



For Sale – Medical Office Building

0.88 ACRE R-2 LOT WITH 3,966 SF BUILDING

919 Durham Road, Penndel, PA



- 3 Executive Summary
- 4 Zoning
- 5 Floor Plan
- 6 Market Demographics

EXECUTIVE SUMMARY

THE OFFERING

Gola Corporate Real Estate is pleased to present this unique sale opportunity in Lower Bucks County. 919 Durham Road is a 0.88-acre site with a 3,966 SF existing medical office building that is currently owner occupied. Seller can remain in the building for a short-term lease or vacate upon the sale. This property is in the R2 Residential Zoning District. Seller's office operations are a nonconforming use to the R2 Zoning District. A nonconforming use can continue at the property if new office operations is consistent to Seller's operation.



OFFERING SUMMARY

SALE PRICE:	\$625,000.00
BUILDING AREA:	3,966± RSF
LAND AREA:	0.88 Acres
ZONING:	Middletown Township – R2
YEAR BUILT:	1978
CURRENT USE:	Medical Office (non-conforming)
TAX PARCEL #:	22-049-019-001

ZONING

Township of Middletown, PA
Tuesday, January 13, 2026

Chapter 500. Zoning

Article IX. R-2 Residence District

§ 500-901. Purpose and intent.

The purposes of the R-2 Residence District are to provide reasonable standards for the orderly expansion of urban-type residential development; to prevent the overcrowding of the land; to exclude activities not compatible with residential development; and to otherwise create conditions conducive to carrying out the purposes of this chapter as set forth in § 500-101

§ 500-902. Use regulations [Amended 10-2-2001 by Ord. No. 01-13; 5-20-2008 by Ord. No. 08-05]

A building may be erected or used, and a lot may be used or occupied for any one of the following principal uses and any of the following accessory uses and no other. Unless specifically identified as an accessory use, the following are permitted principal uses:

- A. Single-family detached dwelling.
- B. Building for public worship.
- C. Public or private educational institution when authorized by the Zoning Hearing Board as a special exception, provided that the requirements of § 500-402E of this chapter are met.
- D. Telecommunications facility, telephone central office, electric substation, or water or sewer pumpstation when authorized by the Zoning Hearing Board as a special exception, provided that:
 - 1. Such use shall not include the transaction of business with the public; storage of materials, rotating equipment or trucks; repair facilities or housing of repair crews.
 - 2. A twenty-five-foot-wide buffer yard shall be provided along all property lines and shall meet the requirements of §500-2605
- E. Accessory use on the same lot with and customarily incidental to any permitted use in this district, subject to the provisions of Article XXIV
- F. Home occupations as an accessory use in accordance with § 500-2408 [1] *Editor's Note: See now §500-2407.*
- G. Signs as accessory uses when erected and maintained in accordance with the provisions of Article XXVIII
- H. Forestry/timber harvesting, pursuant to the regulations set forth in Article IV , §500-402M
- I. No-impact home-based business as an accessory use.

§ 500-903. Area and dimensional requirements.

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§ 500-903. Area and dimensional requirements.

