

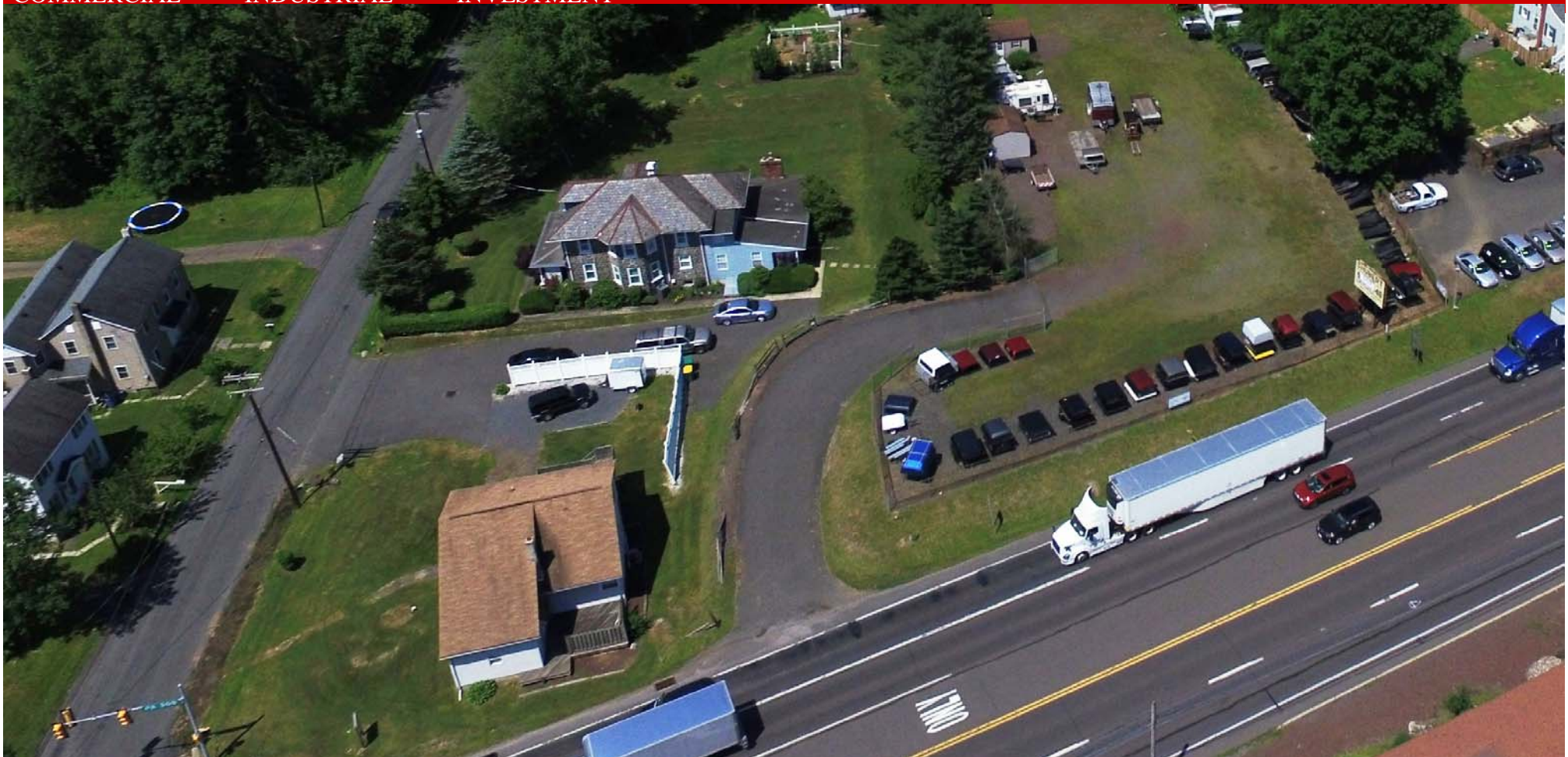
FOR SALE

5.23± ACRES - ZONED PLANNED COMMERCIAL

***Corner of Route 309 and W. Cherry Road
Richland, Bucks County, PA***

PENN'S GRANT REALTY
Corporation

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation

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PROPERTY SPECIFICATIONS

High Visibility Location! 3 parcels totaling 5.23± acres at the signalized corner of Route 309 (N. West End Blvd.) and W. Cherry Road. Situated near thriving businesses on this well traveled route between Quakertown and Coopersburg. Two buildings on site along with large open display area with good signage.



COMMERCIAL ZONING - Possible Uses

Medical Office	Retail Shop	Motel, Hotel, or Inn	Agricultural Rental
Veterinary	Large Retail Shop	Indoor Entertainment	Farm Unit
Office Park	Service Business	Athletic Facility	Farm Support Facility
Community Center	Financial Establishment	Outdoor Entertainment	Parking Lot/Garage
Day Care Center	Eating Place	Car Wash	General Auction
Municipal Services	Drive-Ins/Other Eating Places	General Farming	Mini-Warehousing
Place of Worship	Tavern	Nursery	Printing
Commercial School	Repair Shop	Intensive Agriculture	Non Commercial Kennel
Library or Museum	Funeral Home /Mortuary	Forestry	Outside Storage
Recreational Facility		Riding Academy	Signs

PROPERTY SPECIFICATIONS

Lot Size:5.23± acres
BUILDING 1: 2,795± SF
Description Two (2) story personal residence
Built: Early 20th century, addition 1978
Building Construction: Stone and framing
Roof: Slate and artificial slate
HVAC: Oil hot water baseboard with central air
BUILDING 2: 1,568± SF
Description: Two (2) story commercial building with office on 1st floor and apartment on 2nd floor
Built: 1950's
Building Construction: Frame
Roof: Asphalt
HVAC: Electric baseboard, oil hot water
Water: Two (2) Private wells on-site
Sewer: Two (2) Private septic systems
Utilities: PP&L
Zoning:..... PC—Planned Commercial
Municipality: Richland Township
Tax Parcel: 36-002-014, 36-010-025, 36-010-001
Total Annual Tax (2018):\$11,839
Total Land Assessment: \$61,180
Sale Price: \$1,150,000



