



Randall Carriage House

159 N Sycamore St, Newtown, PA 18940

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**FOX & ROACH,
REALTORS®**



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Randall Carriage House

\$25.00 /SF/YR

Looking for a larger space? Looking for more parking? Looking for a unique commercial space with history and charm? The historic Randall House could be your new business location! So many options for tenants in this recently updated space (new flat roof and gutters, freshly scraped and painted exterior, interior paint, new landscaping, new french drain, new kitchen and new floors will be installed to suit). Randall House is located in a prime spot in the historic district of Newtown Township and just one block away from Newtown borough. Occupants will enjoy this convenient location to all that Newtown has to...

- located in the bustling town of Newtown with primary location
- minutes from 1-295 and Route 1 as well as Scudders Falls bridge to NJ
- parking available as well as ADU access in front of the building
- upgrades include new french drains, painted inside and outside
- landlord flexible on modifications



Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	7,062 SF
Year Built:	1891
Walk Score ®:	85 (Very Walkable)
Rental Rate Mo:	\$2.08 /SF/MO

1st Floor Ste BSMNT-1

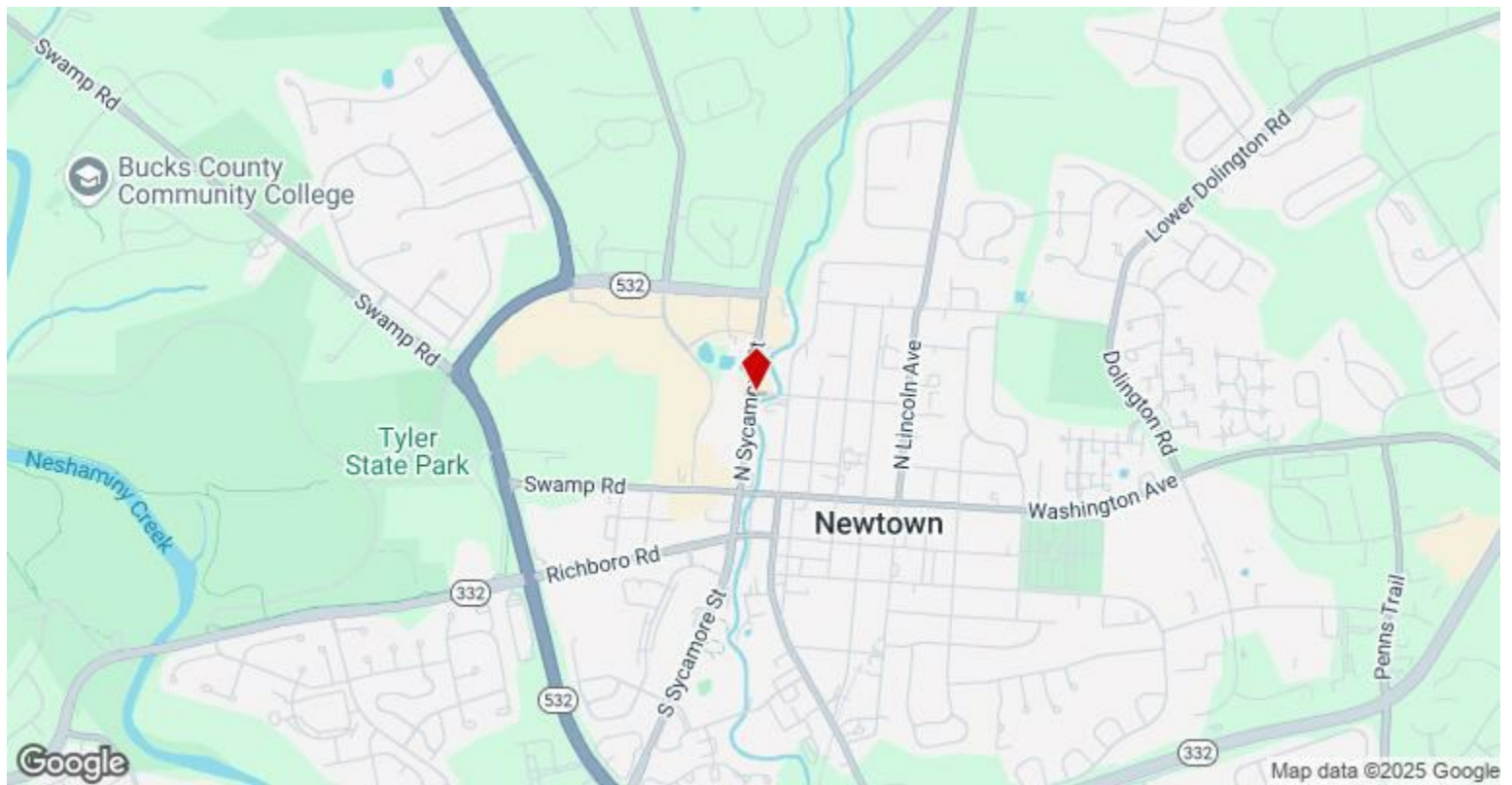
Space Available	3,112 SF
Rental Rate	\$25.00 /SF/YR
Contiguous Area	4,857 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