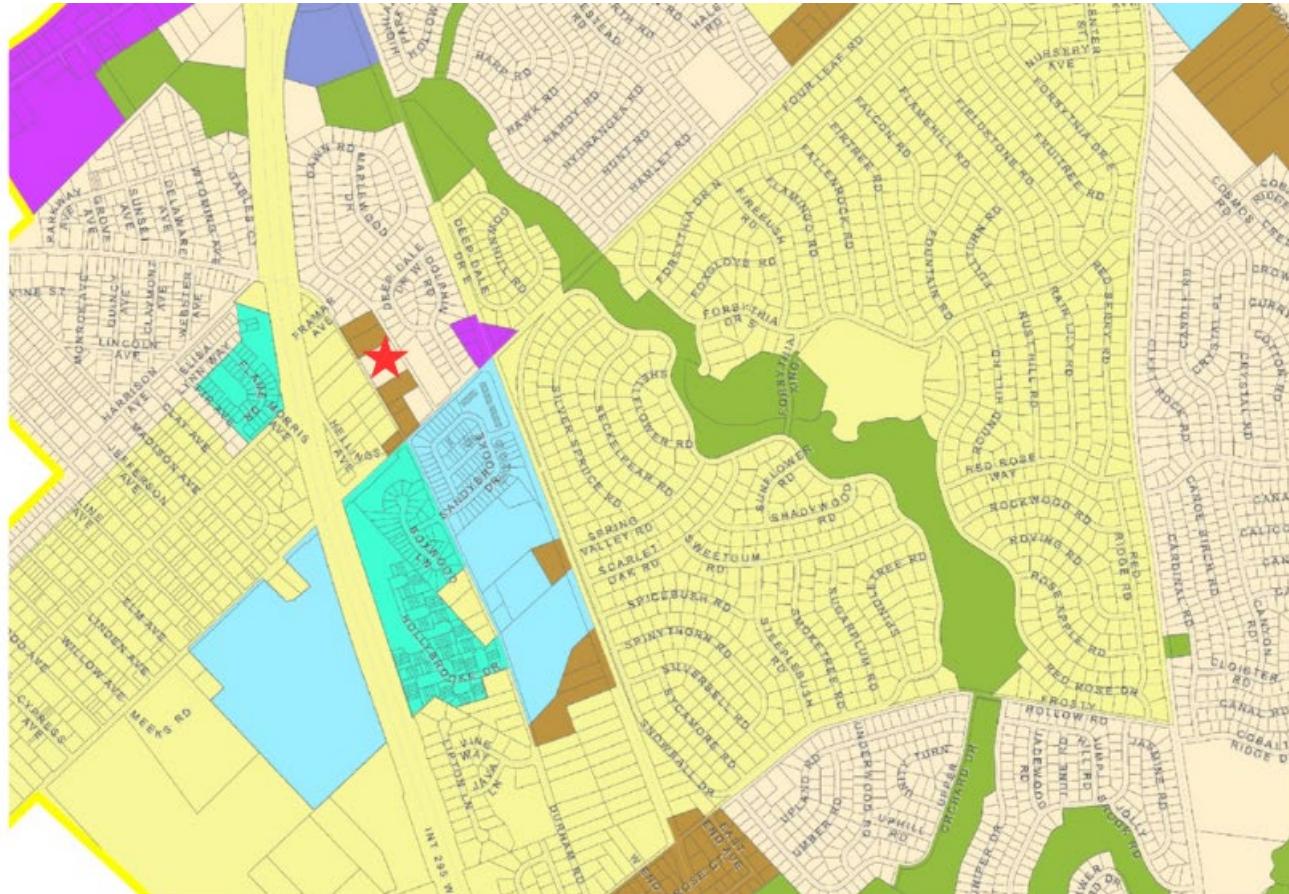
Unless a greater area or dimensional regulation is stated in § 500-902, Use regulations, for a specific use, all uses in the R-2 District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 80 feet.
- C. Maximum density: 2.8 dwelling units per acre.

This density requirement shall apply only to subdivisions where one or more new public streets are proposed as part of the subdivision. Relief from this density requirement shall not relieve an applicant for a subdivision from complying with the Middletown Township Subdivision and Land Development Ordinance (Chapter 440) requirements regarding street improvements.

- D. Maximum building coverage: 20%.
- E. Maximum building height: 35 feet.
- F. Minimum front yard: 25 feet.
- G. Minimum side yard: 10 feet; 25 feet aggregate.
- H. Minimum rear yard: 25 feet.
- I. Maximum impervious surface ratio: 30%. [Added 5-20-2008 by Ord. No. 08-05]

