

Sale

2.64 ACRES COMMERCIAL ZONING - WAREHOUSE FACILITY WITH RETAIL REDEVELOPMENT POTENTIAL 8,077 SQUARE FEET ON 2.64 ACRES



**2900 BRISTOL OXFORD VALLEY ROAD
LEVITTOWN, BUCKS COUNTY, PA**

Financing: 90% financing available to a qualified buyer, 50% could be at a 2.5% interest rate amortized over 15 years.

DESCRIPTION: One-story warehouse and office facility situated on large paved, fenced and lit lot. Located on the corner of a signalized interchange (Bristol Oxford Valley Rd & Mill Creek Rd).

LOT SIZE: 2.64 acres.

SIZE OF BUILDING: Approx. 8,077 sq. ft.

Plant/Warehouse: Approx. 5,074 sq. ft. **Office:** Approx. 2,293 sq. ft. **Repair Bay:** Approx. 710 sq. ft.

PARKING: Large, illuminated, fenced, paved and stoned lot to accommodate extensive vehicle parking/outside storage.

AGE OF BUILDING: Built 1976.

CONSTRUCTION: **Walls:** Combination of brick, stucco and painted block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Modified bitumen over the office area. Fiberglass shingles over the warehouse area.

CEILING HEIGHT: 13'3" clear under roof deck.

LOADING: **Tailgate:** Five (5) insulated steel sectional doors. One (1) door is equipped with a mechanical dock leveler.

Drive- In: Two (2) drive-in doors measuring 10' x 13'.

COLUMN SPACING: Clear span

ELECTRIC: One (1) 120 volt, single phase service and one (1) 120 volt, 3 phase service. Services provided by PECO Energy.

REPAIR BAY: Two (2) vehicle repair bays total approximately 710 sq. ft. and are accessed by two (2) 10' x 13' drive-in doors.

WATER: 3/4" line connected to a 6" main; service provided by Lower Bucks County Joint Municipal Authority.

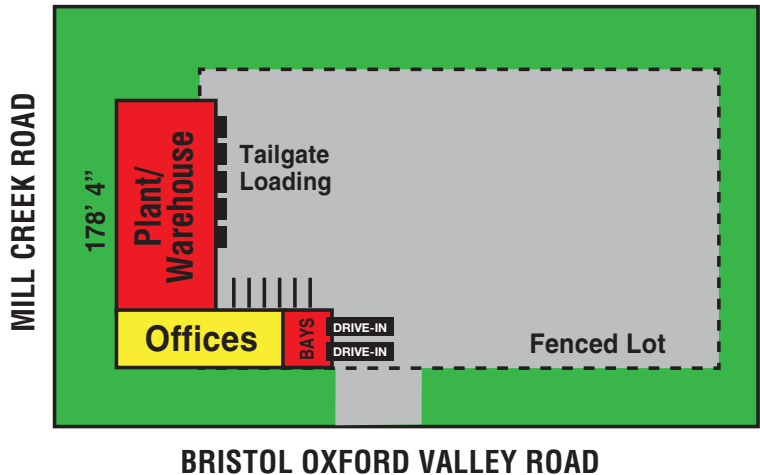
SEWER: 4" lateral connected to a 10" main; service provided by Lower Bucks County Joint Municipal Authority.

GAS: 6" low pressure; service supplied by PECO Energy.

ASSESSMENT: \$40,960 (2015).

TAXES: County: \$950.27 (\$0.12), Township: \$982.22 (\$0.12), School: \$8,464.30 (\$1.05), TOTAL: \$ 10,396.79 (\$1.29/SF)

ZONING: C - Commercial.



NOTE: Plan is not to scale

S I T E P L A N



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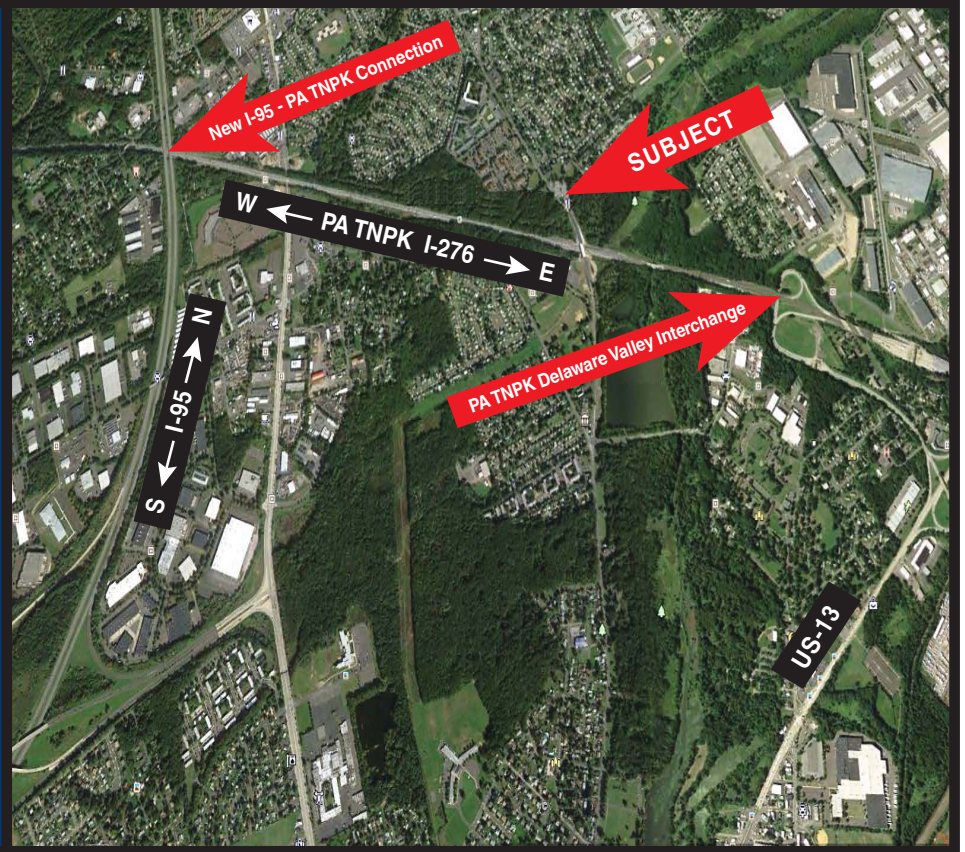
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LOCATION: The property is within 5 minutes of the Bristol (Route 413) exit of I-95 and 8 minutes of the Delaware Valley Interchange (358) of the Pennsylvania Turnpike (I-276). The property is within 2 miles of the new Pennsylvania Turnpike I-95 Connection, projected to be completed in 2018. Driving time to Center City, Philadelphia is twenty-five (25) minutes, Trenton, New Jersey is fifteen (15) minutes and New York City is ninety (90) minutes.

AIRPORT: Philadelphia International is forty-five (45) minutes away and Northeast Philadelphia Airport is twenty-five (25) minutes away.

HOTELS: Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION: SEPTA Bus 129 offers service to Bristol-Oxford Valley Road, stopping at the property. The Trenton Line of SEPTA Regional Rail offers service from Center City, Philadelphia to Trenton, New Jersey stopping at the Bristol Station, a short distance from the property.



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