

**FOR SALE**

# PROFESSIONAL OFFICE BUILDING

PENN'S  GRANT REALTY  
Corporation

*601 Bethlehem Pike*  
*Montgomeryville, Montgomery 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

**PROPERTY HIGHLIGHTS**

- Superior High Visibility Location with Prominent Signage
- Frontage on Bethlehem Pike (Route 309)
- Excellent Demographics
- 31,000+ Vehicles Traffic Count

**PROPERTY SPECIFICATIONS**

**Unit D1**

Unit Size: ..... 5,541 ± SF (currently Dental/Medical Fit-out)  
 Current layout - Nine (9) Exam Areas, Waiting Room, Lab Spaces, Four (4) Private Offices, Conference room, Four (4) Restrooms (2 private), Break Room  
 HVAC:..... Three (3) Rooftop Units  
 Parking: ..... On-site  
 Water: ..... Public  
 Sewer: ..... Public  
 Municipality: ..... Montgomery Township  
 Zoning: ..... BP - Business Office & Professional  
 Common Area Maintenance Fee: ..... \$920.34/month  
 Annual Taxes (2023): ..... \$21,486  
 Total Tax Assessment: ..... \$603,750  
 Tax Parcels: ..... 46-00-00244-034  
 Sale Price: ..... ~~\$1,275,000~~ \$1,175,000

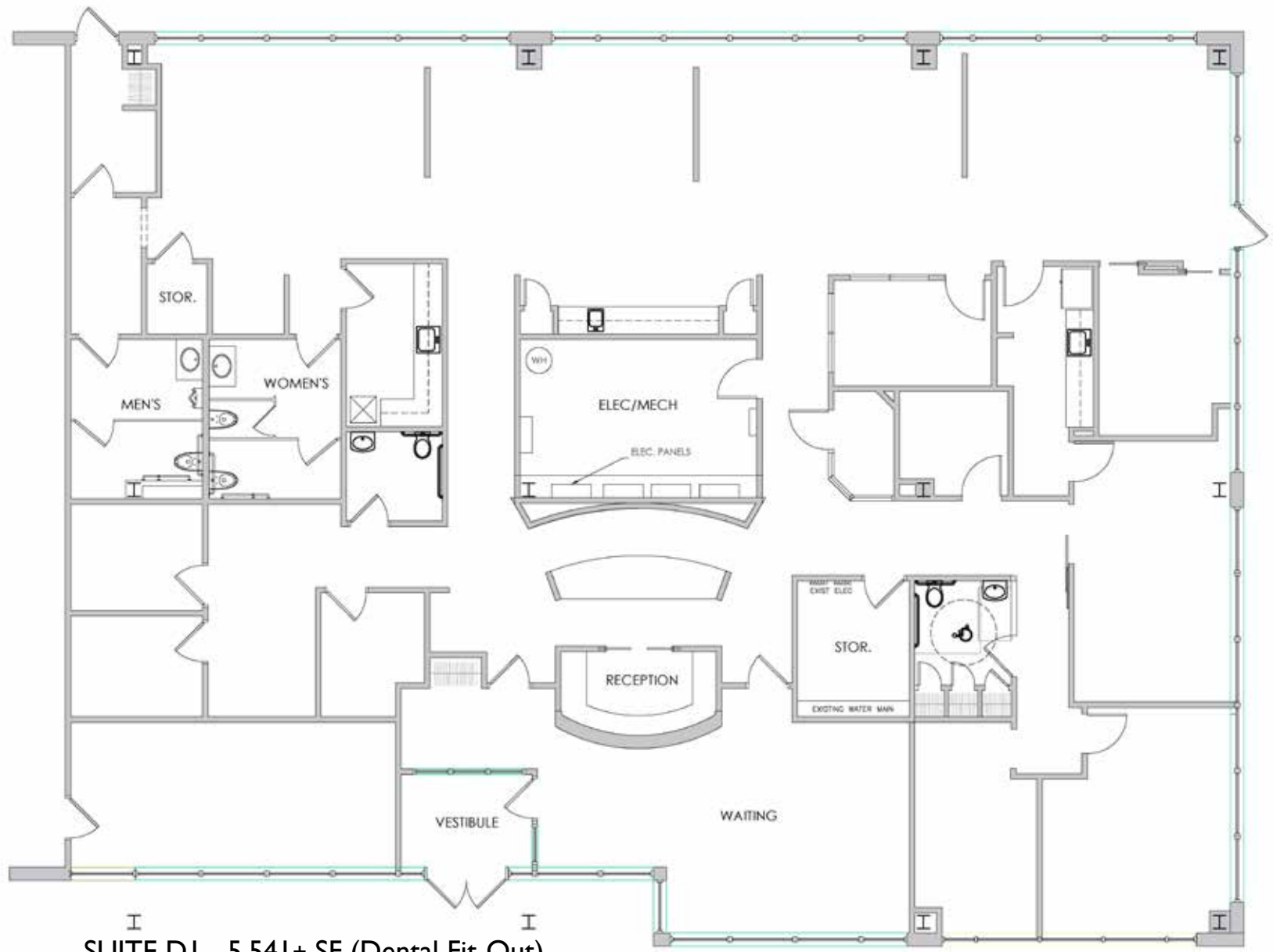


SUITE DI - 5,541 ± SF



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**SUITE D1 - 5,541± SF (Dental Fit-Out)**



- PROPERTY PERMITTED USES**
- Art, Music, Photography
    - Dance Studio
  - Business or Professional Office
  - Medical or Dental Office
    - Veterinary Office\*
  - Day Care Facility
  - Senior Day Care
    - Copy Center
  - Personal Services: Tailor, Dress Maker, Barber/Beauty Salon, Shoe Repair



