OFFERING MEMORANDUM

Excellent NNN Investment Opportunity

20 N PENNSYLVANIA AVENUE

Morrisville, PA 19067

SVN
AHIA COMMERCIAL REAL ESTATE

EXCLUSIVELY MARKETED BY:

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Table of Contents

5 **THE PROPERTY**

Property Summary 6
Property Details 7
Property Highlights 8
Site Plan 9
Additional Photos 10

11 **THE FLOOR PLANS**

Basement 12
First Floor 13
Second Floor 14
Third Floor 15

16 **THE LOCATION**

Regional Map 17
Location Map 18

19 **THE DEMOGRAPHICS**

Demographics Map & Report 20

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

The Property

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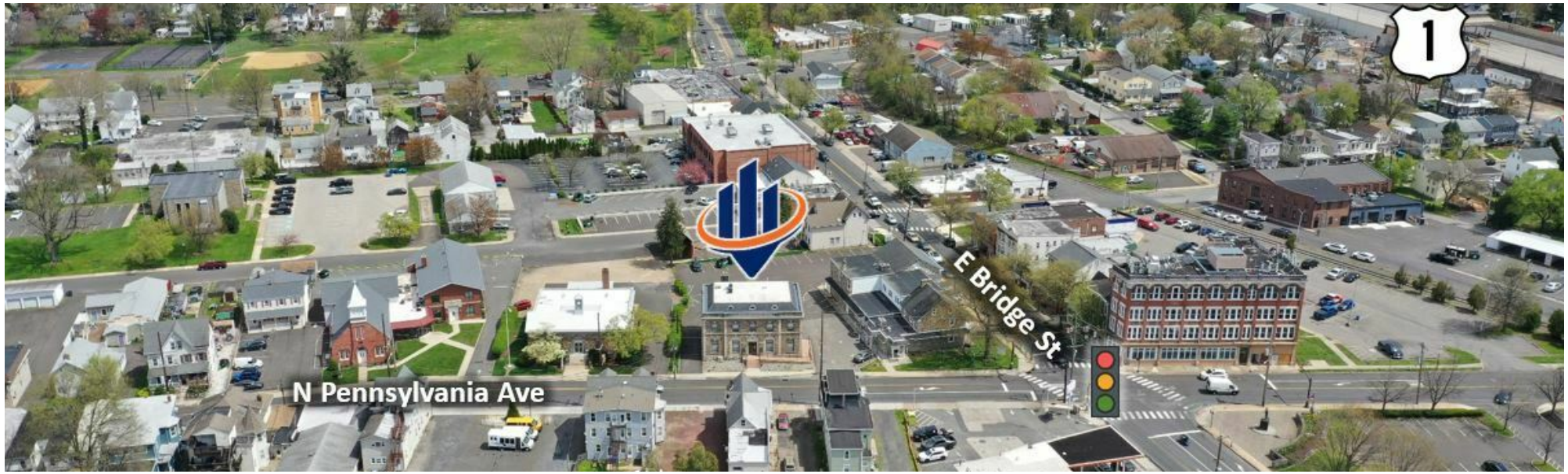


OFFERING SUMMARY

SALE PRICE:	$1,250,000
BUILDING SIZE:	9,150 SF±
LOT SIZE:	0.22 AC±
YEAR BUILT:	1928
YEAR RENOVATED:	2016
CAP RATE:	13%
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN® is pleased to present an excellent opportunity to acquire a single-tenant, net leased, office investment opportunity located in Morrisville Borough, Bucks County, Pennsylvania. The property is comprised of a 9,150 square foot, three-story office building currently leased to a single tenant since 2016. The building itself offers stately presentation in an uncompromising environment and demonstrates the ideal cross section of historic significance and modern relevance. Originally built in 1928 by Bucks County Contributionship Insurance Company, the oldest fire insurance company in Bucks County, and fully renovated in 2016. The property offers many distinctive features throughout, including 12 foot ceilings, a fully finished basement and historic architectural details. This highly visible and accessible location offers convenient access to major connecting routes.

LOCATION OVERVIEW

Located on North Pennsylvania Avenue at the immediate proximity to the intersection of South Pennsylvania Avenue and East Bridge Street in Morrisville Borough, Bucks County, Pennsylvania. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. Excellent location less than 0.2 miles to/from the Route 1 Exit ramp. Morrisville is amenities rich neighborhood with a diverse tenant mix, all in immediate proximity.

PROPERTY DETAILS

SALE PRICE	$1,250,000

LOCATION INFORMATION

STREET ADDRESS	20 N Pennsylvania Avenue
CITY, STATE, ZIP	Morrisville, PA 19067
COUNTY	Mercer
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	East Bridge Street
TOWNSHIP	Morrisville Borough
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 - 0.2 Mi.
NEAREST AIRPORT	Trenton Mercer Airport - 7 Mi.

