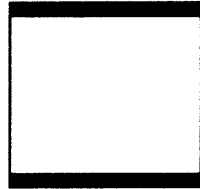


# **PROPERTY INFORMATION PACKAGE**

**MUTUAL  
REAL ESTATE  
CORPORATION**



**1630 OLD YORK ROAD  
SUITE 100  
ABINGTON, PENNSYLVANIA 19001  
(215) 784-9100 • FAX (215) 784-9540**

## **PROPERTY ADDRESS**

**751 BUSTLETON PIKE  
BUCKS CENTER  
FEASTERVILLE, PA**

## **MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS**

## SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Retail Showroom/Warehouse Distribution
ADDRESS:	751 Bustleton Pike
CITY:	Feasterville
COUNTY:	Bucks
STATE:	Pennsylvania
ZONING:	C3
TAX PARCEL:	210011001
TOTAL BUILDING SIZE:	60,600 sq. ft.
PROPERTY DESCRIPTION:	Located in a prominent in-line shopping center the available space is a former furniture showroom. Showroom is equipped with existing specialty lighting, office areas, and employee kitchen/lunchroom.
AVAILABLE SPACE:	± 30,000 square feet
WATER/SEWER:	Public
PARKING:	Ample Off Street Parking
LOADING:	One Interior Loading Door (Tailgate/Ramp)
CEILING HEIGHT:	±20 feet to the underside of the roof ±19 feet to the beam
COLUMN SPACING:	19' x 23' 6"
HVAC:	100% Air Conditioned & Heated
LAVATORIES:	Male & Female Bathrooms
SPRINKLER SYSTEM:	100% wet system
TRAFFIC COUNT:	Street Road - ± 38,000 cars per day Bustleton Pike - ± 30,000 cars per day

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

MISCELLANEOUS:

Conveniently located with excellent exposure at the corner of Bustleton Pike (Rt. 532) & Street Road (Rt. 132) with the opportunity to join Acme, Michael's Arts & Crafts, Petco, Dollar Tree, and Value City. Property has easy access to U.S. Rt. 1, the Pennsylvania Turnpike, and Interstate 95.

RENTAL RATE:

\$6.00 plus utilities & cleaning

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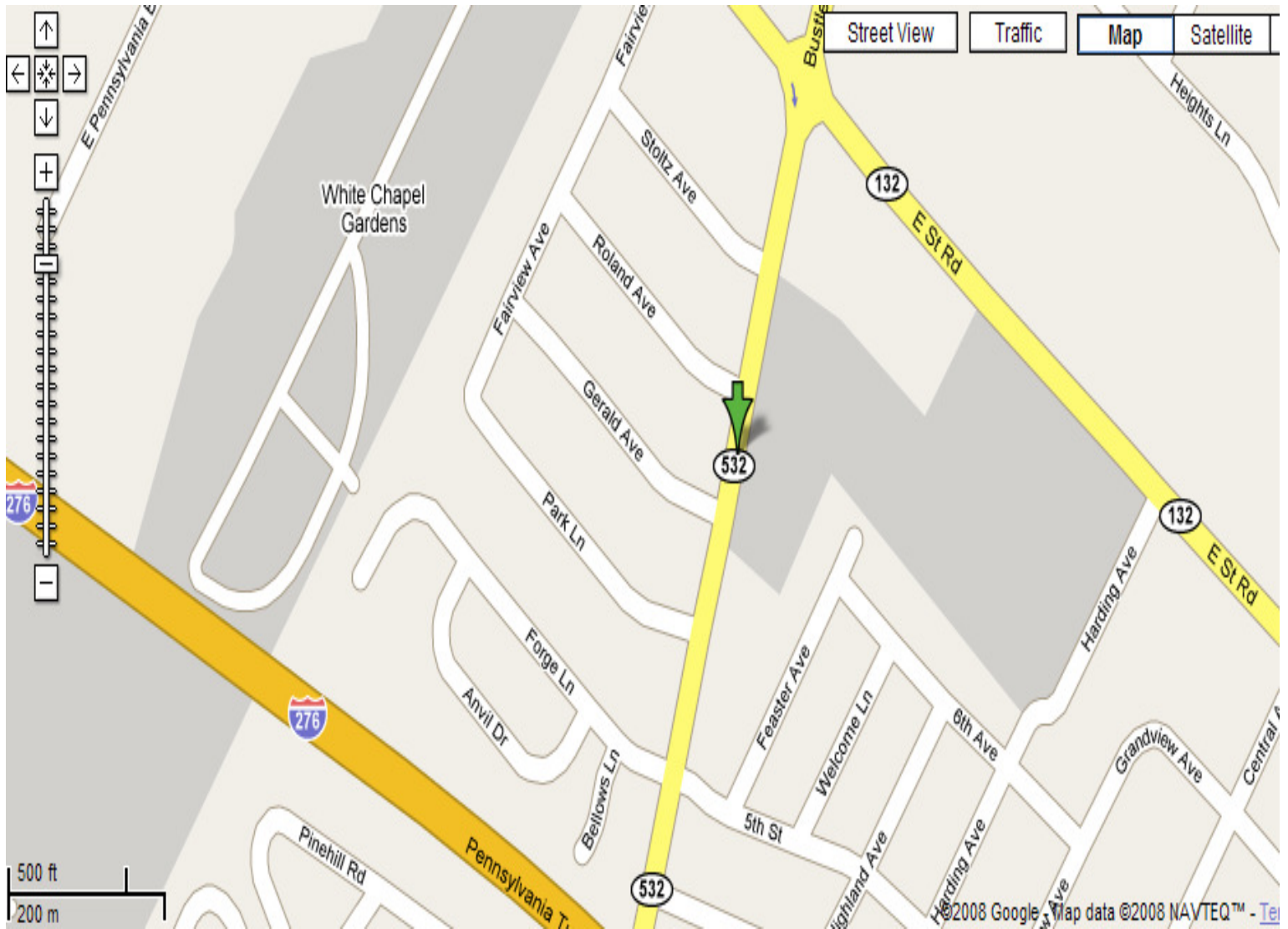




