

791 W. BRIDGE STREET

Morrisville, PA 19067



FOR SALE



INVESTMENT



8,000 SF



PROPERTY DESCRIPTION

- 8,000 SF, fully leased investment opportunity on 1.48 AC
- Tenants: Remede Wellness (5,800 SF) & Palacios Landscaping & Lawn Service (1,248 SF & 1.0 acre lot)
- Power: 200a 240v
- Loading: One (1) 8' x 8' drive-in door
- Ceiling Height: 14.5' clear
- HVAC: Fully temperature controlled
- Parking: 39 lined vehicle spaces
- Roof: Rubber membrane roof installed 2017
- Zoning: HC Highway Commercial
- Taxes: \$11,549 (2024)
- Gym Restroom: Men's 2 toilets, 1 sink + 1 shower and sauna; Women's - 2 toilets, 2 sinks + 1 shower and sauna
- Landscape Restroom: 1 toilet, 1 sink
- Rent roll available upon request and execution of Confidentiality Agreement



FOR MORE INFORMATION

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NAI Mertz



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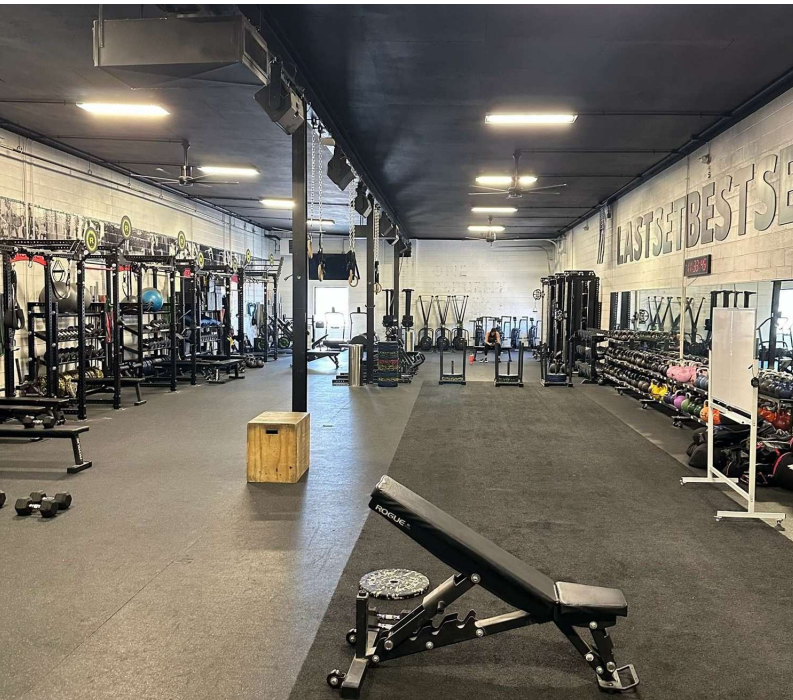
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