PROPERTY INFORMATION

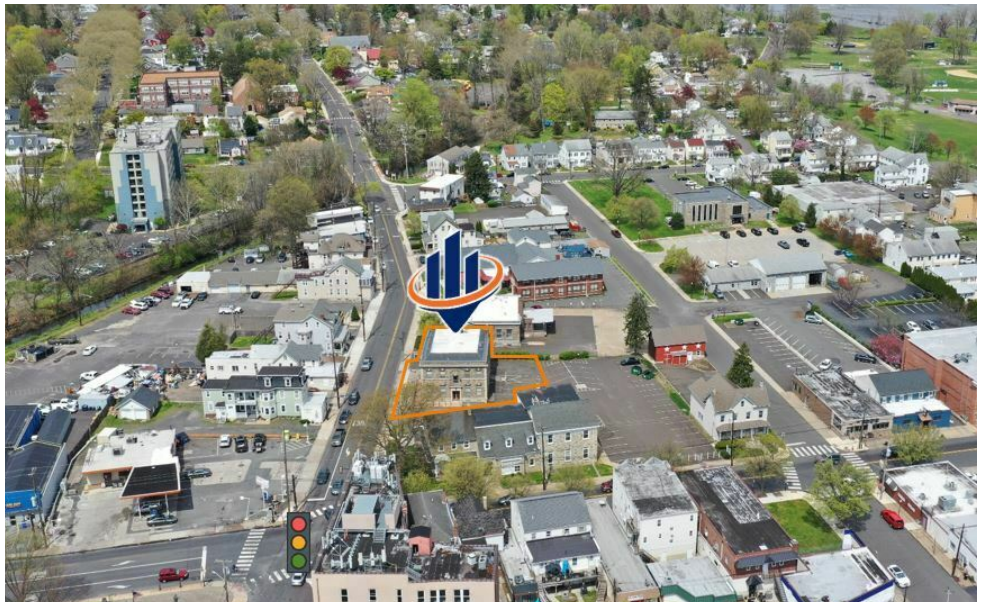
PROPERTY TYPE	Office
ZONING	C-1 (Central Commercial District)
LOT SIZE	0.22 AC±
APN #	24-009-193
RE TAXES (2024)	$27,166
LOT FRONTAGE	90 ft
LOT DEPTH	88 ft
TRAFFIC COUNT	9,023 VPD
TRAFFIC COUNT STREET	Railroad St

