



Pheasant Valley Office Complex, Suite 207

295 Buck Road
Holland, Pennsylvania 18966

OFFERING SUMMARY

Sale Price:	\$185,250
Building Size:	1,425 SF
Available SF:	1,425 SF
Lot Size:	0.2 Acres
Price / SF:	-
Year Built:	1987
Renovated:	2007
Zoning:	C-2, Commercial
Market:	Philadelphia
Submarket:	Lower Bucks
Traffic Count:	17,796

Property Highlights

- Suite 207
- 1,425 SF office condo unit
- Large open bullpen area
- Windowed conference room
- Windowed office
- One restroom
- Closest unit to retail building

SPACES

LEASE RATE

SPACE SIZE

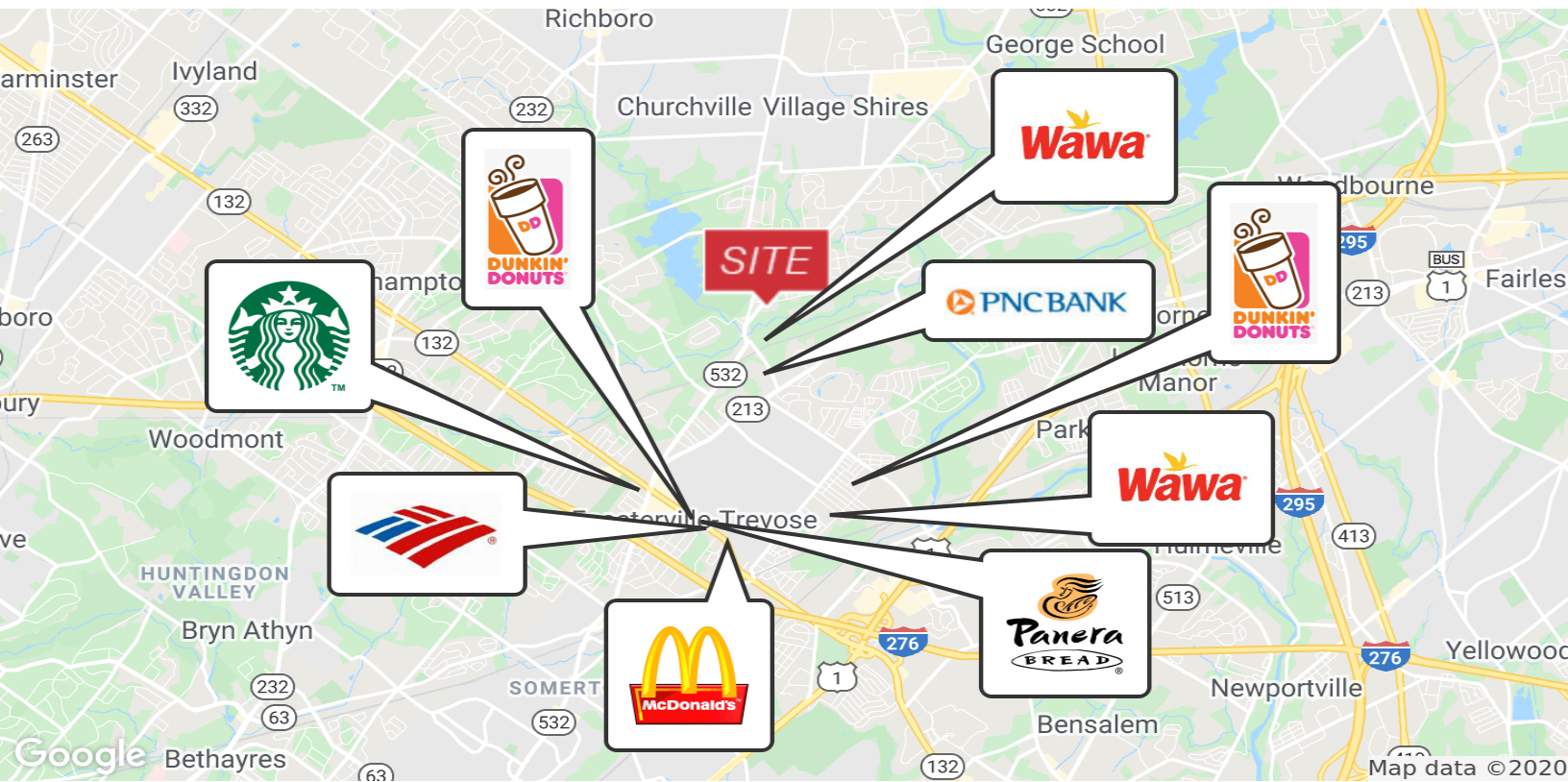
SPACES	LEASE RATE	SPACE SIZE
Unit 207	\$16.00 SF/yr	1,425 SF



Zena Charokopos

O: 215 396 2900 x103

zena.charokopos@naimertz.com



LOCATION DESCRIPTION

Pheasant Valley Office Complex is located in Bucks County, Pennsylvania, in Northampton Township, which consists of numerous affluent highly populated communities.

The Property is centrally located between Street Rd. US 1 & Second Street Pike. North of the Buck Hotel in Feasterville and South of Village Shires Shipping Plaza in Northampton and the Newtown Bypass. Drive time is minutes from St. Mary Hospital, Bucks Community College, & Neshaminy Mall, with the convenience of restaurants and shopping located within the center.

