

FOR SALE

Multi-Tenant, Mixed Use Property

PENN'S GRANT REALTY
Corporation

519 Richlandtown Pike
Richland, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



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PROPERTY SPECIFICATIONS

Building Size: Approximately 5,584± SF
 Total Lot Sizes: 1.46± Acres
 36-033-024 - 1.0009± Acres
 36-033-024-002 - 0.4591± Acres
 First Floor - Commercial Space (current use bank) 2,742± SF
 Drive-up Window, Private Offices, Open Work Area, Kitchen
 Second Floor - Residential Apartments 2,842 ± SF
 Apartment #1..... Two (2) Bedroom, One (1) Bathroom
 Apartment #2..... Two (2) Bedroom, One (1) Bathroom
 Apartment #3..... One (1) Bedroom, One (1) Bathrooms
 Roof:Asphalt Shingle & TPO Rubber (replaced 2020)
 Building Construction: Masonry
 Year Built: 1976
 HVAC: Heat - Gas Forced Hot Air; A/C - Central Gas
 Power:..... Units Individually Metered
 Water: Private
 Sewer: Public
 Gas: Public
 Signage: Monument Sign
 Municipality: Richland Township
 Zoning: SRL - Suburban Residential Low
 Tax Parcel: 36-033-024 & 36-033-024-002
 Real Estate Taxes 36-033-024-002 (2024): \$19,684
 Real Estate Taxes 36-033-024 (2024): \$2,669
 Real Estate Assessment 36-033-024-002: \$93,200
 Real Estate Assessment 36-033-024-002: \$12,640
Sale Price: \$825,000



PROPERTY HIGHLIGHTS

- **Monument Sign**
- **Commercial Space on 1st Floor**
- **Three Rent Ready Apartments on 2nd Floor**
- **Large Green Space - Potential Development Opportunity**
- **Accessible from Richlantown Pike & E Pumping Station Road**

First Floor - Commercial Space



Second Floor - 3 Apartments





Suburban Residential Low
Zoning Uses

Permitted

- Place of Worship
- Recreational Facility
- School
- Community Center
- Municipal Services
- Medical Office
- Community/Group Home
- Agricultural Retail
- General Farming
- Nursery
- Farm Unit
- Forestry
- Residential Conversion
- Single-Family Detached Exemption
- Single-Family Detached
- Mobile Home Park
- Country Property
- Single-Family Detached Enhanced Density
- Performance Standard Subdivision
- Non-Tower-Based Commercial Communications Facilities

Conditional

- Riding Academy
- Life Care Facility
- Nursing Home
- Halfway House
- Neighborhood Office Park
- Emergency Services

Special Exceptions

- Private Recreational Facility
- Utilities
- Golf Course
- Day Care Center

DEMOGRAPHIC SUMMARY

519 Richlandtown Pike, Richlandtown, Pennsylvania, 18955

Ring of 5 miles

KEY FACTS

41,664

Population



16,276

Households

44.2

Median Age

\$75,071

Median Disposable Income

EDUCATION

6.0%

No High School Diploma



35.1%

High School Graduate



23.5%

Some College/
Associate's Degree



35.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$92,359

Median Household Income



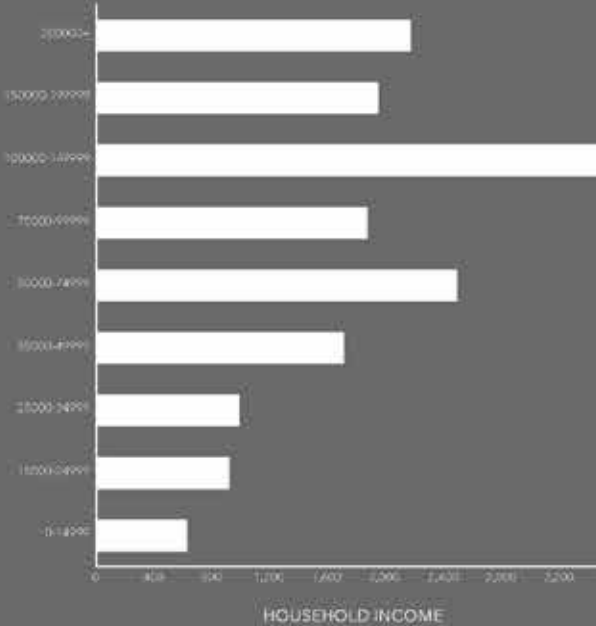
\$46,865

Per Capita Income



\$381,807

Median Net Worth



EMPLOYMENT

61.8%

White Collar

26.4%

Blue Collar

15.1%

Services

3.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