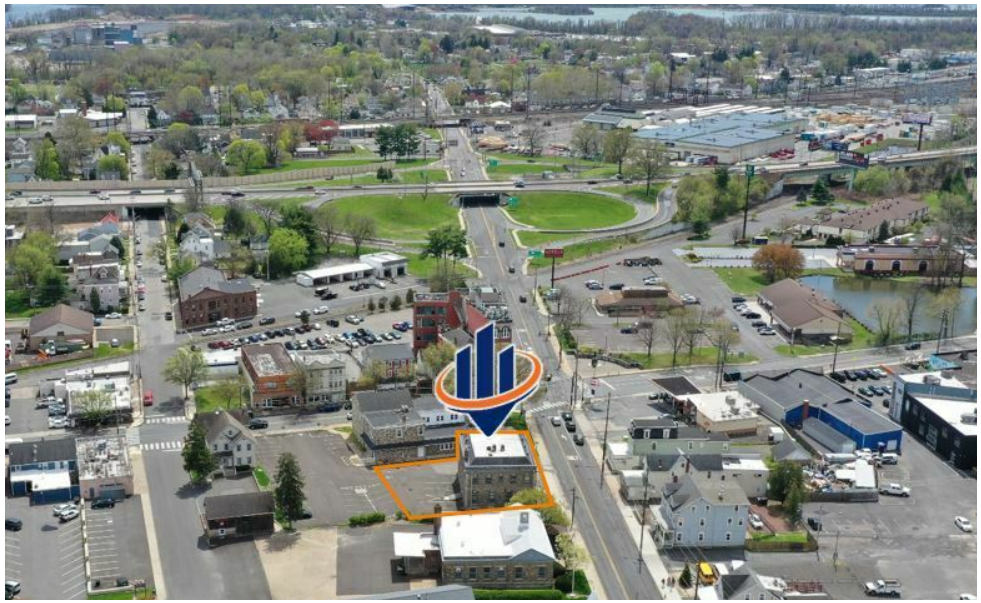
BUILDING INFORMATION

BUILDING SIZE	9,150 SF
OCCUPANCY %	100.0%
TENANCY	Single
CEILING HEIGHT	12 ft
NUMBER OF FLOORS	3
FREE STANDING	Yes

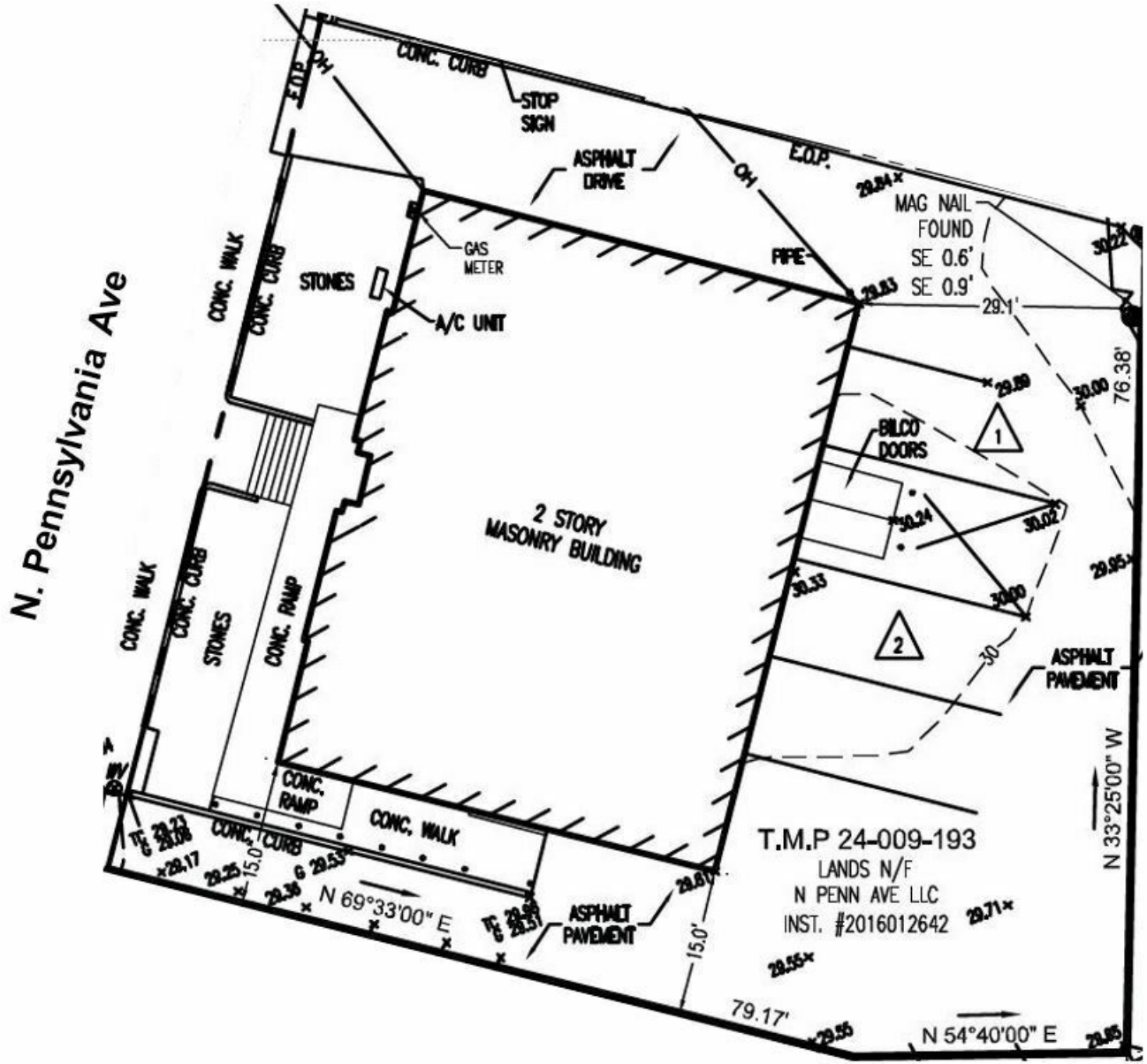
PROPERTY HIGHLIGHTS

- NNN office investment opportunity
- 3-story, freestanding building
- Total building area of 9,150 SF ±
- Functional floor plans
- Attractive 13% CAP rate
- Excellent Opportunity for investors and owner/users
- Immediate income from existing in-place tenant
- Potential for future residential/multi-family conversion
- Exceptional location within Morrisville Borough
- Convenient location for business and consumer access
- Proximate to populated residential neighborhoods
- Convenient access to major connecting routes





SITE PLAN


N. Pennsylvania Ave
CONC. CURB
STOP SIGN
ASPHALT DRIVE
E.O.P.
MAG NAIL FOUND SE 0.6' SE 0.9'
GAS METER
A/C UNIT
STONES
CONC. WALK
CONC. CURB
PIPE
29.1'
76.38'
BILCO DOORS
2 STORY MASONRY BUILDING
CONC. RAMP
ASPHALT PAVEMENT
T.M.P 24-009-193
LANDS N/F
N PENN AVE LLC
INST. #2016012642
N 33°25'00" W
N 69°33'00" E
N 54°40'00" E
15.0'
79.17'