NEW listing for First Floor and basement level. Entire building is also available. Looking for a larger space? Looking for more parking? Need assistance in fitting your space? Let's talk. 10 spots with an extra 12 spots available. Looking for a unique commercial space with history and charm? The historic Randall House could be your new business location! So many options for tenants (flexible seller) in this recently updated space (new flat roof and gutters, freshly scraped and painted exterior, interior paint, new landscaping, new french drain, new kitchen and new floors will be installed to suit). This prime spot in the historic district of Newtown Township and just one block away from Newtown borough. Occupants will enjoy this convenient location to all that Newtown has to offer. 10+ parking spaces on-site; 22 spaces within one block; handicapped spots in the front with easy access to the first floor. This lease agreement is offering rental to the first floor and beautiful stone basement level with separate entrance (lease for entire building is also available). The first floor is 1912 square feet has a sunroom and full bathroom. Basement level is 1200 square feet. Please see the permitted uses for TC. Tenant responsible for due diligence including but not limited to the C/O. Seller is agreeable to modifying the interior, moving walls and assisting with fit. Seller is flexible on all terms and willing to negotiate.

2nd Floor Ste 2-3

Space Available	1,745 SF
Rental Rate	\$25.00 /SF/YR
Contiguous Area	4,857 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

NEW listing for Second Floor and third level. Entire building is also available. Looking for a larger space? Looking for more parking? Need assistance in fitting your space? Let's talk. 10 spots with an extra 12 spots available. Looking for a unique commercial space with history and charm? The historic Randall House could be your new business location! So many options for tenants (flexible seller) in this recently updated space (new flat roof and gutters, freshly scraped and painted exterior, interior paint, new landscaping, new french drain, new kitchen and new floors will be installed to suit). This prime spot in the historic district of Newtown Township and just one block away from Newtown borough. Occupants will enjoy this convenient location to all that Newtown has to offer. 10+ parking spaces on-site; 22 spaces within one block; handicapped spots in the front with easy access to the first floor. This lease agreement is offering rental to the second floor and beautiful third level (lease for entire building is also available). The second and third floors are 1745 square feet and second floor has a full bathroom. Please see the permitted uses for TC. Tenant responsible for due diligence including but not limited to the C/O. Seller is agreeable to modifying the interior, moving walls and assisting with fit. Seller is flexible on all terms and willing to negotiate.



