

PROPERTY DESCRIPTION

920 Lawn Ave, Unit 8 (aka Suite #4)
Sellersville, PA 18960



Property Description

Outstanding office location for this Professional Office Condo at The Summit in Sellersville, PA!

Suite #4 (known in public records as #8) is a 1,690 SF office space that currently consists of lobby/waiting area, reception area, 2 entrances, 2 half bathrooms, 7 offices and 1 file storage room. Flexible space. Convenient to Route 309 exit, next to Grandview Hospital.

Condo Association fees cover CAM, building maintenance, sewer, landscape and snow removal.

Association fees are \$1,060/month.

***PLEASE NOTE that this office has been traditionally limited to medical use however recent by-laws change now broadens the use to professional office use as it fits the zoning.

***Sale of property is subject to Right of First Refusal given to each fellow condominium owner. Upon written notice along with a copy of the executed Agreement of Sale and Terms and Conditions, condominium owner's have five (5) business days to respond in writing of their intent to purchase by giving written notice. In accordance with Second Amendment to Declaration of Condominium of The Summit, a Condominium, dated October 24, 1989, Article III.

Property Data

Tax Parcel #: 52-012-010-002-0EU

County: Bucks

Municipality: West Rockhill Township

School District: Pennridge

Building Sq. Ft.: 1,693

Zoning: IS- Institutional Service District

Sewer: Public

Utilities:

- **Sewer:** Public
- **Water:** Public
- **Central Air**
- **Cooling Fuel:** Electric
- **Heating:** Forced Air
- **Heating Fuel:** Electric

Building Info:

- **Construction Materials:** Frame, Wood Siding
- **Flooring:** Carpet, Vinyl
- **Roof:** Shingle

Taxes

County Tax: \$1,026

Municipal Tax: \$292

School Tax: \$5,454

Total Annual Taxes: \$6,772

Tax Year: 2020

Parking:

- Parking Spaces: 4

** Condo Association By-Laws & other condo documents are available upon request. Property is managed by Charter Management .

Please note public records states the address as unit 8 but actually building number is Suite 4.