ADDITIONAL PHOTOS

SECTION 2

The Floor Plans

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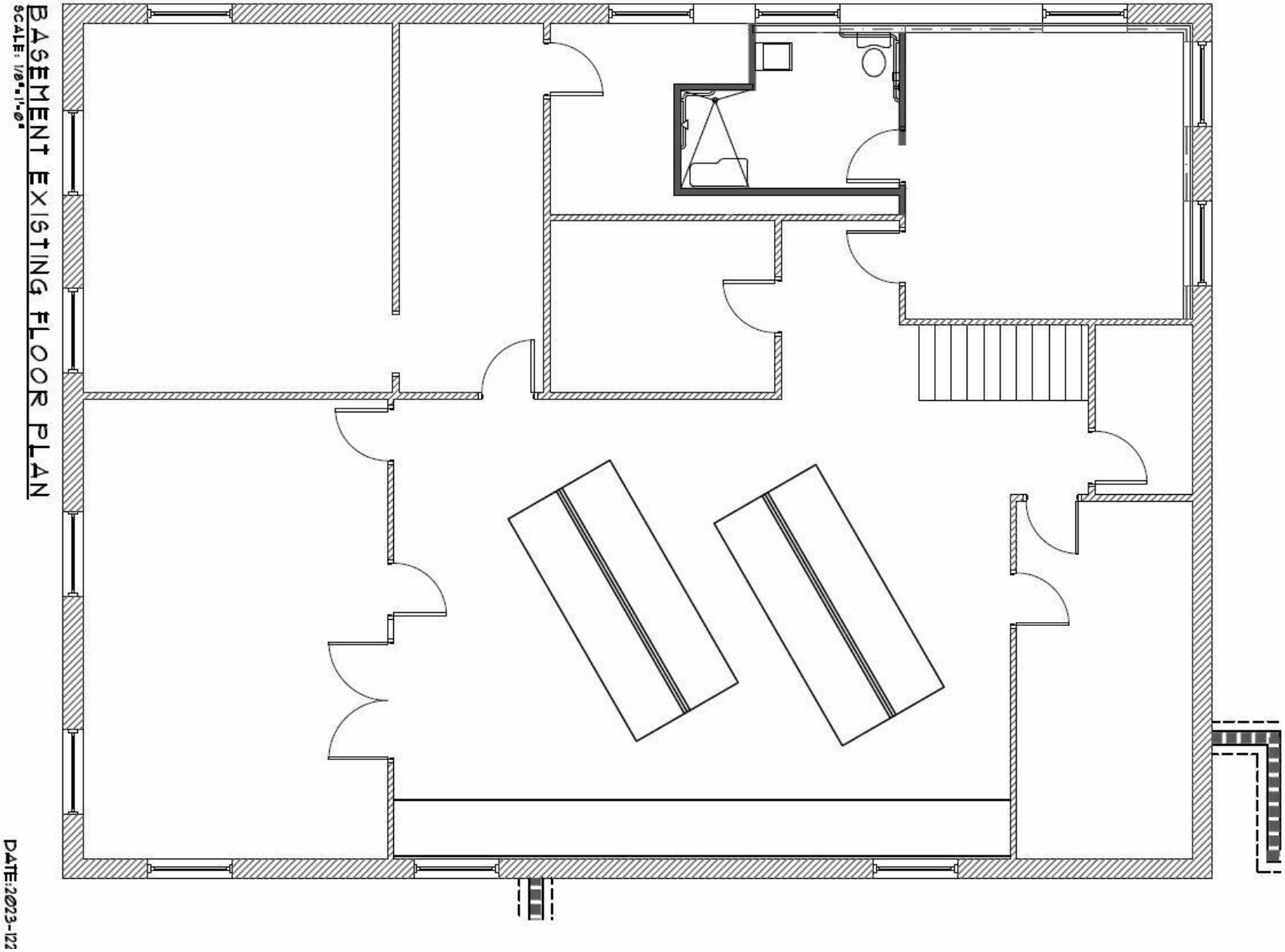
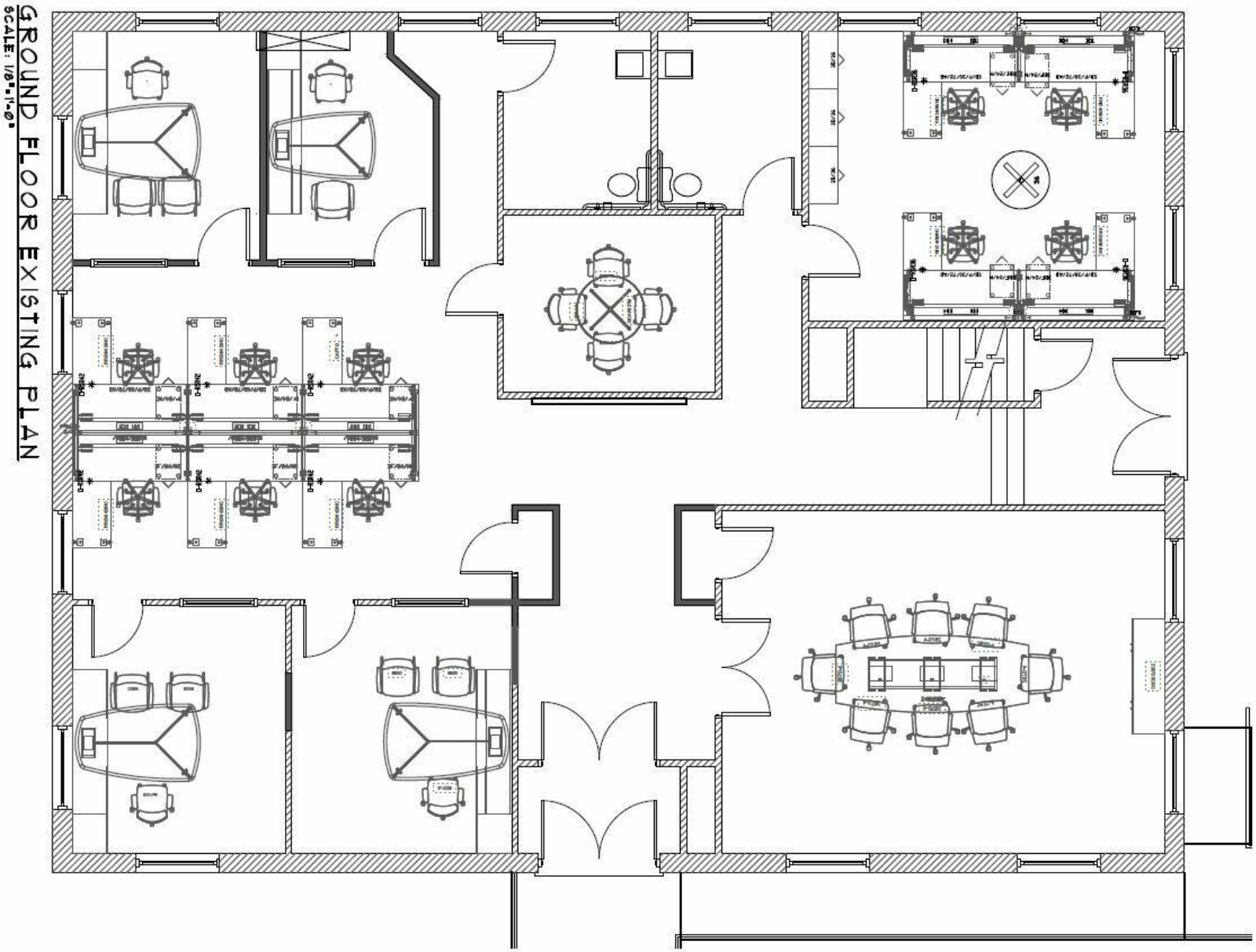
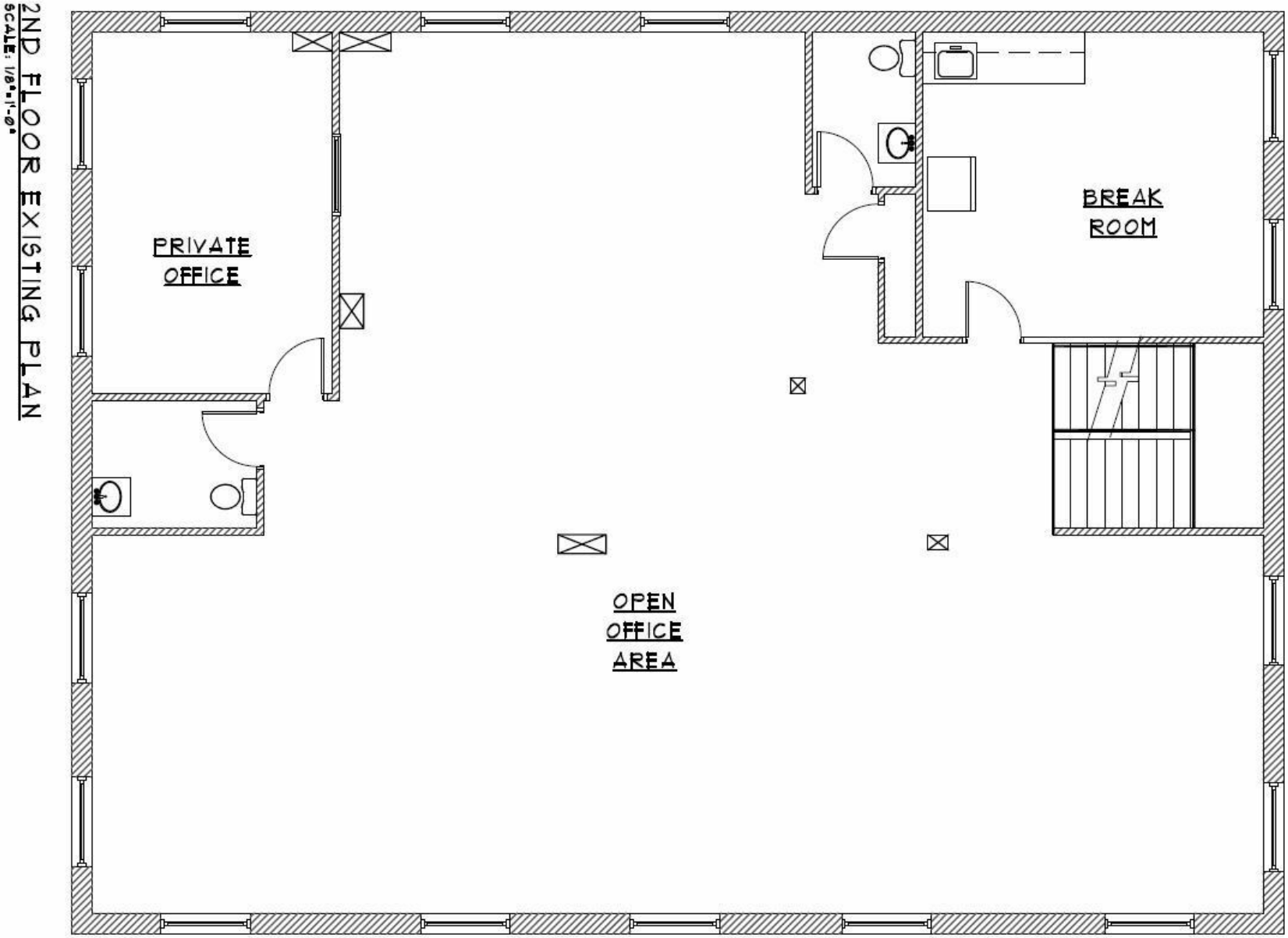
BASEMENT



