



CBH

1094 Second Street Pike
Richboro, PA 18954
(888) 493-2666
(215) 357-2880
www.cbhcommercial.com



1574 Easton Road
Warrington, Pa. 18976
Warrington Township ~ Bucks County



CBH

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to change in price, conditions, omissions, errors, prior sale or rental, or withdraw without notice.

Property Description



This stunning *circa* 1880 historical office building, formerly a residence, is situated in Stone Manor Corporate Center. Ideal for corporate offices, the building is approximately 5,200 square feet over three finished floors and a full basement, useful for dry storage. The current configuration provides for nearly fifteen offices, some very large, a first floor conference room and bathroom facilities on each level.

Extensive renovations were completed in 2005/06. Architectural features are abundant throughout, with extensive mill work, high ceilings and window sill seats. Stone Manor Corporate Center consists of three 60,000 square foot buildings, two hotels, a restaurant and a bank. There is also a building pad site adjacent to the Manor House also available for purchase. Full approvals are in place for a 6,500+ square foot building.

Manor Home Property Details

Cross Streets:	Kelly/ Bristol Rd	Building Sq. Footage:	5,200 <i>sf</i> (approx.)
Market:	Philadelphia	Building Age:	133 years
Sub-Market:	Bucks County	Mechanicals:	Oil heat/hot water Central AC
Ave. daily traffic count	35,000 (2012)	Electric Svc:	200/300 Amp
Tax Parcel:	50-026-045-00D	Water/Sewer:	Public/Public
Zoning:	C1		
Total Bldg. Asmt:	\$73,250		
Annual Taxes (est.) 2013:	\$11,590		



Area Demographics – 5 miles

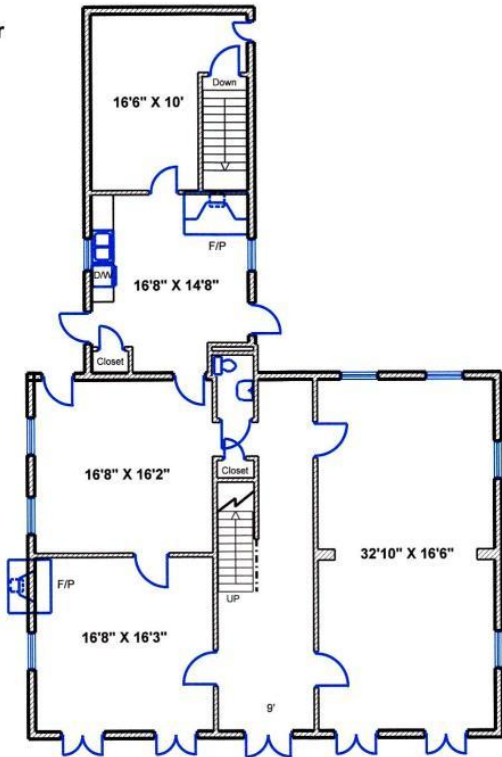
Population 2011~ 143,044
 Total Households 2011~ 52,251
 2011 Ave. HH Income~ \$81,739
 % population change 2000-2011
 +12.24%



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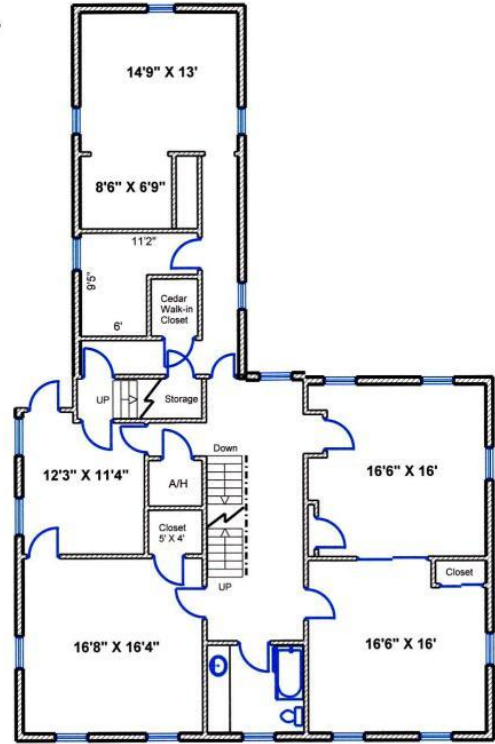
Floor Plans

1st Floor
(1,910 SqFt)