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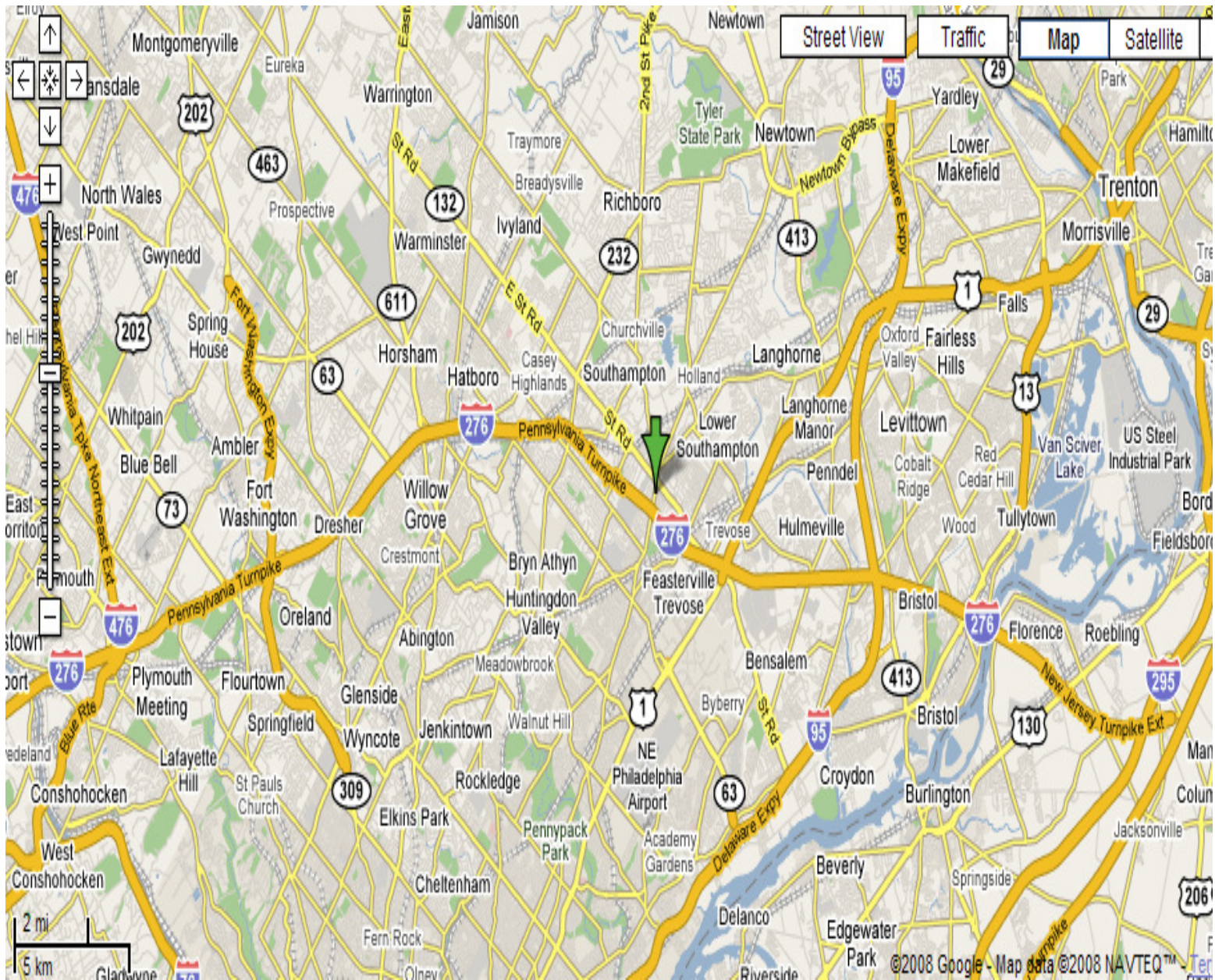