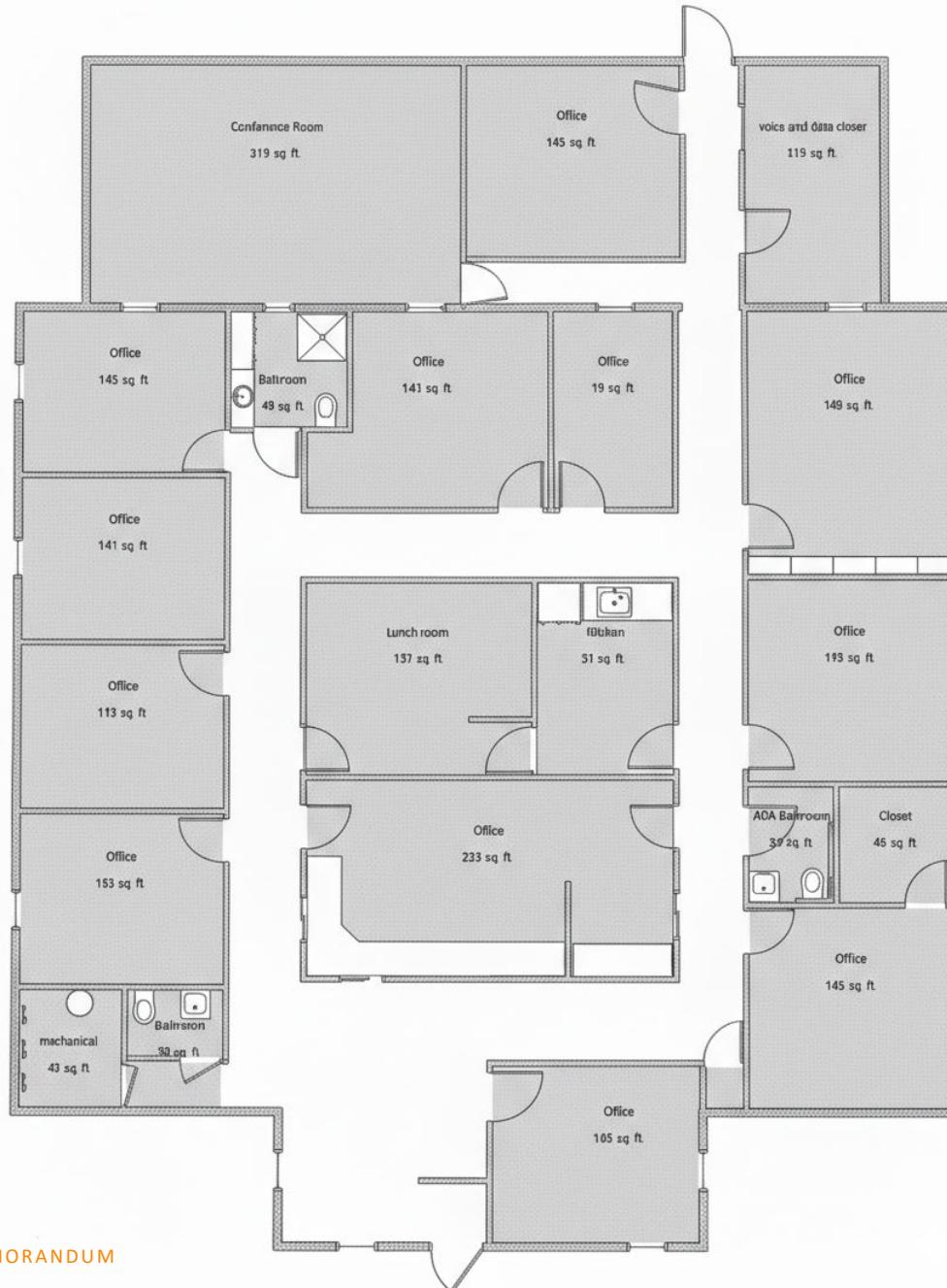
ZONING MAP



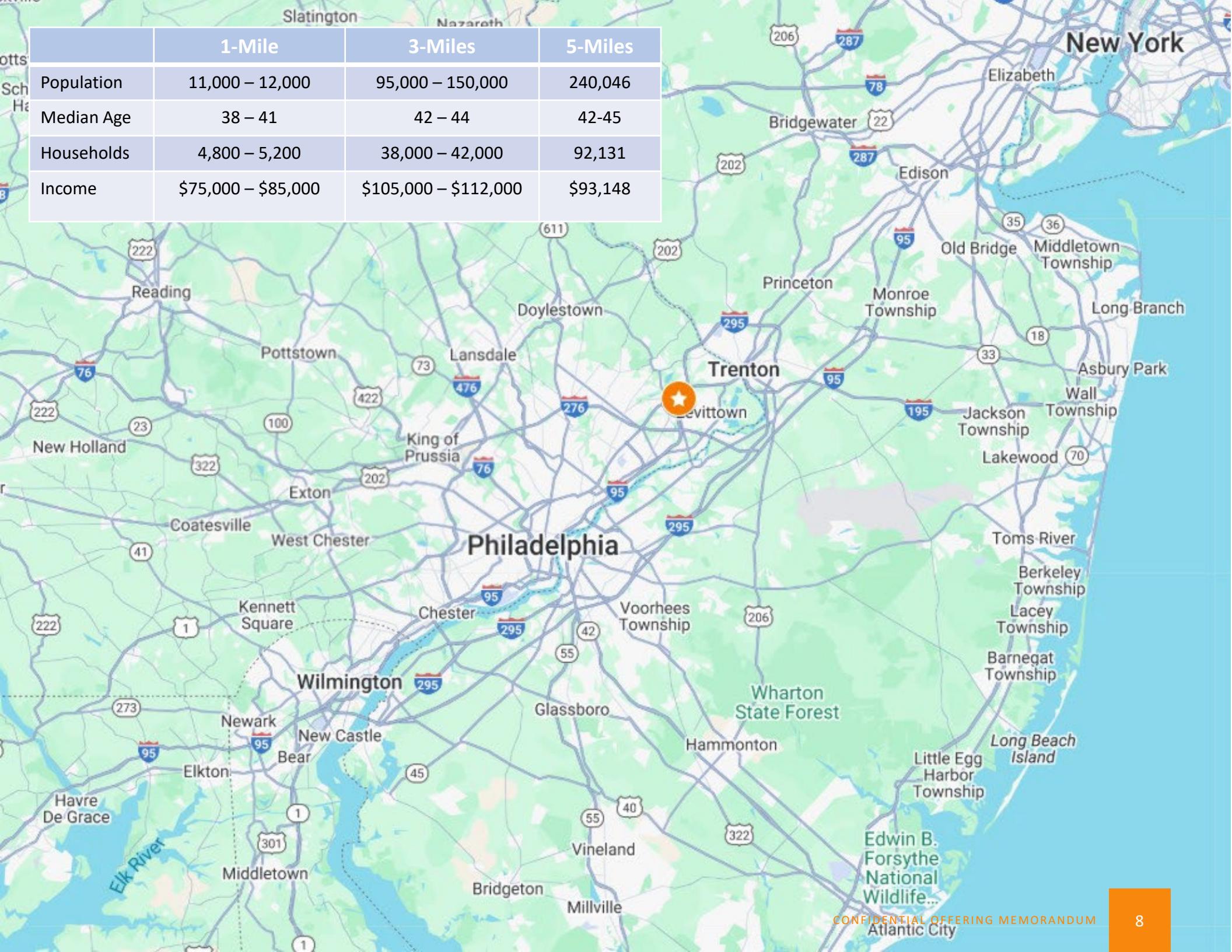
Legend

AO - Apartment Office District	MHP - Mobile Home Park District	R-2 - Residence District	Municipal Boundary
AQC - Age-Qualified Community District	MR - Multi-Residential District	R-3 - Residence District	Parcels
C - Commercial District	OC - Office Campus District	RA-1 - Residential Agricultural District	
CS - Shopping Center District	OR - Open Recreation District	RA-2 - Residential Agricultural District	
GB - General Business District	P - Professional District	RA-3 - Residential Agricultural District	
M-1 - Light Manufacturing District	R-1 - Residence District	RC - Retirement Community District	

AS-BUILT FLOOR PLAN



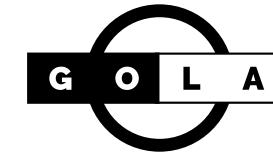
	1-Mile	3-Miles	5-Miles
Population	11,000 – 12,000	95,000 – 150,000	240,046
Median Age	38 – 41	42 – 44	42-45
Households	4,800 – 5,200	38,000 – 42,000	92,131
Income	\$75,000 – \$85,000	\$105,000 – \$112,000	\$93,148



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FOR MORE INFORMATION, PLEASE
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