FOR SALE/LEASE "Plumstead Crossing" Office/Retail

6069 Keller Church Road <u>Plumstead Township, Bucks</u> County, PA

PENN'S GRANT REALTY

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

Corporation

6069 KELLERS CHURCH ROAD, PLUMSTEAD TOWNSHIP, PA

PROPERTY SPECIFICATIONS

Currently set-up as one unit (can be subdivided)

First Floor - Four (4) Private offices, Conference Room, Kitchen, Two (2) Bathrooms (one with a shower)

Second Floor - Three (3) Private Offices, Large Open Office Area, Kitchen, Two (2) Bathrooms, and Large Storage Area

Location: Plumstead Crossing
Parking: To Code
Bathrooms: Four (4)
HVAC: Two (2) Units Gas with Central Air (One new in 2022)
Water: Public
Sewer: Public
Utilities: PECO
Municipality: Plumstead Township
Zoning: VC - Village Commercial
Tax Parcels:
Real Estate Taxes (2022): Total \$14,313.44 Unit C100 - \$5,705.82
Unit C200 - \$6,015.55
Unit C210 - \$2,592.07
Monthly Condominium Fees (2022): \$1,336.50 (\$3.05/PSF)
Lease Price: \$17 PSF, plus utilities and janitorial
Sale Price:\$895,000



"Plumstead Crossing" is a 48,000± square foot community retail/office center. Consists of four (4) colonial-style buildings, three of which are two-story with retail space on the first floor and office space on the second floor. Two-story buildings each have an elevator and two (2) staircases.

PROPERTY HIGHLIGHTS

- High Traffic Location
 - ADA Compliant
 - Elevator Served
- 5 Minutes North of Doylestown

• Located at the Corner of Route 611 (Easton Rd) & Kellers Church Road

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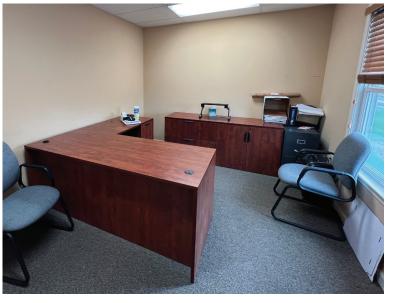
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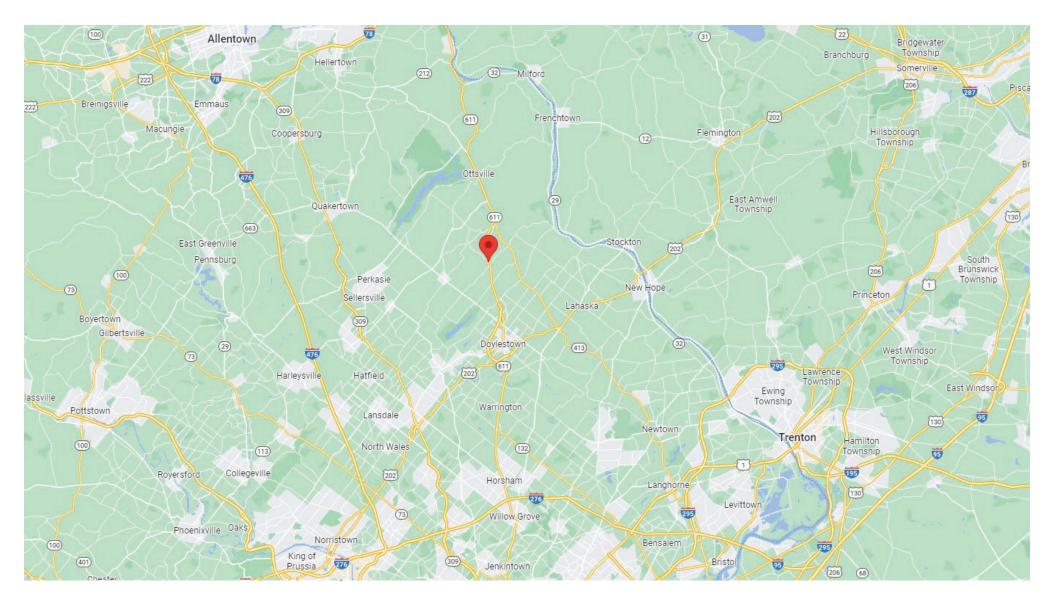
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