

FOR SALE & LEASE

TURN-KEY AUTO DEALERSHIP & COLLISION PROPERTY

394 LINCOLN HIGHWAY | FAIRLESS HILLS, PA



JOIN AREA TENANTS

CARMAX  **TOYOTA**

 **KIA** **Jeep**

CALIBER COLLISION  **Faulkner**
TO BE SURE



CONTACT

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TriStateCR.com | 215.300.9688

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Rare turn-key auto dealership and state-of-the-art collision center for sale or lease
- Proven track record in both automotive sales and collision transactions
- Located on the highly coveted Automotive Row with 300' of frontage and potential to increase highway signage
- Distance to I-95/I-295: 3.9 Miles
- Distance to PA Turnpike (276): 7.9 Miles
- Distance to NJ Turnpike: 13.8 Miles

PROPERTY DETAILS

Location:	Fairless Hills, Bucks County
Zoning:	H-C (Highway Commercial)
Lot Size:	3.15 Acres/137,423 SF
Building Size	20,000 SF
Parking:	400+ Spaces
Lifts:	13 (10,000 lb capacity)
Offices:	21
Drive-in Doors:	5
Tailgate Door:	1
Utilities:	Public
Daily Traffic Count:	16,300 ADT
APN:	13-008-051-00A
TAXES	
County Tax:	\$6,984
Municipal Tax:	\$2,461
School Tax:	\$53,833
- 3 phase electric	- Temperature controlled warehouse
- Large showroom w/ 21 offices	- New roof (25 year warranty)
- Additional storage in attic and basement	- Large service center w/ 20+ ft ceiling height



PROPERTY IMAGES

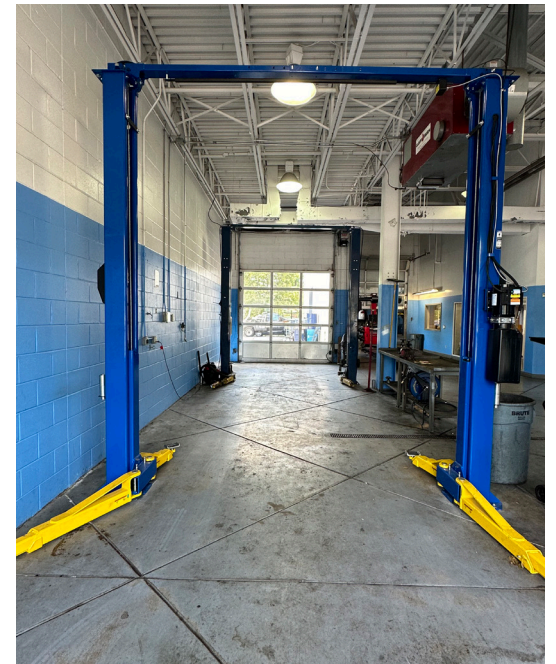
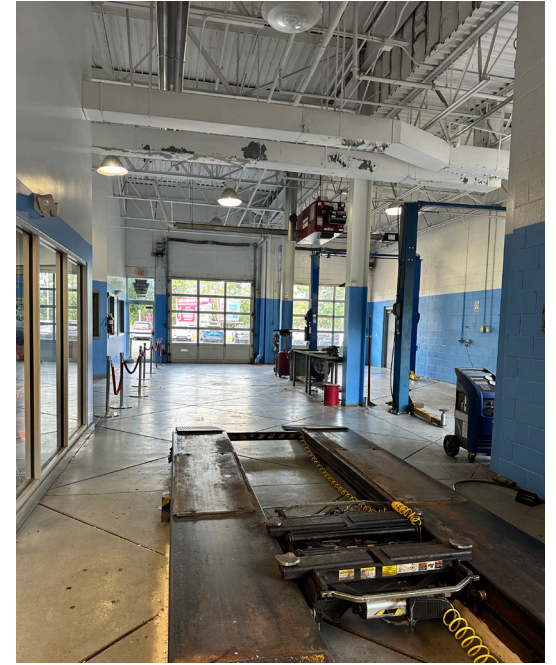
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AERIAL OVERVIEW

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N OLDS BLVD



LINCOLN HIGHWAY (16,300 ADT.)

Faulkner
TO BE SURE
COLLISION
CENTER

Better Homes
HEARTH & PATIO, INC.

DEPENDABLE
AUTO
OUTLET

Hertz

LOCATION AERIAL

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