

FOR SALE

Industrial Building

**607 W. Park Avenue
Perkasie Borough, Bucks County, PA**

PENN'S GRANT REALTY
Corporation

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

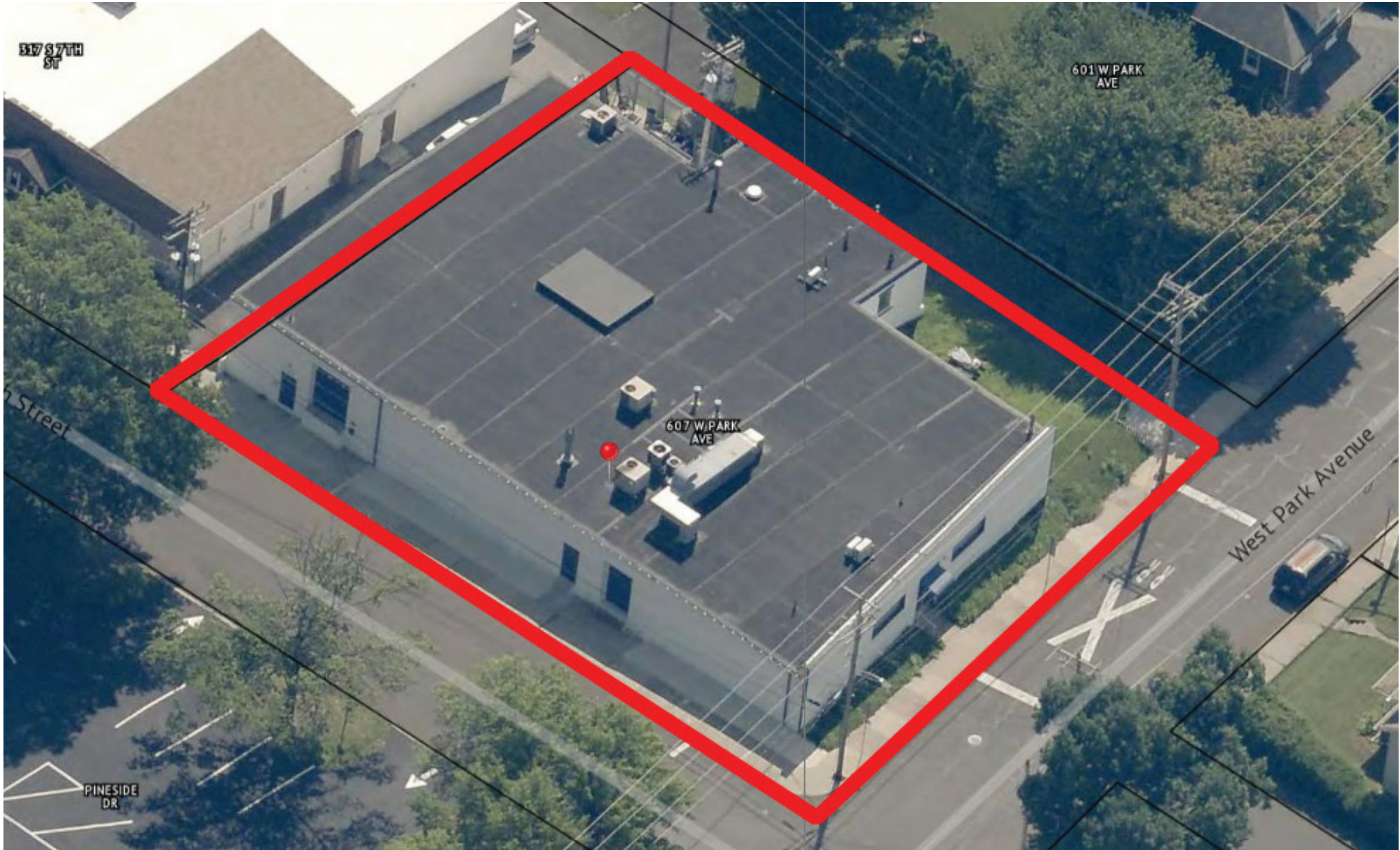
PROPERTY SPECIFICATIONS

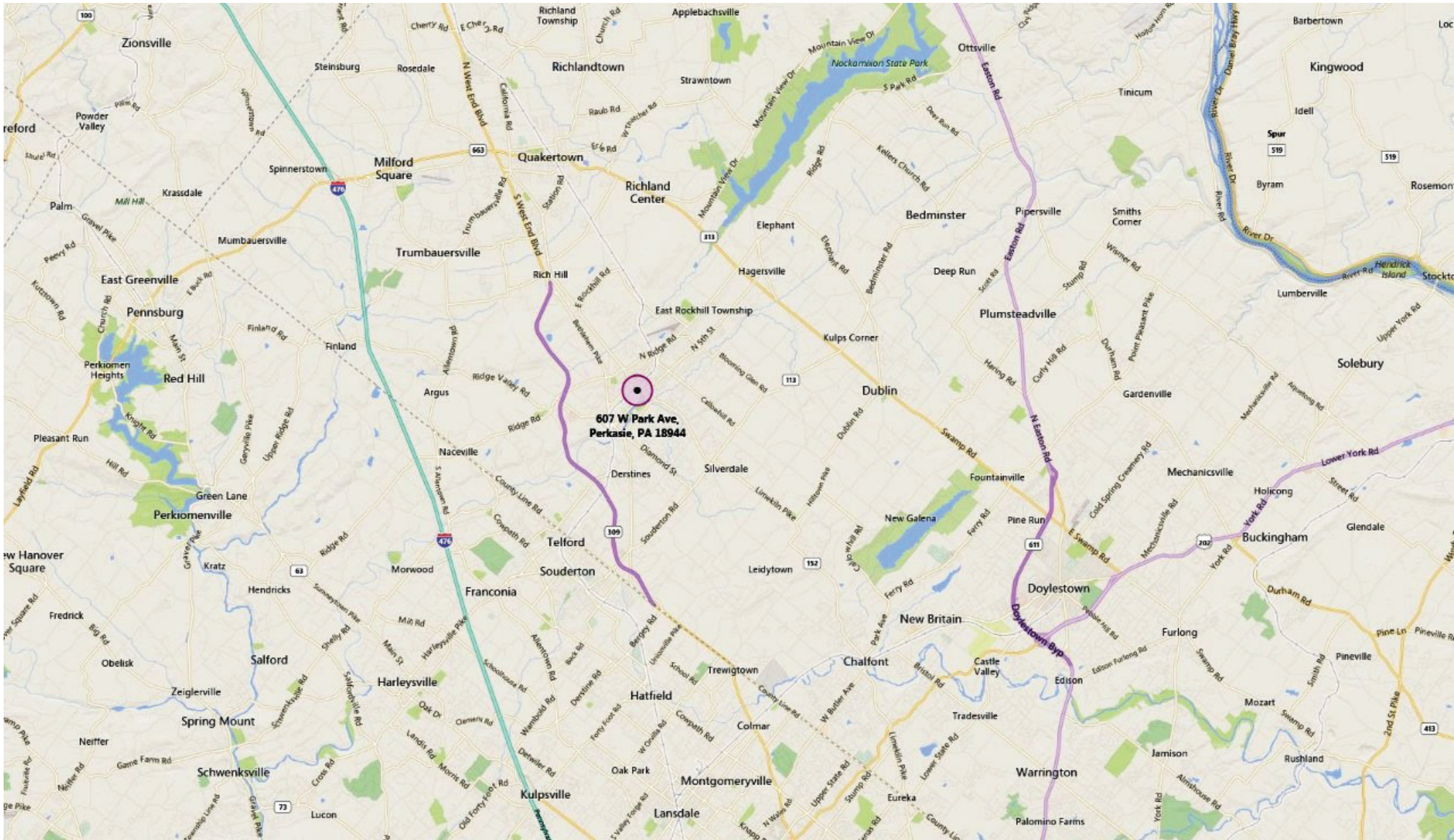
Total Square Feet:..... 10,000± SF
 Lot Size: 0.34± Acres
 Age:..... 65±
 Sprinklered: 100%
 Exterior Walls: Block
 Ceiling: 10'-12' Clear
 Bathrooms: Two (2)
 Loading: Two (2) tailgates
 HVAC: Throughout
 Electric: 220V, 3 Phase, 800 Amps
 Water:.....Public
 Sewer:.....Public
 Parking: Eight (8) off-street (deeded),
 plus on street parking
 Zoning: I2
 Municipality:..... Perkasie Borough
 Tax Parcel..... 33-004-117
 Real Estate Taxes Assessment\$64,000
 Real Estate Taxes (2016).....\$10,877
 Sale Price: \$795,000