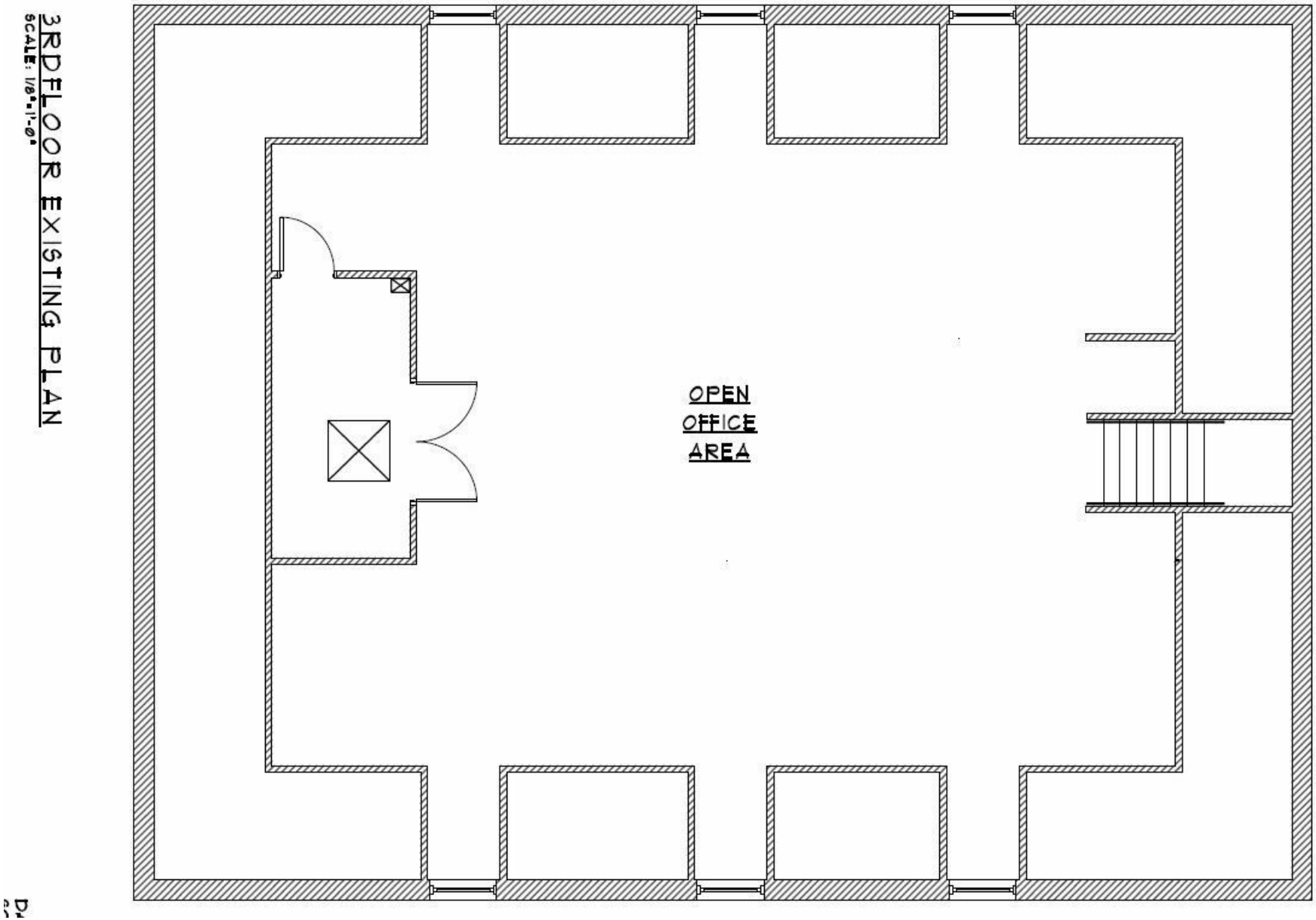
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SECTION 3

