



OFFICE CONDO FOR SALE
WARMINSTER ATRIUM
600 LOUIS DRIVE, SUITE 203
WARMINSTER, PA 18974

SUMMARY

Warminster Atrium is a Class "A" office condominium development prominently located on Street Road (Route 132) in Warminster, Bucks County, Pennsylvania. Condominium Suite 202 is a portion of Building 200 and is currently occupied by a temporary office tenant.

Building:

Sale Price: \$460,000
Description: Brick one (1) story office condo condominium
Size: 8,195 (+/-) Square Feet
First Floor – 4,303 (+/-) Square Feet
Lower Level – 3,892 (+/-) Square Feet
Year Built: 1985
Occupancy: Single
Divisible: Subject to zoning review and approval
HVAC: 4 – Carrier heat pumps
Electric: 600 amps incoming service
Fire Alarm: Fire alarm system with hardwired smoke detectors, strobe lights and pull stations
Sprinkler: Fully sprinklered
Bathrooms: First Floor
2 – Two piece restrooms
1 – Two piece handicap accessible restroom
Lower Level
2 – Two piece restrooms
Office Area: Reception area, rest rooms, private offices, employees' lunchroom, conference rooms, featuring private entrance to the lower level

Site:

Area: 6.3 acres (+/-)
Condo Fee: \$1,040.39 per month / 10.125% allocation / B.C. Property Mgmt.
Water: Public
Sewer: Public
Electric: PECO
Taxes (2013):
Assessment: \$131,120 Appeal deadline is 8-1-14 for tax year 2015
School: \$ 15,478
County: \$ 3,041
Local: \$ 2,238
Total Taxes: \$ 20,757
Zoning: C-1 Commercial District - Warminster Township
Parcel Number: 49-009-083W202

PROPERTY PHOTOGRAPHS



Courtyard



Property View

**For More Information Call Jim Gorecki
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