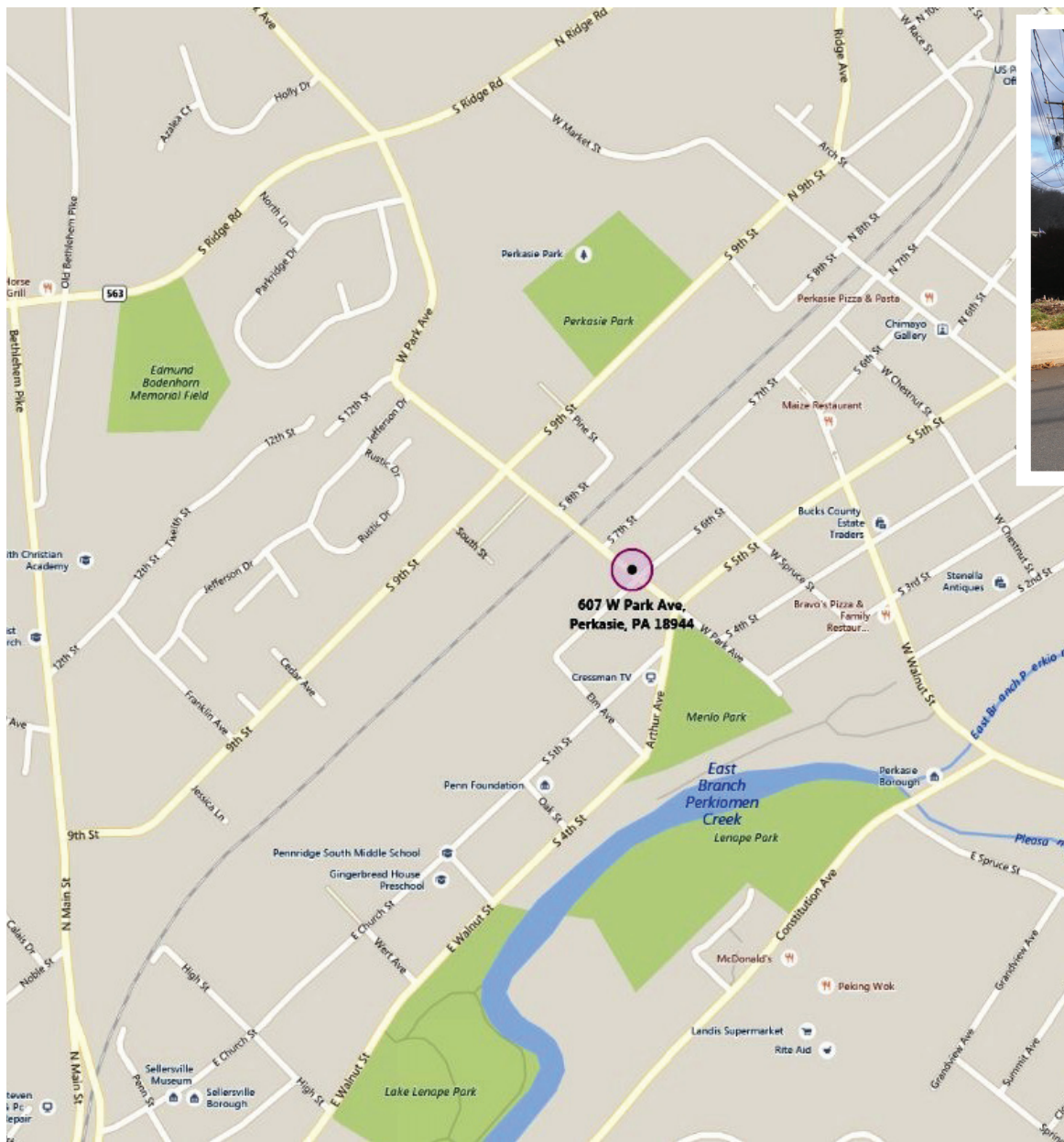


- **Specialty Building at a Great Price!**
 - Well Maintained Building
 - Entire Building Fully Air Conditioned
- Ideal Space for Specialty Manufacturing or R & D









I2 - Light Industrial Zoning Permitted Uses

- Manufacturing
- Research
- Warehouse and Distribution
- Contractor Office & Shops
- Office, Business or Professional
- Office or Clinic, Medical
- Veterinary Office
- Kennel
- Bank or Savings & Loan
- Entertainment & Recreation Facility, Outdoor, Non-governmental
- Motor Freight Terminal
- Motor Vehicle Repair Garage
- Motor Vehicle Sales & Rental
- Retail Shop
- Service Business
- Brewery
- Microbrewery, Micro Winery, Micro Distillery
- Brew Pub
- Taproom
- Printing, Publishing, & Binding
- Recycling Facility
- Research