

**FOR SALE**

# Doylestown Borough Commercial Building

PENN'S  GRANT REALTY  
Corporation

*174 West State Street  
Doylestown Borough, 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 SPECIFICATIONS**

Building Total Size: ..... 2,995± SF - on two floors  
 Current Configuration: .....  
     First Floor 1,535± SF - Waiting Area, Reception, Open Work Area,  
     One (1) Private Offices, Conference Room, Open Office Area,  
     Kitchen, File Room, One (1) ADA Bathrooms  
     Second Floor 1,460± SF - Five (5) Private Offices, Open Work Area,  
     One (1) ADA Bathrooms  
 Lot Size: ..... 0.1452± Acres  
 Building Style: ..... Detached  
 Year Built: ..... 1998  
 Exterior: ..... Vinyl  
 Bathrooms: ..... Two (2) ADA  
 Roof: ..... Asphalt Shingle  
 Location: ..... Downtown Doylestown Borough  
 Parking: ..... Nine (9) On-site Spaces  
 Heating ..... Central A/C; Gas Fired Hot Air  
 Water: ..... Public  
 Sewer: ..... Public  
 Utilities: ..... PECO  
 Municipality: ..... Doylestown Borough  
 Zoning: ..... CC - Central Commercial  
 Tax Parcel: ..... 08-004-107  
 Annual Taxes (2024): ..... \$11,417  
 Total Tax Assessment: ..... \$61,680  
 Sale Price: ..... \$865,000

