



## 101 Lakeside Avenue (aka 607 Magnolia Avenue)

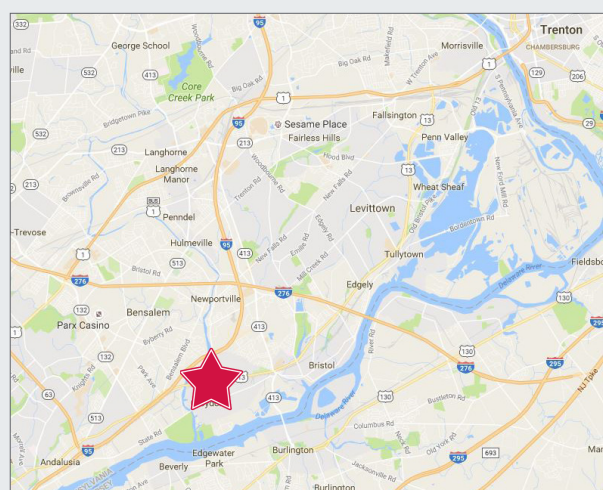
Croydon, Bristol Township, Bucks County, PA

### Property Description

- **Building Description:** Multi-facility, commercial/residential property. Site currently consists of a modern auto repair shop, industrial machine shop and two (2) houses. There is also a fenced lot which offers additional development potential.

This unique property could be re-developed for many uses and provides a great opportunity for an investor due to current and anticipated rental revenue for a user. Buildings A, B & C are rented and tenants can remain or vacate upon a sale, including a lease-back by the owner.

- **Building Size:** Bldg A 3,400± SF (auto repair shop)  
Bldg B 1,050± SF (3 bedroom house)  
Bldg C 1,581± SF (3 bedroom house)
- **Lot Size:** 0.66 ± Acres
- **Auto Repair Shop:** Light industrial machine shop and auto repair garage with two over-sized drive-in doors at grade.
- **Utilities:** Public gas & electric, water and sewer.
- **Zoning:** R3; Mixed use with varied commercial. Full code available upon request.
- **Demographics:** Available upon request
- **Real Estate Taxes:** \$9,422.09 (2016/'17)



### Location Information

- Situated in prime location 0.1 mile (2 minutes walking distance) from Croydon train station with excellent accessibility. 1.3 miles from Roosevelt Blvd (Route 1), 2.5 miles from I-95 and 4.3 miles from the PA Turnpike
- Ideally located near retail, industrial and residential areas.

### Asking Price Call for Pricing

For more information:

**Joe Sternberg** Associate  
215 396 2900 x107 • joe.sternberg@naimertz.com

**Adam Lashner, SIOR** Vice President  
215 396 2900 x102 • adam.lashner@naimertz.com

1105 Industrial Highway  
Southampton PA 18966  
+1 215 396 2900

[naimertz.com](http://naimertz.com)



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**Joe Sternberg** Associate  
215 396 2900 x107 • [joe.sternberg@naimertz.com](mailto:joe.sternberg@naimertz.com)

**Adam Lashner, SIOR** Vice President  
215 396 2900 x102 • [adam.lashner@naimertz.com](mailto:adam.lashner@naimertz.com)

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