

# Commercial/Industrial - CHALFONT, PA



## 140 E Butler Ave #5, Chalfont, PA, 18914

Offered at \$399,000

LOOKING FOR SOMETHING SPECIAL? This historic barn/office renovation offers an incredible private setting just minutes from Doylestown, Montgomeryville, and the Ambler/309 PA turnpike. The barn is part of a five-building condominium complex, known as Pinehill Professional Center and boasts ample parking with vast exposure on East Butler Avenue. The property is zoned "Corridor Commercial"? by Chalfont Borough and allows for offices such as medical, law, architectural, real estate, or engineering. Every visitor will appreciate the charm of exposed beams and hand-hewn pegs and rafters. High ceilings and lofted spaces are accented with original barn ladder and numbered beams. Welcoming you is a vintage brick floored foyer that leads to a reception, administration and waiting areas. On the first floor, there are 3 large private offices, a conference room (13 x 20), two administrative offices, 2 restrooms and a kitchenette/staff room. The second floor is 1,410 +/- SF and offers two loft offices, two private offices and a large open office area. The lower level has two offices with a private entrance. The remainder of the lower level houses mechanicals and offers built-in storage. A monthly condo fee of \$1,350 covers the exterior maintenance of the building, including the roof, water/sewer, lawn care, snow and trash removal and exterior building insurance. A complete set of condominium declarations is available upon request. Please see: MLS "DOCUMENTS FILE"? for maps, zoning and floor plans. The room dimensions are deemed reliable, but not guaranteed, and should be verified by any interested buyer. This property needs to be at the top of your MUST-SEE list.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1935



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