

## RENT

\$24 PSF Gross

## SIZE

1,960 SF

## ZONING

BC - Business Commercial



## TURNKEY DENTAL OFFICE | IDEAL FOR MEDICAL OR PROFESSIONAL USE

This well-maintained, standalone building offers a rare opportunity for a dental professional seeking a turnkey space with private parking and excellent accessibility. Located directly on Main Street in Sellersville, this property combines visibility, convenience, and functionality in an emerging Bucks County submarket.

Currently configured as a dental office, the space includes two private exam rooms with the potential to add a third. The layout and infrastructure also make it an excellent fit for a wide range of medical or professional office users.

### PROPERTY HIGHLIGHTS

- 12+ off-street parking spaces (private surface lot)
- Two private exam rooms with potential for a third
- Turnkey dental office configuration
- Ideal for medical or professional office use
- ADA compliant with accessible ramp at rear of property
- Existing Porter Sentinel System for oxygen and nitrous oxide monitoring
- Standalone building with strong Main Street presence

### LOCATION HIGHLIGHTS

Conveniently located just over one mile from Route 309 and approximately four miles from Route 476, the property provides easy regional access while maintaining the charm and walkability of a Main Street address.

This is a strong opportunity for a dental professional ready to step into an established setup, or for a medical or professional user seeking a highly functional standalone office in a growing corridor.

**Two newly opened apartment/condo buildings (Constitution Square and Sellersville Senior Apartments) and another one approved to be built less than a mile from this property (near Diamond and Fairview Ave), will increase the opportunity of additional traffic and customers in the area.**

## PRESENTED BY

James R. Wrigley  
215-519-2290 (m) | 215-855-5100 (o)  
jimw@kpgcm.com

Keith T. Metzger  
267-218-4819 (m) | 215-855-5100 ext 118 (o)  
keithm@kpgcm.com

