

FOR SALE OFFICE CONDOMINIUM

301 S. Main Street, Suite N1, Doylestown Borough, Bucks County, PA

2,400± SF



PRESENTED BY:
PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT

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PROPERTY HIGHLIGHTS

- Great Doylestown Borough Location
- Walking Distance to Bucks County Court House, Shopping, Restaurants, and Museums
- Walking Distance to Public Transit - SEPTA Bus Stops and Train Station
- Easy Access to Route 202 Parkway & 611 Doylestown Bypass
- Office Furniture Can Be Included In the Sale

PROPERTY SPECIFICATION

PROPERTY SIZE:	2,400± SF (on 2 levels - 1,200± SF 1st Floor, 1,200± SF Lower Level)
LAYOUT:	Two (2) Private Offices, Work Stations, Conference Room, Kitchenette, Secure Storage Area
HVAC:	Electric Heat Pump
SHARED COMPLEX PARKING:	On-site
UTILITIES:	PECO
WATER:	Public
SEWER:	Public
YEAR BUILT:	1981
ZONING:	FC - Freestanding Commercial
MUNICIPALITY:	Doylestown Borough
TAX PARCEL:	08-008-465-0N1
PROPERTY TAXES:	\$4,963.68 (2026)
ANNUAL TAX ASSESSMENT:	\$24,050
CONDOMINIUM FEES:	\$498.27/Month
SALE PRICE:	\$320,000

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