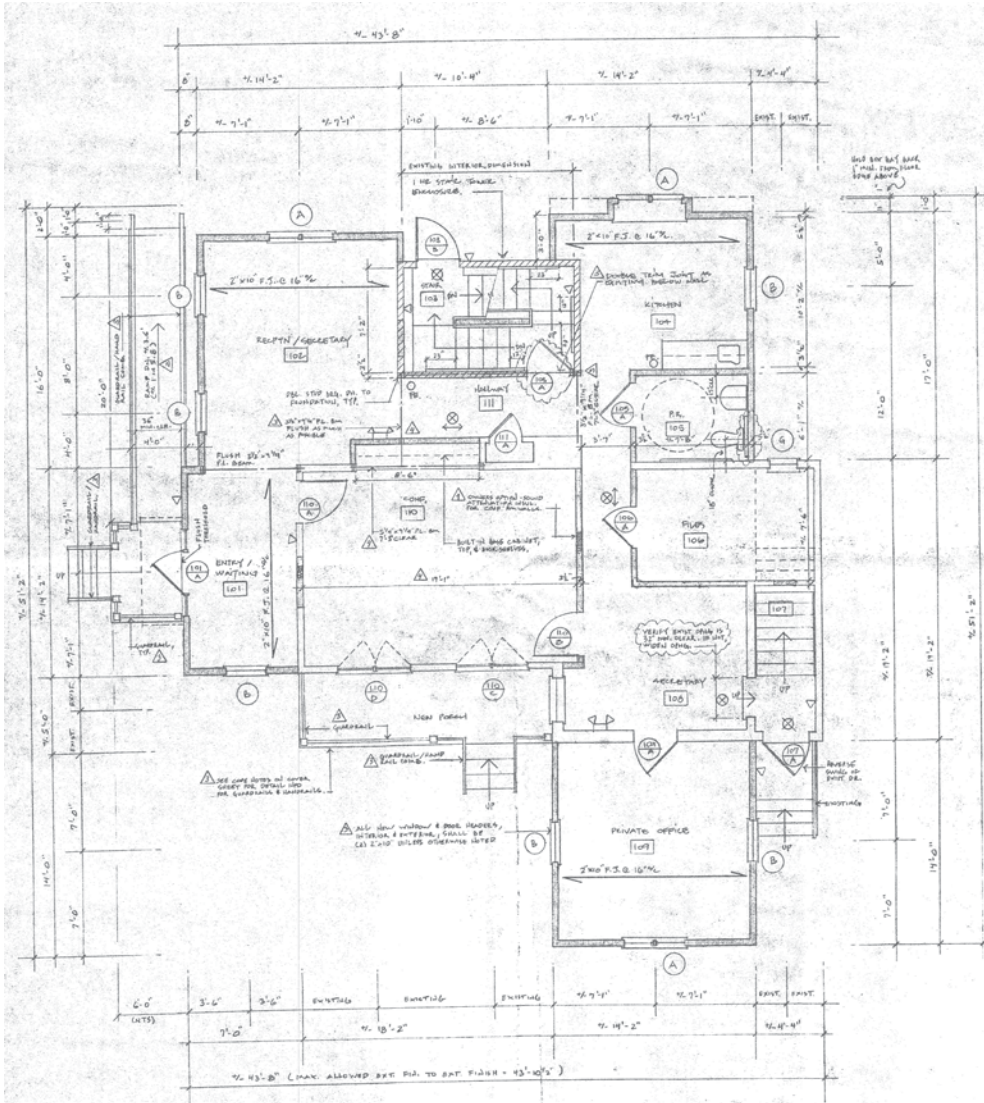


**PROPERTY HIGHLIGHTS**

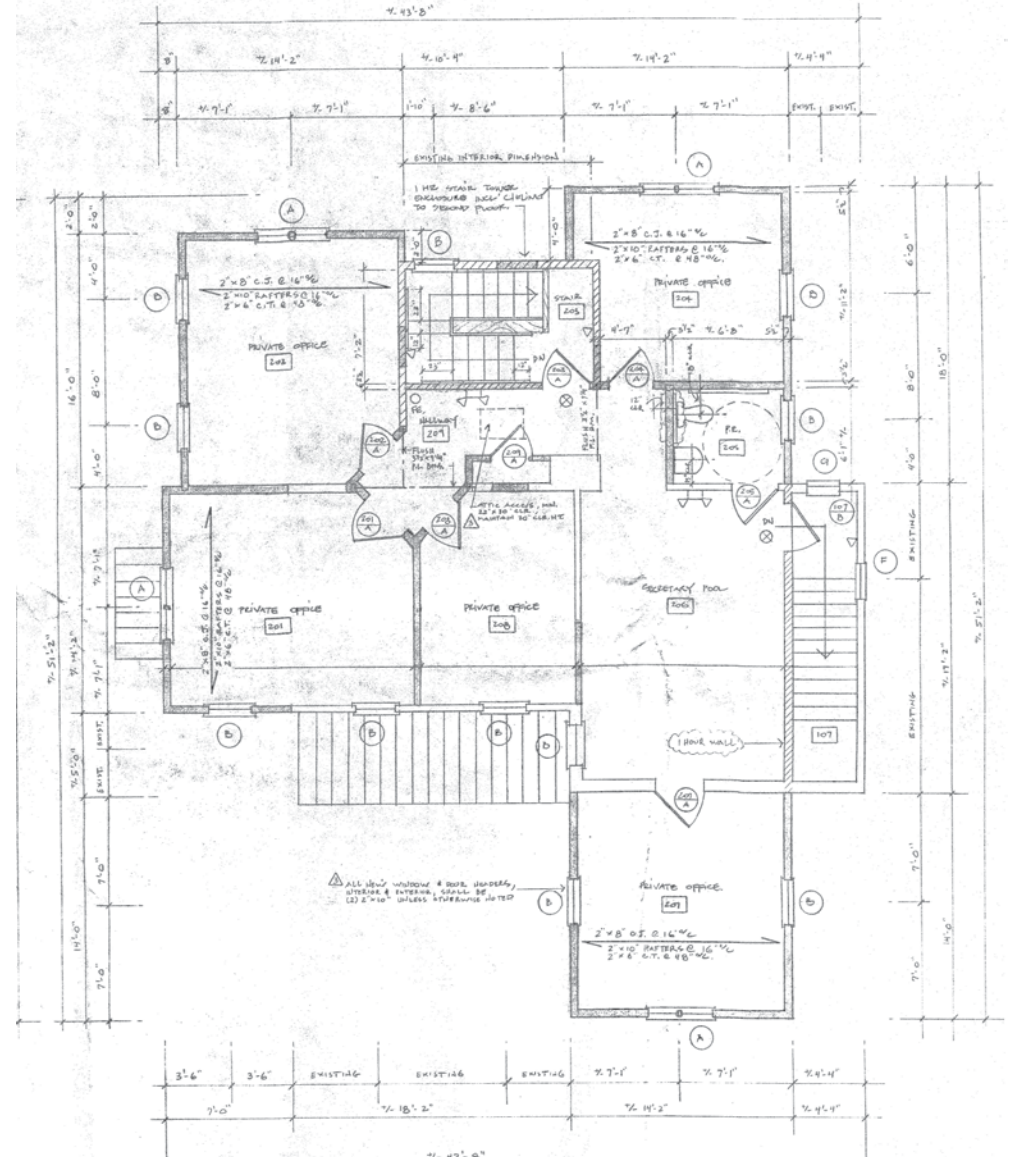
- **In the Heart of Doylestown Borough**
- **High Visibility Location With Pedestrian Traffic**
- **Steps Away From McCaffery's Market**
- **Walking Distance to Bucks County Court House, Shopping, Restaurants, and Museums**
- **Rare On-site Parking**
- **Well Maintained**
- **Zoned - Central Commercial - Great for Many Types of Us**
- **Frontage on W. State Street, S. Franklin Street, & Beek Street**
- **Excellent Demographics**
- **Easy Access to Route 611 By-pass and Route 202 Parkway**