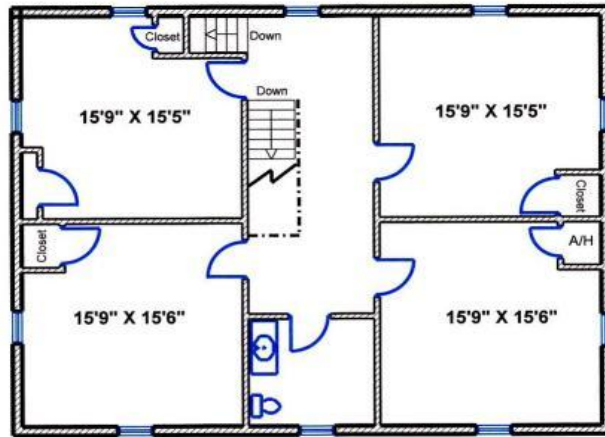


**All measurements are approximate

2nd Floor
(1,910 SqFt)



**All measurements are approximate



**All measurements are approximate

3rd Floor
(1303 SqFt)

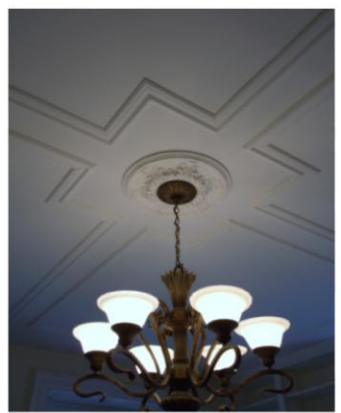
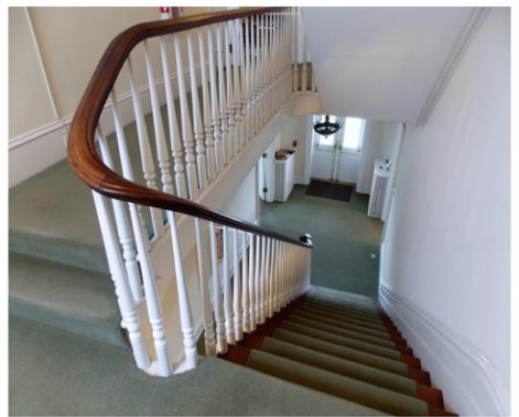
Business Confidential

These floor plans are the property of Coldwell Banker Commercial, CBH, and are provided for space planning purposes ONLY. All measurements are approximate.



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Property Photos



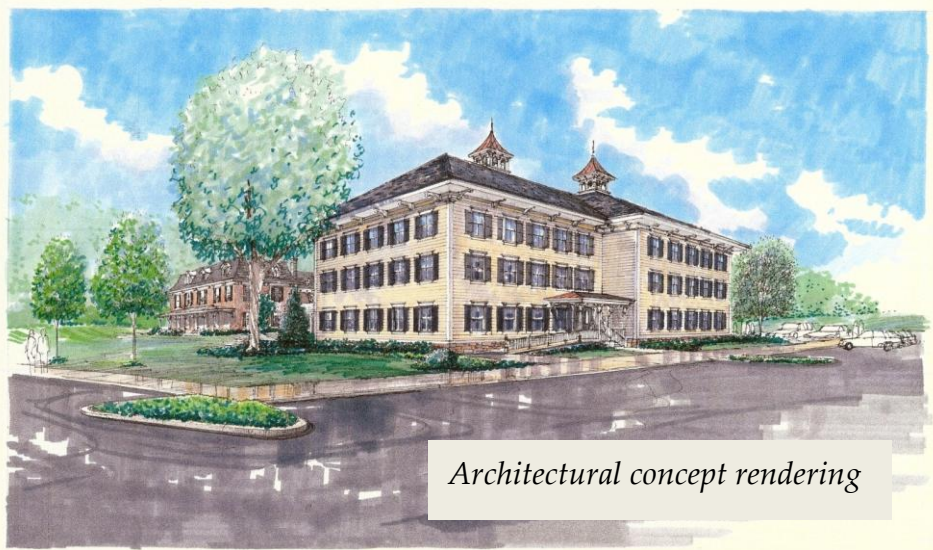
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Stone Manor Corporate Center



Building PAD

Approvals are in hand for new construction of a multi-level office building. Site is offered with general improvements in place and sewer and water connections.



Architectural concept rendering



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Distances to:



- County Seat, Doylestown Boro 3 miles
- Pennsylvania Turnpike 8 miles
- Interstate 95 17 miles
- Princeton, NJ 33 miles

Airports



- Philadelphia Intl. Airport 43 miles
- Lehigh Int. Airport 38 miles
- Newark Airport 71 miles
- LaGuardia / JFK, NY 89 miles

Rail



- Doylestown Septa Station 3 miles
- Phil. 30th St. Station 32 miles
- Trenton Amtrak/NJ Transit 25 miles



Warrington, long-ago designated as “The Gateway to Historic Bucks County,” is home of 25,000 residents and over 375 businesses. Warrington is not only a dynamic residential area, but a bustling commercial center as well.

Diverse in terms of its land use, communities and commerce, residents enjoy a thriving quality of life with convenient access to countless Bucks County historic, cultural, and artistic gems.



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