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Looking for a larger space? Looking for more parking? Looking for a unique commercial space with history and charm? The historic Randall House could be your new business location! So many options for tenants in this recently updated space (new flat roof and gutters, freshly scraped and painted exterior, interior paint, new landscaping, new french drain, new kitchen and new floors will be installed to suit). Randall House is located in a prime spot in the historic district of Newtown Township and just one block away from Newtown borough. Occupants will enjoy this convenient location to all that Newtown has to offer. 10+ parking spaces on-site; 22 spaces within one block; handicapped spots in the front with easy access to the first floor. Two potential tenants in the building- first lease agreement is offering rental to the first floor and beautiful stone basement level with separate entrance. The first floor is 1593 square feet has a sunroom and full bathroom. Basement level is also 1593 square feet. Total square footage for 1st level and basement is 3186. The second lease agreement is for rental of the second floor and third floor with the option to add an exterior staircase and a 26x11 deck/patio (to the second floor). The second floor is 1159 square feet with a full bathroom and the third floor is 282 square feet. Total square footage of floors 2 and 3 = 1441. However, seller is willing to lease out the entire building to one tenant. Building has two EDUs. No grease trap allowed per sewer authority. Please see the permitted uses for TC. Tenant responsible for due diligence including but not limited to the C/O.

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

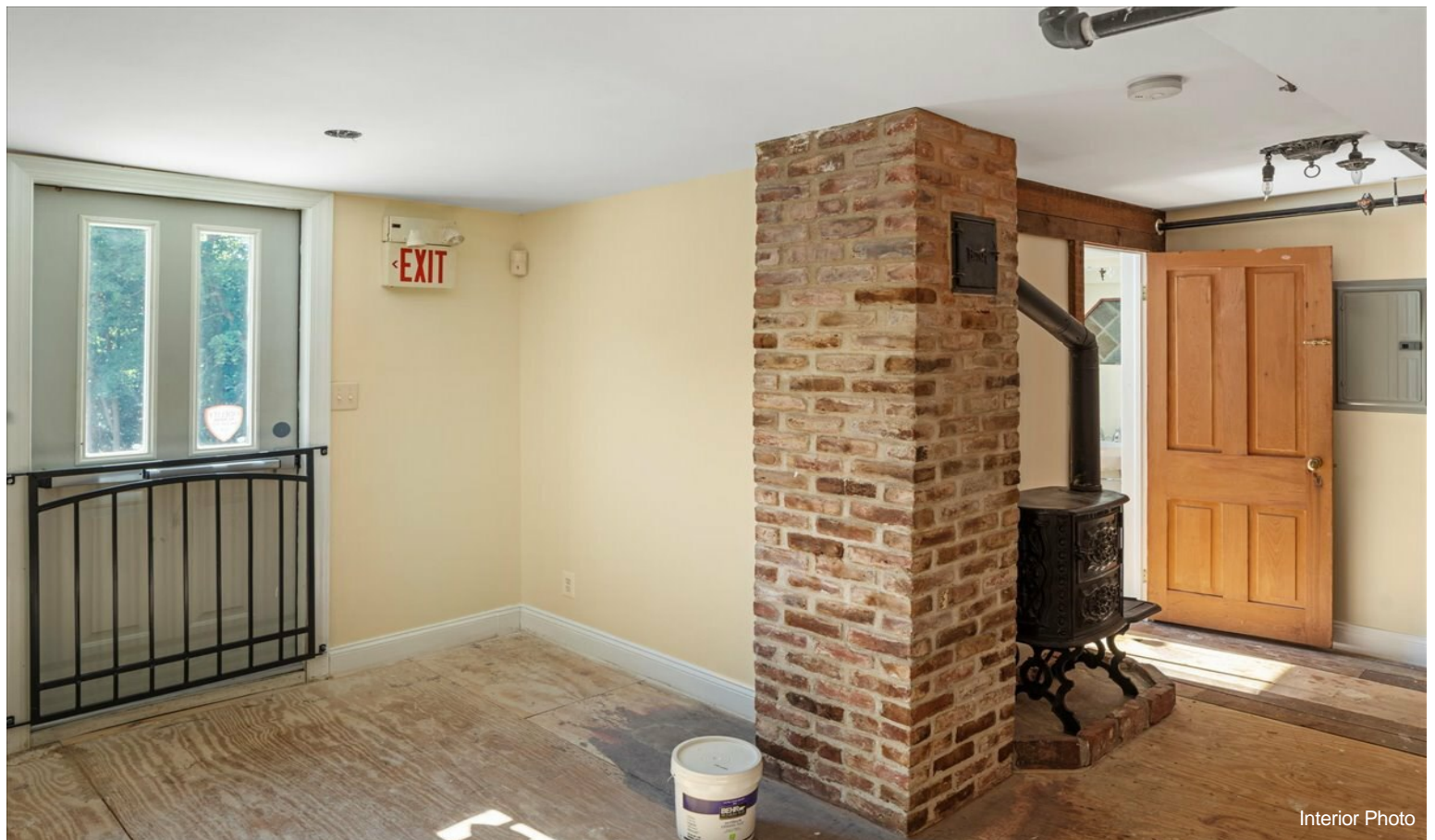


Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo



Interior Photo

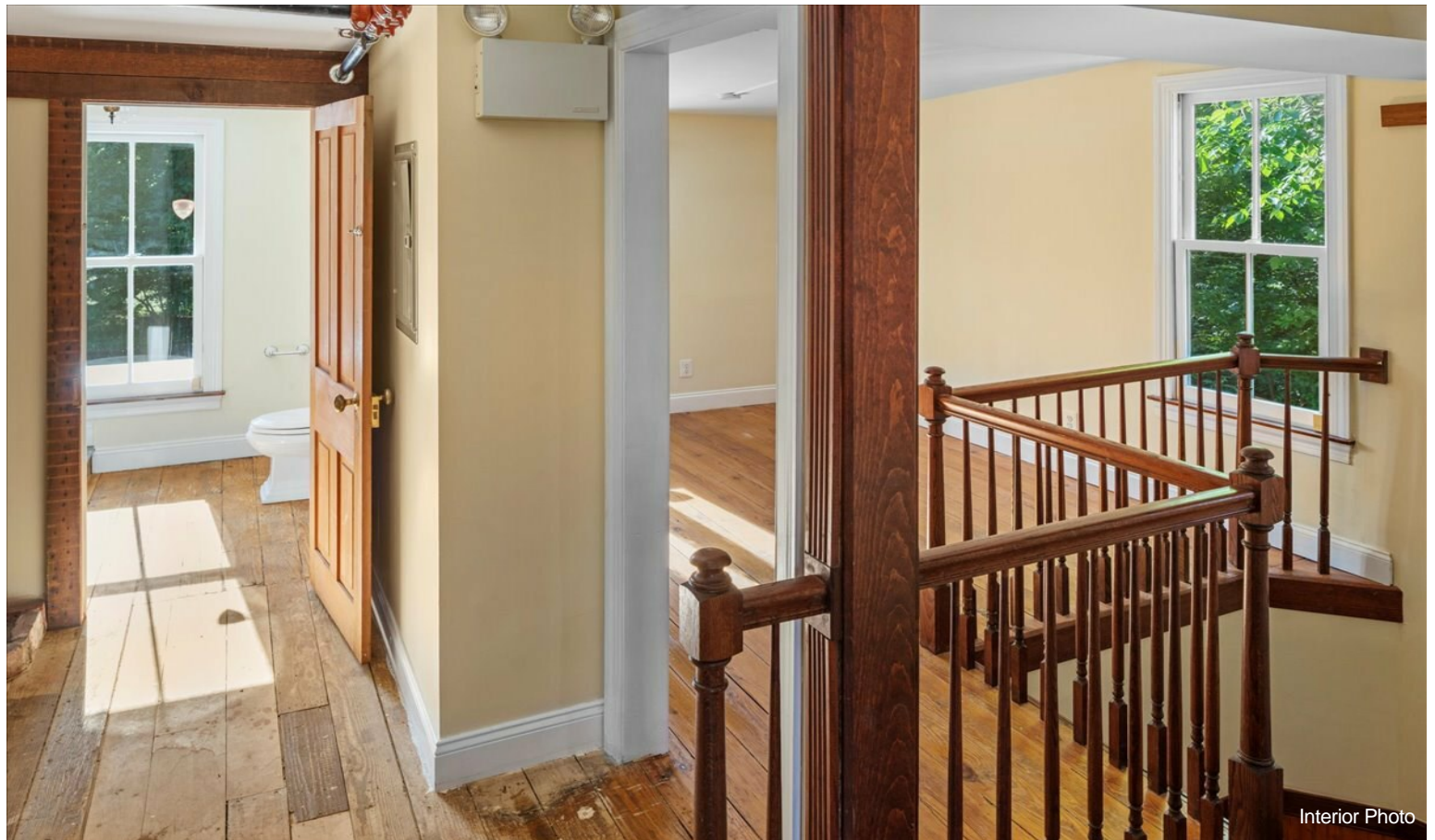
Property Photos



