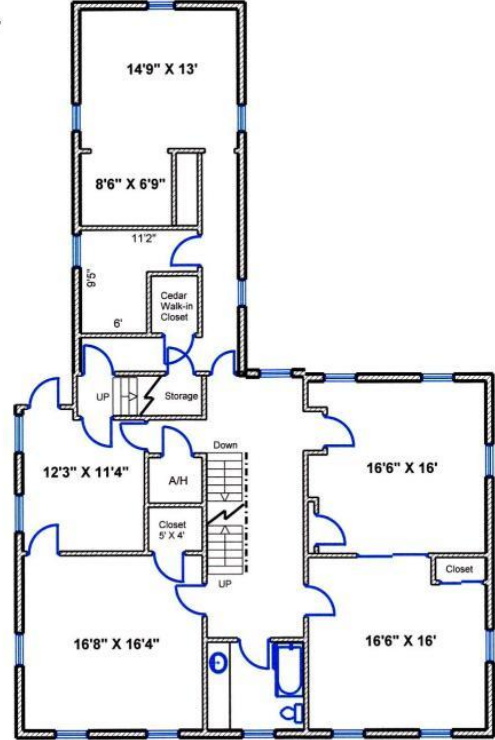
Floor Plans

1st Floor
(1,910 SqFt)

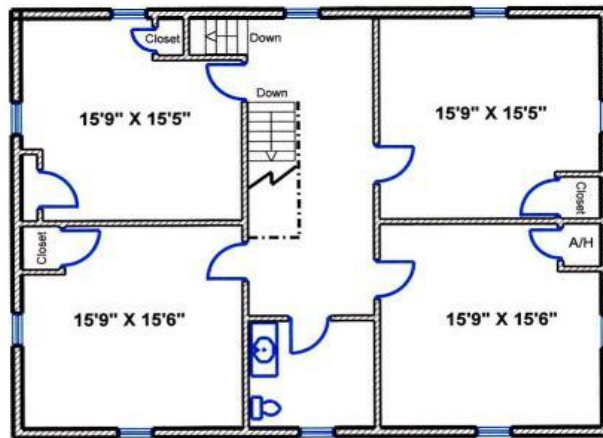


**All measurements are approximate

2nd Floor
(1,910 SqFt)



**All measurements are approximate



**All measurements are approximate

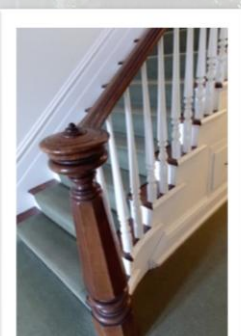
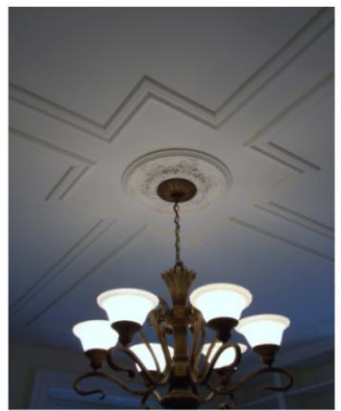
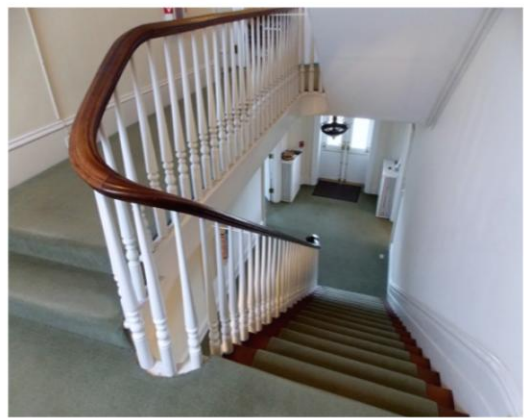
3rd Floor
(1303 SqFt)

Business Confidential

These floor plans are the property of Coldwell Banker Commercial, CBH, and are provided for space planning purposes ONLY. All measurements are approximate.



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Building PAD

Approvals are in hand for new construction of a multi-level office building. Site is offered with general improvements in place and sewer and water connections.



Architectural concept rendering

STONE MANOR APARTMENTS
1574 EASTON ROAD | WARRINGTON, PA



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Distances to:

- County Seat, Doylestown Boro miles
- Pennsylvania Turnpike 8 miles
- Interstate 95 17 miles
- Princeton, NJ 33 miles

Airports:

- Philadelphia Intl. Airport 43 miles
- Lehigh Int. Airport 38 miles
- Princeton????????????????????????????????????
- Newark Airport 71 miles
- LaGuardia / JFK , NY xxxxxxxx



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