The Location

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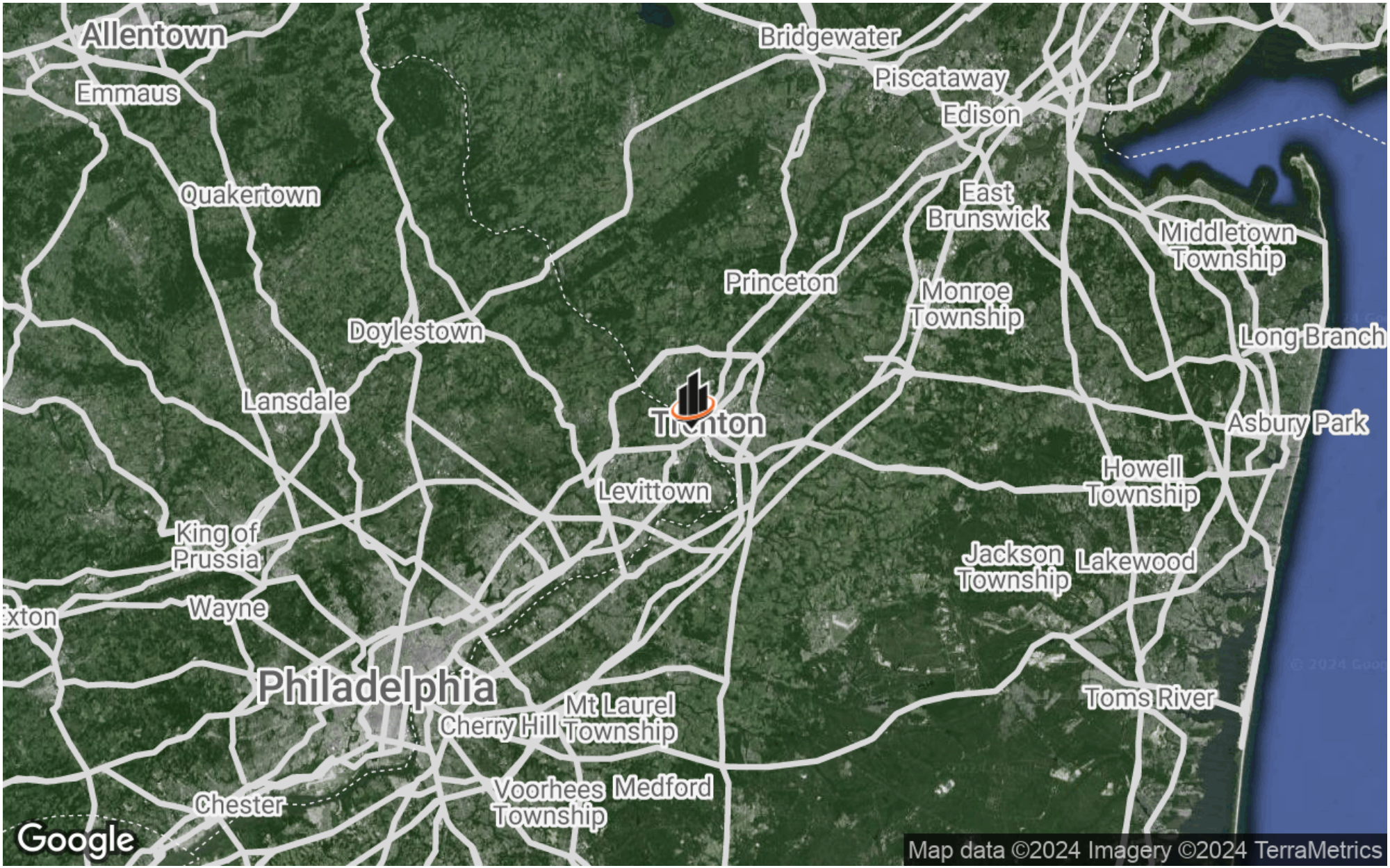
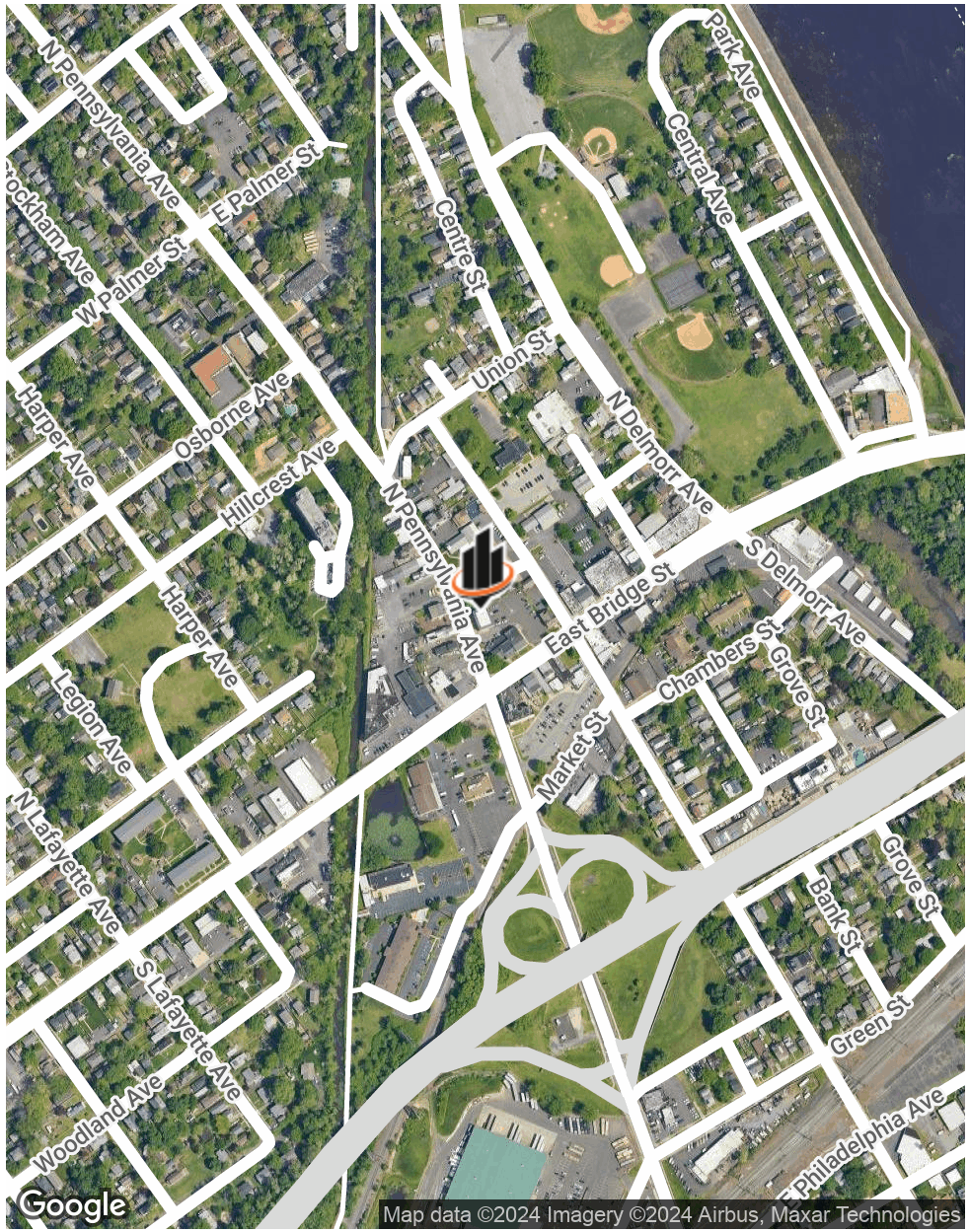
REGIONAL MAP



