

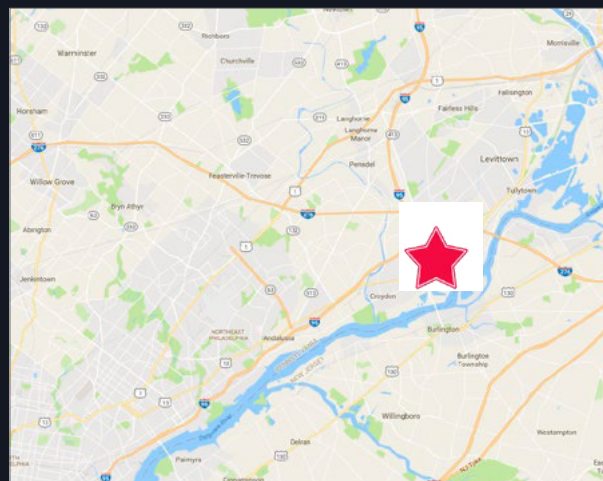


500 Bristol Pike

Bristol, Bristol Borough, Bucks County, PA

Property Description

- **Building Description:** Two buildings; one multi-purpose building could be used for a variety of operations including retail, storage, and/or distribution. Ideal for businesses that require a combination of storage, office and retail space. Second retail building currently occupied as an adult novelty business. Upon a sale, owner intends to lease space back from new ownership. Fantastic high visibility location on Bristol Pike with ample parking.
- **Building Sizes:** 7,900 ± SF (two buildings)
 Multi-purpose: 4,900± SF (divisible)
 3,100 SF - first floor (warehouse & office)
 1,800 SF - messazine/storage
 Retail: 3,000 SF - Occupied
- **Lot Size:** 0.83± Acres
- **Year Built:** 1955
- **Ceiling:** 22'
- **Parking:** 35 Spaces
- **Loading:** Two (2) drive-in doors; 1 currently blocked
- **Traffic Counts:** Average daily volume on Bristol Pike is 29,000 vehicles per day
- **Real Estate Taxes:** \$8,482 (2016/'17)
- Odd Logic Brewery is currently the tenant



Location Information

- Situated off Bristol Pike; 1.4 miles from I-276 (PA Turnpike); 1 Mile from US Route 413, and 3.9 miles from I-95

Asking Price:

1,895,000

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Joe Sternberg
P: 215-285-2224
O: 215-395-6277



Jennifer DiNardo
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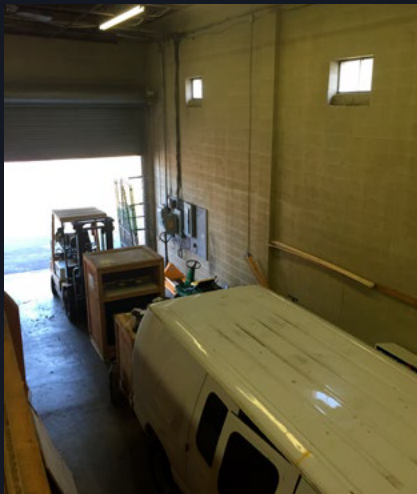
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