

FULLY APPROVED PAD SITES FOR SALE

LANTERN HILL OFFICE PARK



Lantern Drive
Doylestown, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY:

Kurt Eisenschmid, CCIM

Penn's Grant Realty Corporation

2005 S Easton Rd, STE 306, Doylestown, PA

- 215-489-3800 x3
- Kurt@pgrealty.com
- www.pgrealty.com

Property Highlights

- **Class "A" Office Buildings Fully Approved**
- **Easy access to Route 611 Bypass (1/10 mile)**
- **Restaurant & Retail Services Within One Block**
- **Doylestown Hospital Moments Away**
- **Doylestown Borough, Bucks County**



Building A Pad



Building C Pad

Property Specifications

Building A Pad Site

Approved for 18,000 SF, three story office building

Tax Parcel:	08-017-004-00A
Zoning:	C
Water & Sewer:	Public
Total Tax Assessment:	\$22,320
Total Annual Tax (2016):	\$3,572
Pad Purchase Price	\$798,000

Building C Pad Site

Approved two story office building, totaling 5,625 SF which includes a First Floor 2,625 SF, Second Floor 1,800 SF, and 1,200 SF Lower Level.

Tax Parcel:	08-017-004-00C
Zoning:	C
Water & Sewer:	Public
Total Tax Assessment:	\$9,420
Total Annual Tax (2016):	\$1,507
Pad Purchase Price	\$330,000