# OFFICE SPACE FOR LEASE

66 N. Main Street, Sellersville, PA 18960



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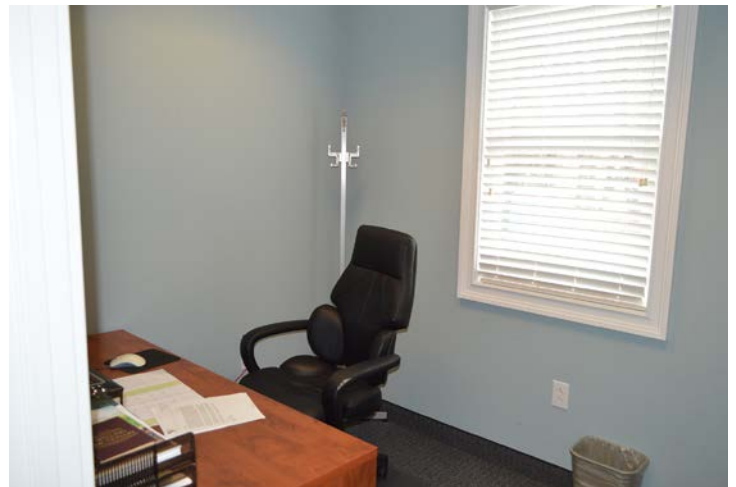
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