LOCATION MAP



SECTION 4

The Demographics

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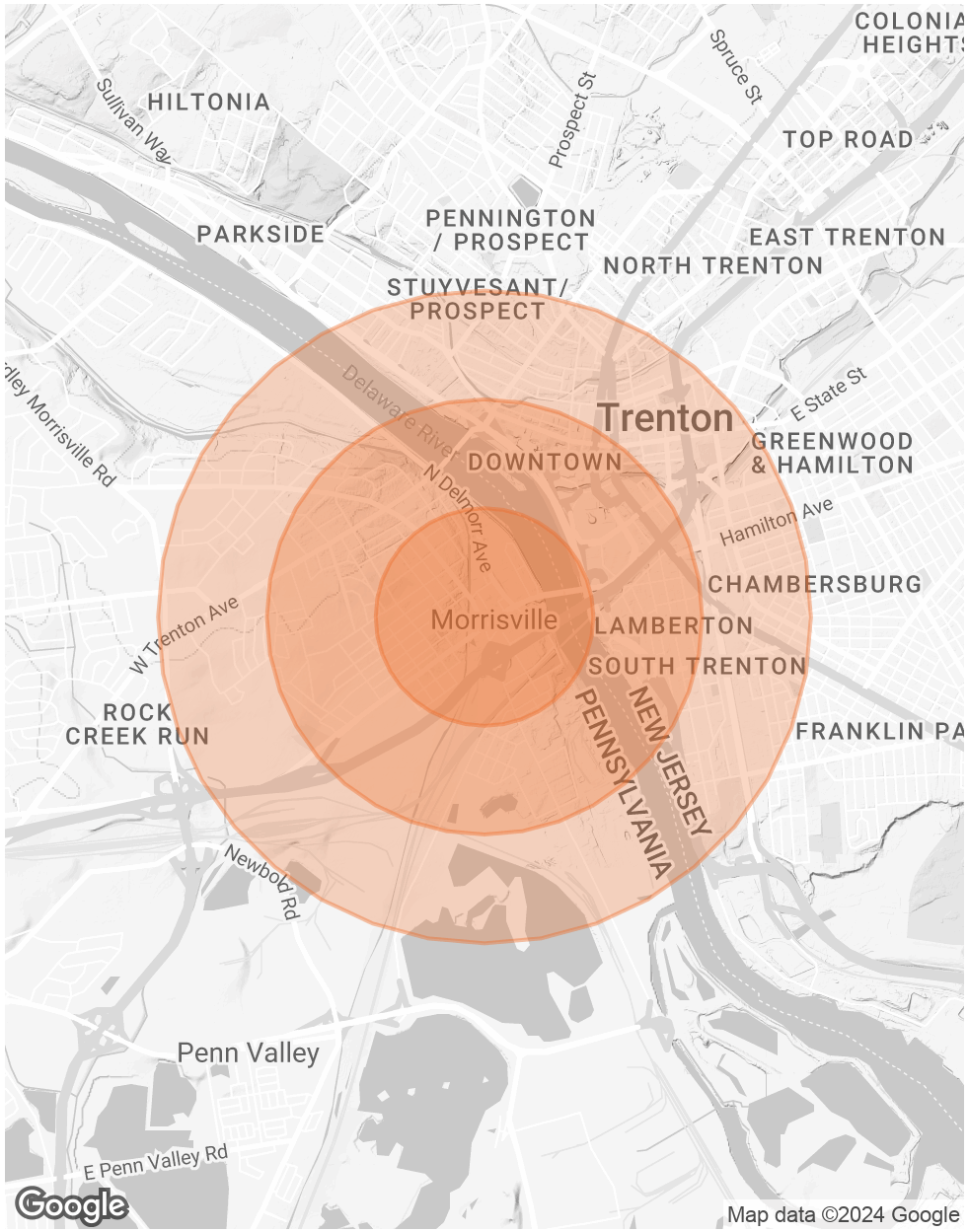
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	3,062	15,559	41,777
AVERAGE AGE	41	39	38
AVERAGE AGE (MALE)	41	39	37
AVERAGE AGE (FEMALE)	42	40	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,315	6,115	15,583
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	$97,591	$96,213	$87,220
AVERAGE HOUSE VALUE	$342,350	$274,545	$221,941

Demographics data derived from AlphaMap



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