Property Photos



Property Photos



Property Photos

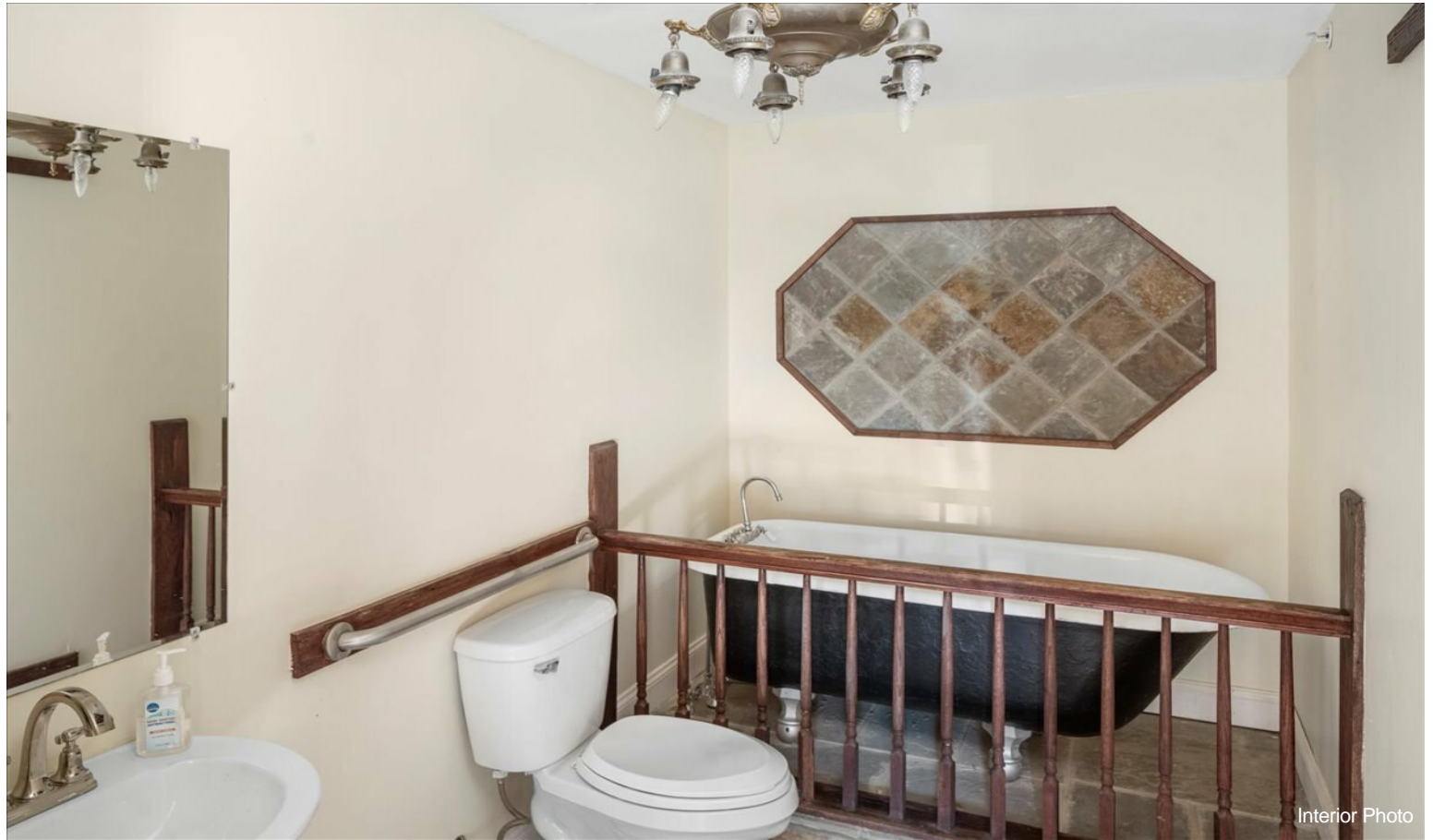


Interior Photo



Interior Photo

Property Photos



Property Photos



Interior Photo



Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo

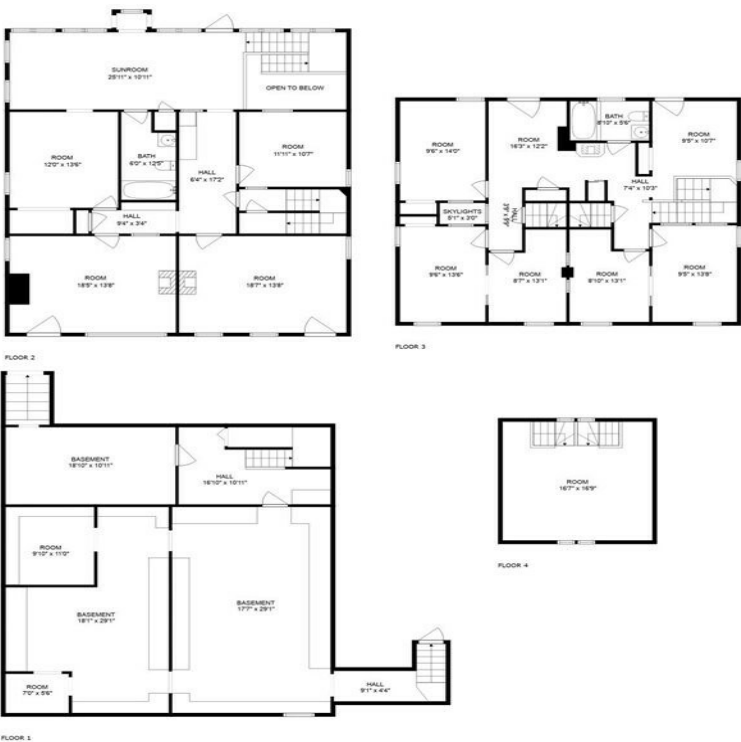


Building Photo

Property Photos

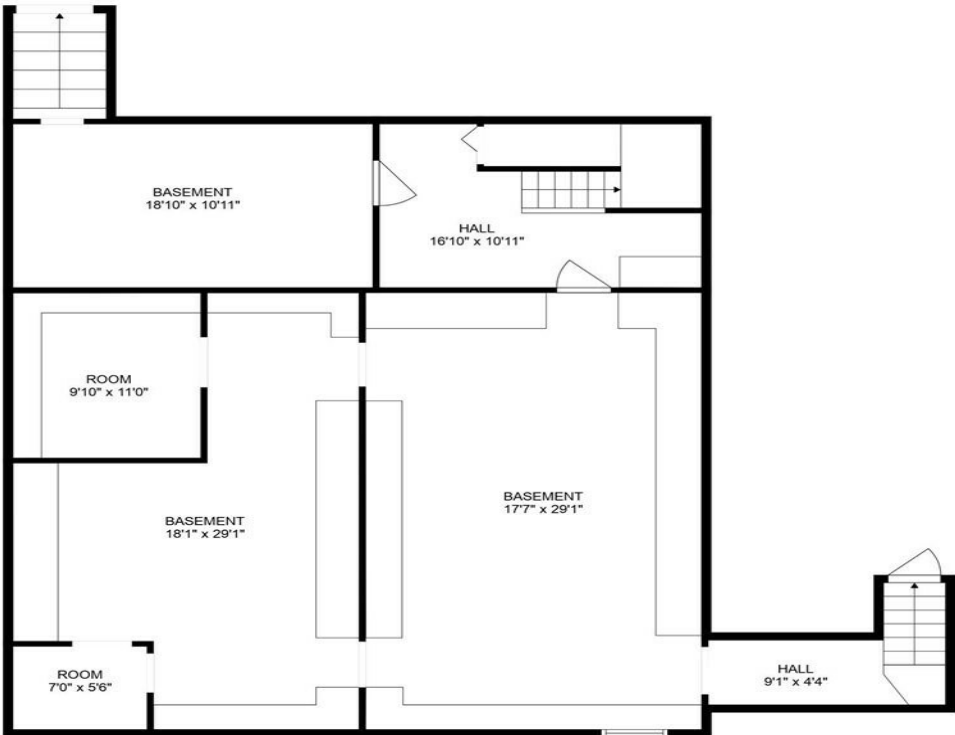


Property Photos



Total scanned area: 4800 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

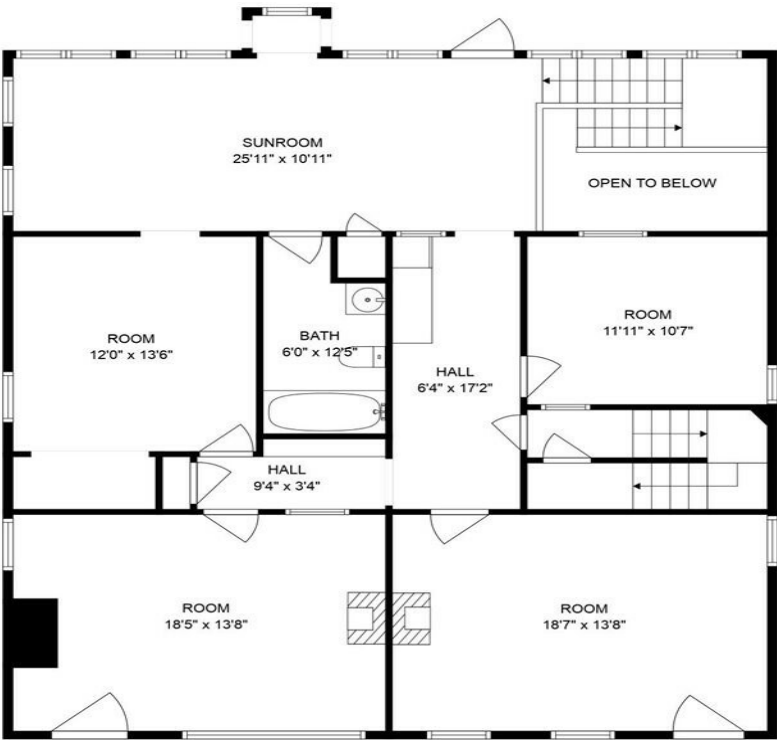


