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For Sale



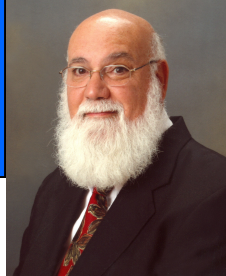
Property Overview

396 Doylestown Rd Montgomeryville PA 18936

Mixed use building for sale currently configured as dental office on first floor and apartment with separate entrance on second floor currently rented for \$900/mo for additional income. Unfinished walk out basement. Illuminated signage on Doylestown Rd. Dental office has 3 functional operatories and room for 2 additional operatories. ADA restroom, reception area, waiting room and Laboratory space. There is an exterior ADA lift in rear of building. 90 ft frontage on Doylestown Rd (3 lots from Montgomeryville 5 points intersection). In addition to medical / dental / professional office this property is zoned for day care with ADA upgrades and outside play area . 10 parking spaces with ability to expand parking. Public water sewer and oil heat are shared utilities. Separate electric. Property is zoned Commercial (C). As of right uses include Business or Professional office, Copy center, Day-care facility, Day-care, senior citizen, Dry cleaner, Personal service shop, beauty salon, Retail sales and Veterinarian. Centrally located at Montgomeryville 5 points intersection (Cowpath Rd, Bethlehem Pike, Horsham Rd and Doylestown Rd) Near Routes 309, 463, 202 & 63. Sale includes Building, land, and all furniture fixtures and equipment.

Taxes \$4,006 / 2018

Zoning C



Joe Leone
Associate Broker
Cell 610-551-5830
Office 888-829-0221
jfleone@hotmail.com
www.ListWithSanta.com