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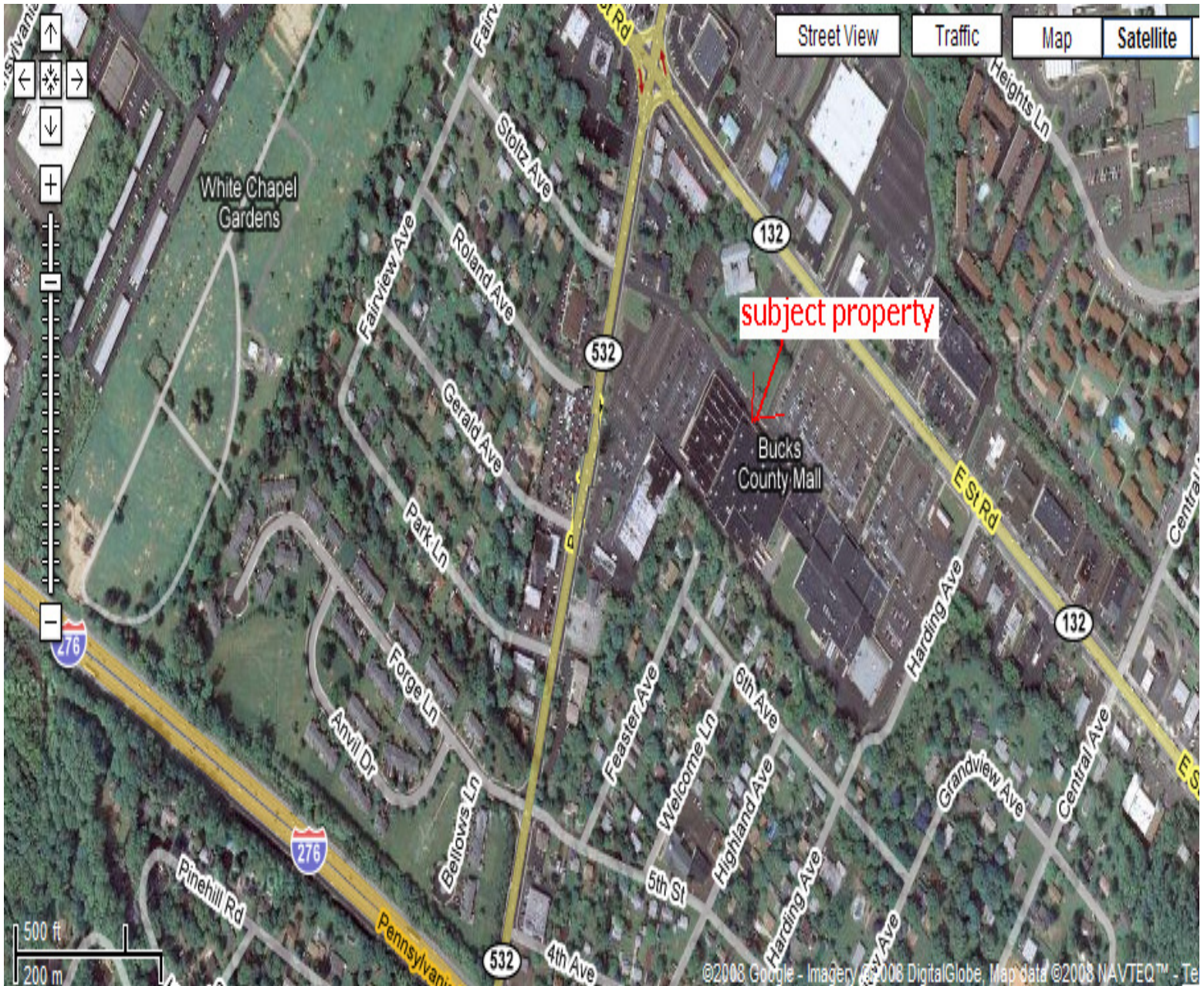
## LOCAL MAP

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## REGIONAL MAP

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## AERIAL MAP

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