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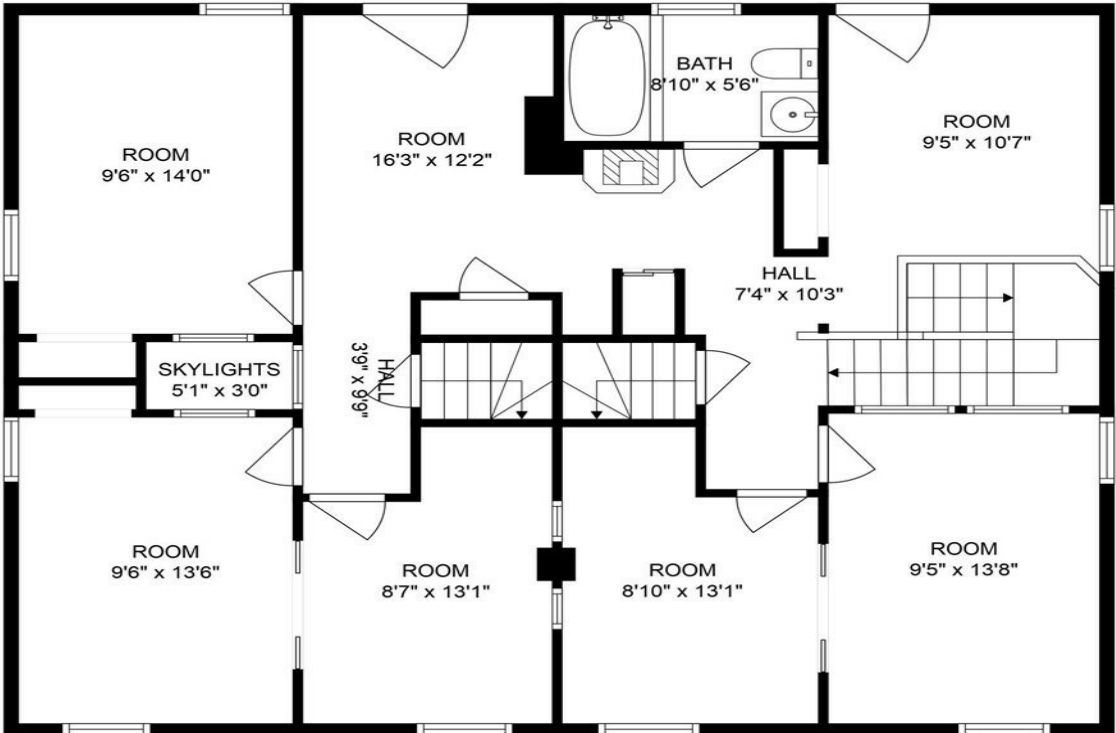
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OM media
LUXURY REAL ESTATE MARKETING

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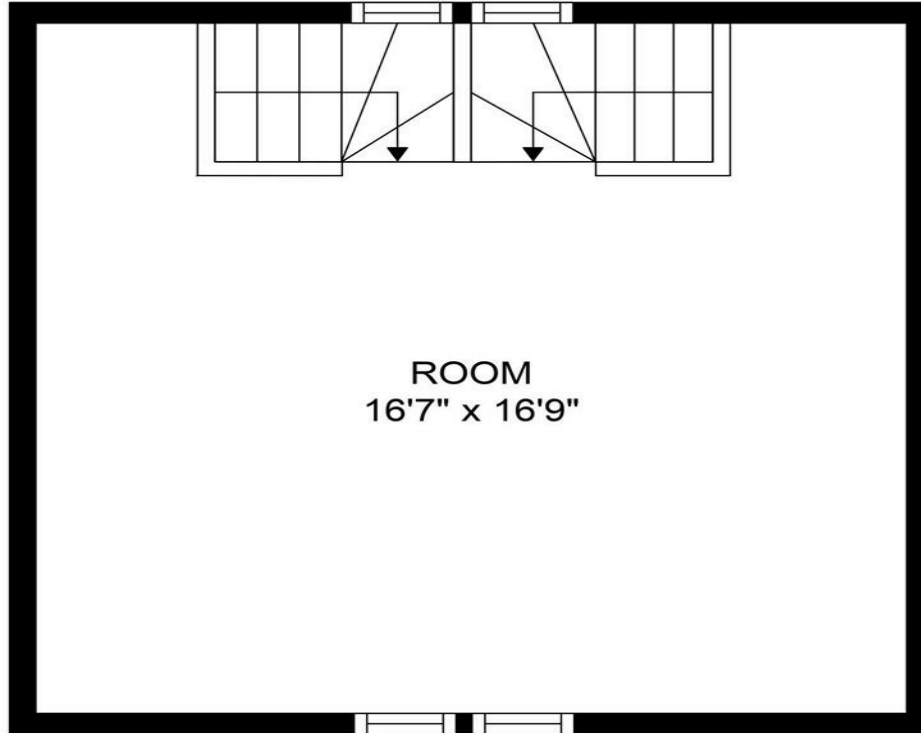
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Property Photos



ROOM
16'7" x 16'9"

OM media
LUXURY REAL ESTATE MARKETING

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