

# Real Estate FOR SALE

## Unique Mixed-Use Office/Professional Space in a Prime High Traffic Location with Private Residential Home

Improved Price:  
Offered at \$1,275,000

MLS#: PABU2111264 (Commercial Listing)

MLS#: PABU2111588 (Residential Listing)



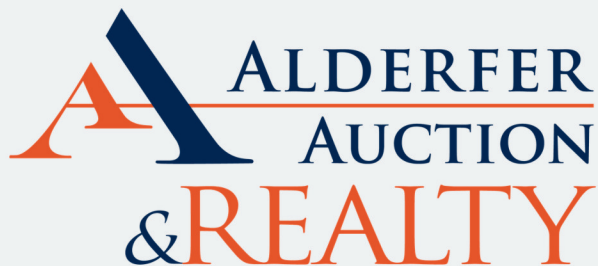
**3795 Rt. 202, Doylestown PA 18902**



### Does your business need high visibility for an office or showroom?

This unique multi-use office/professional space located in the heart of Bucks County, is more than just a building—it's a strategic advantage. Whether you are looking to launch a flagship showroom or create a custom live-work sanctuary, this space adapts to your vision.

With high visibility of 20,000 cars a day, this unique 4,900 sq ft mixed-use property office/residence sits on 1.3 gated tranquil acres, offering a rare D-3 variance for professional use.



**Sherry Russell,  
Realtor**

[Sherry@AlderferAuction.com](mailto:Sherry@AlderferAuction.com)  
215-378-1251 mobile



View more photos and information by visiting our listing at [alderferauction.com](http://alderferauction.com)

# Open House

Sunday, April 26th  
1:00 PM - 3:00 PM



The 2,500 sq ft residential space is on two levels, featuring two bedrooms on the main floor and a third on the ground floor. The kitchen and dining area are adjacent, overlooking the scenic back yard. The living room is central to the main floor living space, providing a generous gathering area. The main floor also includes 1.5 baths and laundry area. The lower-level living space offers a third bedroom/office/game room and foyer area. The convenience of a 2-car attached garage with added storage area is a bonus to this residential area.

Outdoor amenities on the 1.3 acres include an in-ground, heated pool, and a charming courtyard area with outdoor firepit, perfect for entertaining, team gatherings, or client events. An automatic gate enhances privacy and security, leading to the residence area while the contrast between the busy street frontage and the tranquil rear views offers a rare balance of energy and escape.

Zoned R-1 with a D-3 variance allowing professional use. This zoning allows for various options: 100% residence or the current mixed-use of residence and office/professional.



## Commercial Details – D3

- 2,400 Sq Ft
- 3 levels – main floor/gallery area, lower level with ground level access and third floor loft
- Two- half bathrooms
- 15 ft ceilings on main floor
- 2 fireplaces
- 13 parking spots
- Outdoor perimeter lighting
- Professional landscape

## Residential Details:

- Bedrooms: 3
- Bathrooms: 1 full
- Appliances included: Kitchen Appliances, Washing Machine, Clothes Dryer
- fireplace
- Total square footage: approximately 2,500 SF
- Home type: carriage house
- Exterior: stone
- Foundation: Masonry
- Year Built: 1800

## Property Details:

- 1.3 acres
- Total parking spaces: 13 plus residential parking
- Attached 2-car oversized garage with privacy gate to entrance
- Exterior Features: inground fiberglass heated pool
- Courtyard area with firepit
- Back deck to pool
- Additional structures included: 1 Storage Shed
- Generac generator for residential and professional use
- Security system in residential and professional spaces

## Lot Details:

- Parcel number: 06-010-118-001
- Taxes (2025) \$9,651
- o Zoned R-1 with D-3 variance allowing professional use. See Buckingham Twp Ordinance p. 55 reference D3 use. 100% residential or current mixed use

## D3 Office

*Business, professional, or governmental office other than Uses D1, D2 and D6:*

*Parking: one (1) off-street parking space for each two hundred (200) square feet of gross floor area.*

## Utilities:

- Electric: 100 Amp Service
- Central air HVAC
- Sewer: Private
- Water: Private
- Baseboard oil heat (residence) and oil forced air (professional space)
- Natural Propane gas, 750 gallon for cooking, living room fireplace, pool heater and Generac generator

## Community & Neighborhood:

- Municipality: Buckingham Township
- Bucks County
- School District: Central Bucks
- Neighborhood: Spring Valley

View Listing On  
Our Website

