

\$600,000 - 302 W Butler Ave, DOYLESTOWN

MLS® #PABU2027550

\$600,000

0 Bedroom, 0.00 Bathroom, 4,614 sqft
Commercial Sale on 1 Acres

N/A, DOYLESTOWN, PA

2,814 +/- SF available for your use in this 4,614 +/- SF building. 1800 SF is leased for a five year term, ending August 31, 2026. Current annual lease rent is \$40,788 per year plus tenant pays electric and trash. Annual rental increase yearly. If you would like to have an office with excellent highway exposure plus a tenant who pays a substantial portion of your expenses, this property requires your inspection. New sand mound and well have been installed in 2022. The vacant 2,814 +/- SF includes a center hall entry, reception room with fireplace, 5 private offices, large open office area, 2 restrooms (1 with shower), copying room and large breakroom/ kitchen. Lots of off street parking. PennDot traffic count of 11,000 vehicle per day for excellent highway exposure. Some hardwood floors, recessed lighting and good natural light. Property owned by Pa Licensed Real Estate Broker.

Built in 1940

Essential Information

MLS® #	PABU2027550
Sold Price	\$600,000
Bathrooms	0.00
Square Footage	4,614
Acres	0.88
Year Built	1940
Type	Commercial Sale



Sub-Type	Office
Status	Closed
Sold Date	June 5th, 2023

Community Information

Address	302 W Butler Ave
Area	New Britain Boro (10125)
Subdivision	N/A
City	DOYLESTOWN
County	BUCKS-PA
State	PA
Zip Code	18901

Amenities

Utilities	Electric Available, Phone
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Interior

Heating	Heat Pump - Electric BackUp
Cooling	Central A/C

Exterior

Exterior	Frame
Roof	Asphalt
Foundation	Stone

School Information

District	CENTRAL BUCKS
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Additional Information

Zoning	C1
RE / Bank Owned	Yes

Listing Details

Listing Office	Brode & Brooks Inc
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