



FOR SALE

51,600 SF Facility on 4.51 Acres
451 California Road, Quakertown, PA

CONTACT US

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COLLIERS INTERNATIONAL
One Windsor
7535 Windsor Drive, Suite 208
Allentown, PA 18195
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PROPERTY FEATURES

- 51,600 SF state of the art tennis and fitness facility on 4.51 acres
 - 46,440 SF first level
 - 5,160 SF second level
- Tremendous opportunity to grow existing operation or convert building to a health club, school, church, indoor self storage, daycare, etc.
- Building provides versatility to expand uses and services
- Annual taxes: \$28,382.29
- Six tennis courts, child care area, and locker rooms
- 87 parking spaces

- 30' ceiling height and 8' - 9' office ceiling height
- Two 10' overhead garage doors
- Electric heat pump and central HVAC
- Gabled roofing/metal coated with flat roof along the central portion
- Municipal water and sewer
- In close proximity to major arteries Route 309, Route 313, Route 663, and I-476

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.



DEMOGRAPHICS

WITHIN 1 MILE



3,761

people



1,490

households



\$77,235

average HHI



4,374

employees

WITHIN 3 MILES



26,927

people



10,122

households



\$84,097

average HHI



13,714

employees

WITHIN 5 MILES



45,097

people



16,879

households



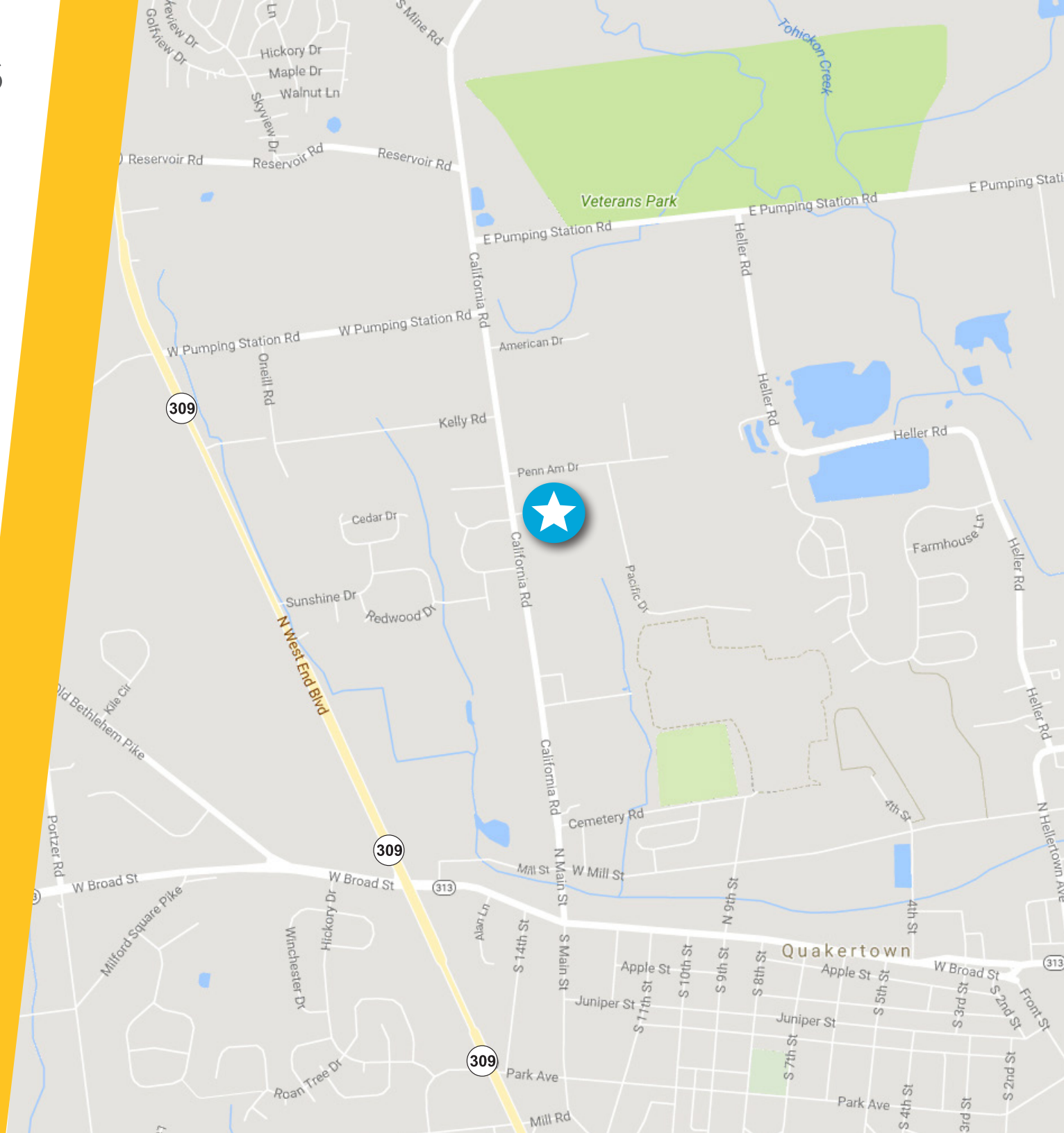
\$91,907

average HHI



19,461

employees





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