The Shopping Plaza has two entrances, one on Buck Rd., and the other on Rocksville Rd. The Shopping Center has two sections and the properties available are in the Professional Building. Parking is plentiful in two parking lots. The lot on the right in front of the Professional building has several sets of handicapped parking and ADA compliant ramps making it ideal for medical users.

Come join the tenants at the Center

Corner Market, Holland Eye Associates, Buck Road Cleaners, Whispering Woods Gallery, Jersey's Tomato Pie & Bistro, Millennium Salon & Spa, What's for Dessert, Diva nails, Peng Yuan Chinese Restaurant, Big Heads of Holland, Holland Barber Shop, State Farm Insurance, Allstate Insurance, Einstein Physicians, Holland Pediatrics, Holland Family Dental, Pediatric Dental, Holland Medical Associates, Audiology Hearing Center.



Zena Charokopos

O: 215 396 2900 x103

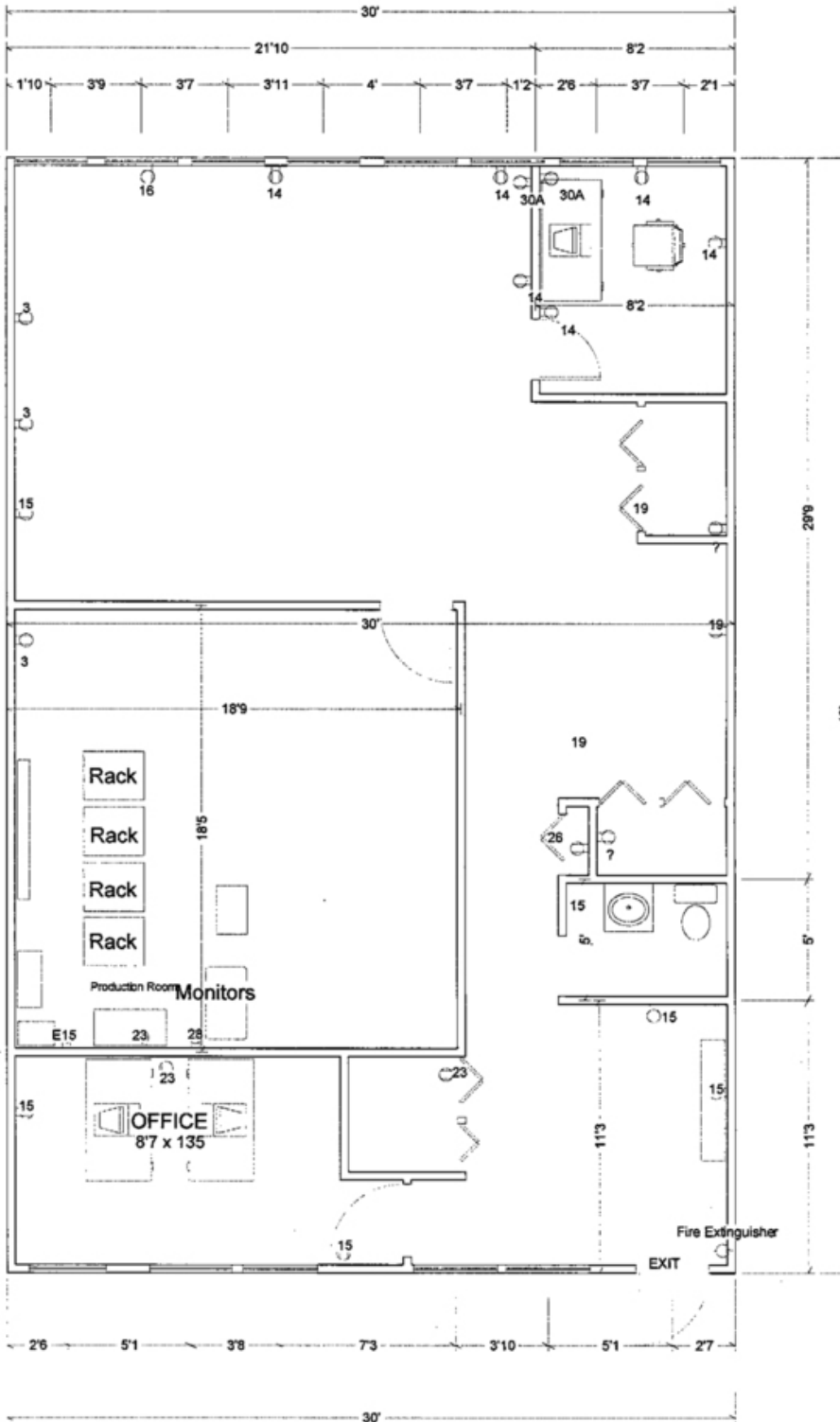
zena.charokopos@naimertz.com



FOR SALE

OFFICE

1,425 SF



Suite 207
LIVING AREA
1380 sqft

Condo Fees

Common Association Fee	324.04
Office Building Association Fee	131.44
2018 Office Project Loan	496.30
Total	\$951.78

Common Association Fee: this is a fee paid by the entire association, both the retail and the professional buildings.

Office Building Association Fee: these are monthly expenses associated with just the professional building.

Special Assessment - Loan: this loan takes care of big capital improvements - ie: second-floor walkway on the professional building and the new roof.



Zena Charokopos

O: 215 396 2900 x103

zena.charokopos@naimertz.com