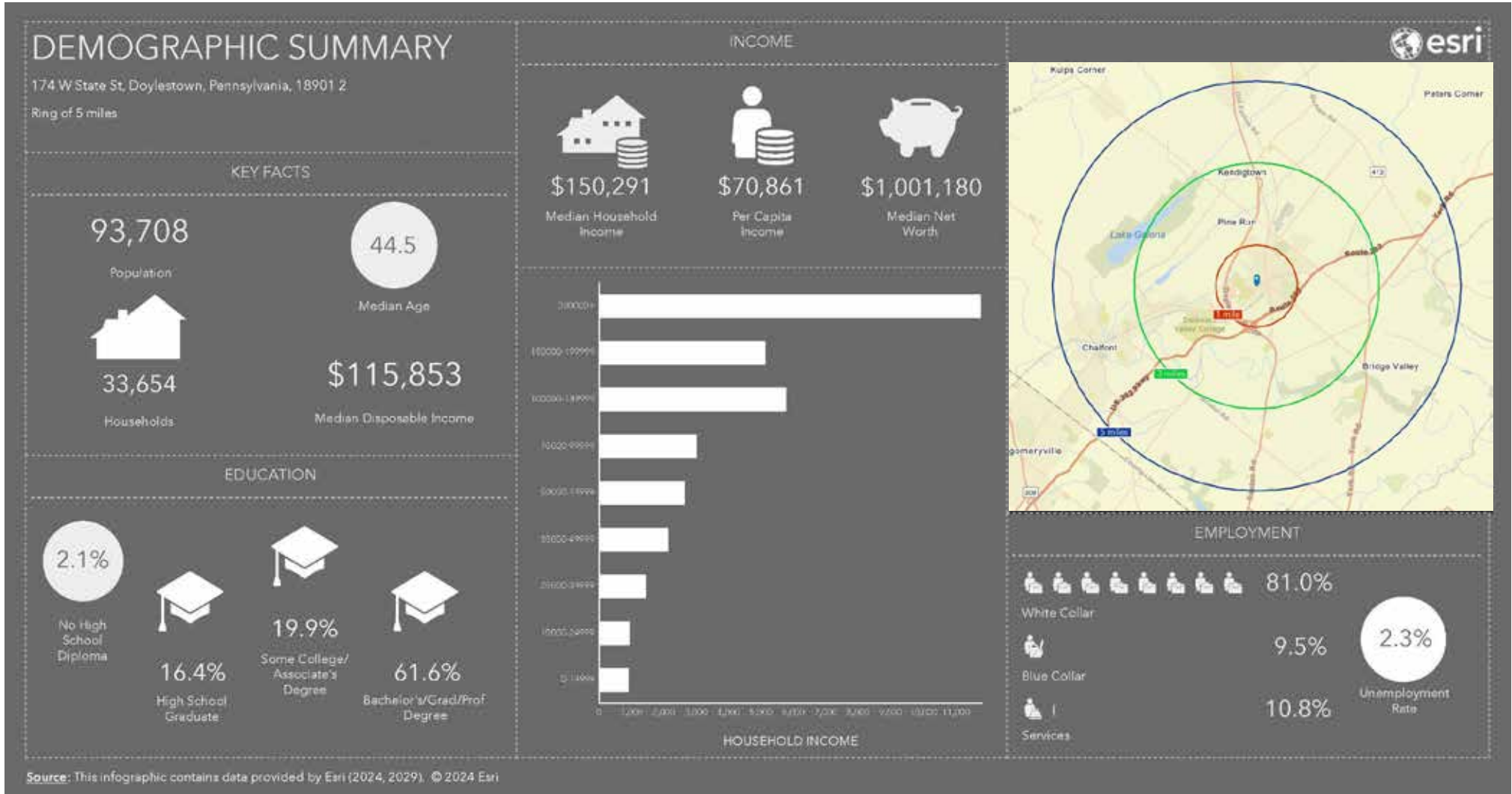




First Floor 1,535± SF



Second Floor 1,460± SF



## CC-COMMERCIAL CENTER PERMITTED USES

- Retail Shop
- Professional Services
- Business Service
- Health Service
- Personal Service
- Repair Service
- Eating Place, Sit-Down
- Tavern
- Trade, Professional, Music, Dance School
- Private Club or Lodge
- Motel, Hotel, Tourist Home
- Recreational Facility
- Community Center
- Cultural Facility
- Public Entertainment\*
- Dwelling in Combination
- Rooming House
- Home Occupation
- Group Home\*
- Multi-Family\*
- Wholesale and Storage\*
- Municipal Facility
- Emergency Facility

\* *Special Conditional Use*