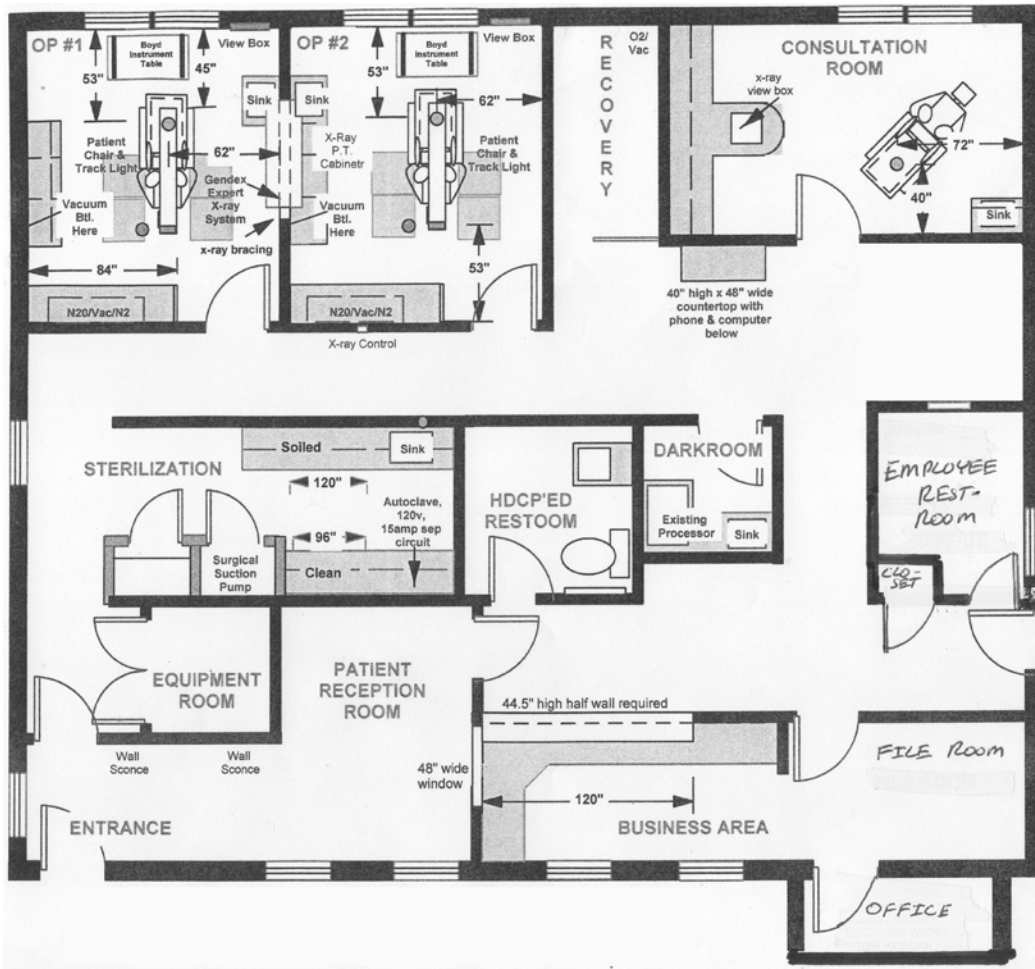
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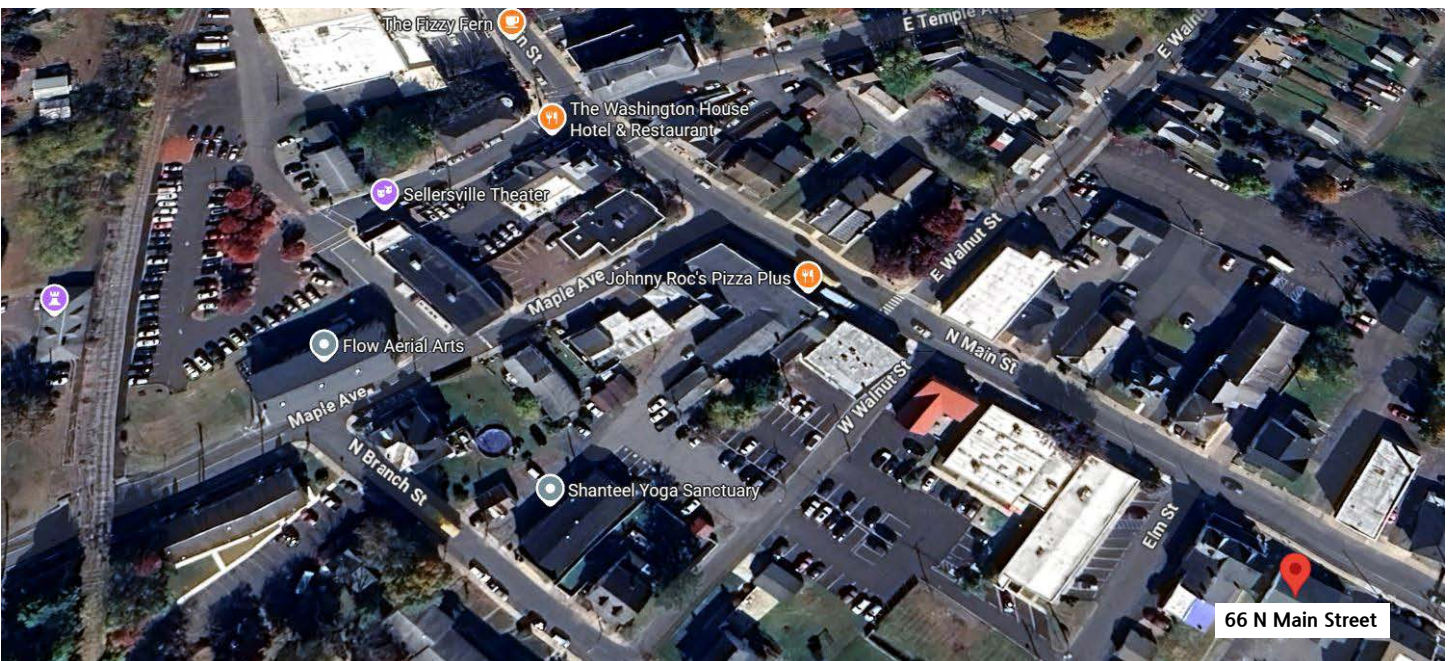
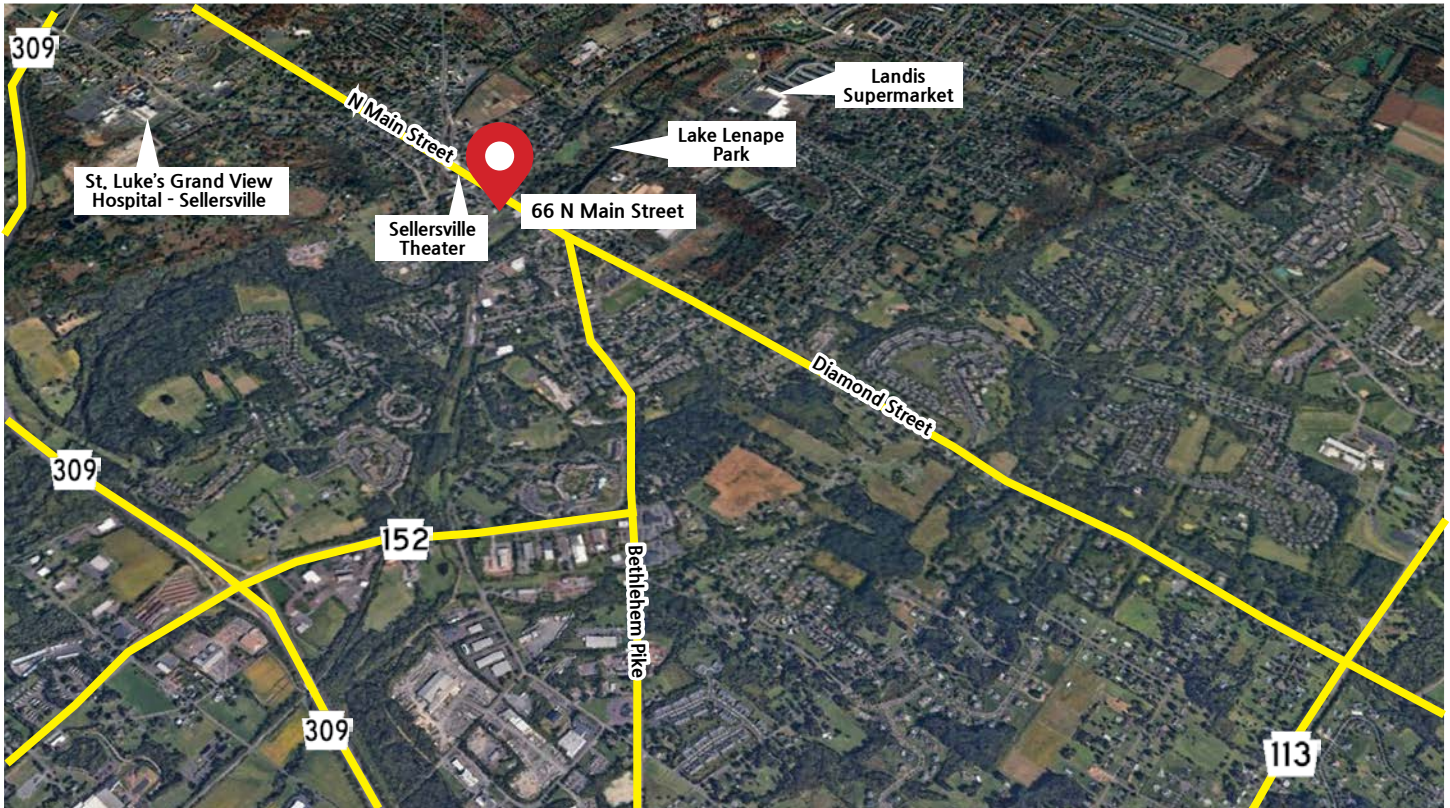
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