

**FOR SALE/LEASE**

# “Plumstead Crossing” Office/Retail

**PENN'S GRANT REALTY**  
Corporation

**6069 Keller Church Road  
Plumstead Township, Bucks County, PA**

**COMMERCIAL • INDUSTRIAL • INVESTMENT**



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Space Available: ..... 5,267± SF on two levels

**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: ..... 34-004-008-C100, 34-004-008-C200, 34-004-008-C210

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**









