



For Sale
Multi-unit buildings
in Bucks County, PA
1312/1316 W. Broad Street
Quakertown, PA

KW Commercial
542 N Lewis Rd
Limerick PA 19468
Cell 610-551-5830
Office 484-762-8149

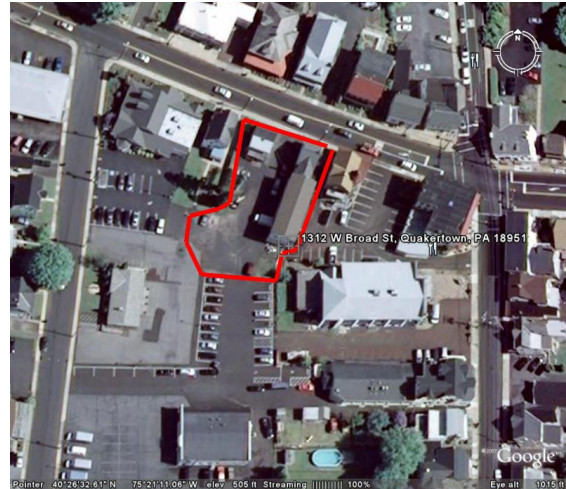
Location : Centrally located
on West Broad St 2 blocks East of
Route 309 in Quakertown, PA

Property Type: Mixed Use

Lot Size : +/- .3 Acres

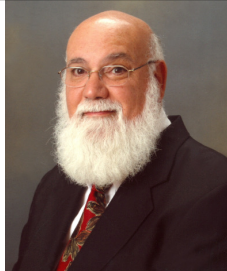
Current Zoning : NC
Neighborhood Commercial

Real Estate Taxes : \$4072/2009



Unique multi unit property PRICE REDUCED TO SELL!!!! Two buildings with a total of 5 rental units on two lots. Building #1 consists of 4 units. Front of building storefront is occupied with long term tenant (appliance parts and repair shop), above the storefront is 1 bedroom apartment. The rear of this main building contains a 60ft x 24 ft warehouse with mezzanine (2000sf total). Warehouse features 3 large garage bays with 2 motorized doors and large parking lot. Above warehouse is 1400sf open floor plan which could be converted into office space for warehouse below or separate 2nd floor apartment. Warehouse is ideal for plumbing contractor or other skilled tradesman. Building #2 consists of storefront and 2nd floor 2 bedroom apartment (900 SF total), both occupied by Computer repair business. Zoned Neighborhood Commercial (NC) allows many uses to numerous to mention. Centrally located on West Broad St 2 blocks east of Route 309. Easy access to PA Turnpike Northeast Extension, I -78 and Route 309. LA and/or owner must accompany all showings.

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Asking Price : \$449,000