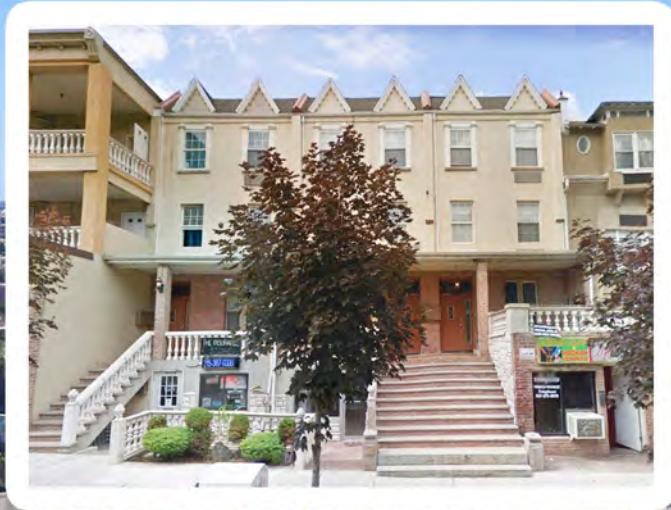




For Sale

MIXED USE UNIVERSITY CITY BUILDING

15 RESIDENTIAL UNITS | 3 COMMERCIAL UNIT



4441 - 4445 CHESTNUT STREET, PHILADELPHIA, PA



For Sale

MIXED USE UNIVERSITY CITY BUILDING

15 RESIDENTIAL UNITS | 3 COMMERCIAL UNIT

Portfolio HIGHLIGHTS

- Mixed Use Property For Sale in University City
- 18 Units Total - 15 Residential and 3 Commercial
- Good Mix of 1 & 2 Bedrooms / Studios
- Strong Rental Occupancy History
- Walking Distance to University of Pennsylvania, Drexel University, and Many Major Employers
- CMX-2 Zoning - City of Philadelphia
- Surrounded by New Developments and Public Transportation
- Value Add Potential to Improve / Raise Rents

** Can Be Bought Together or Individually

SALE PRICE: \$2,300,000

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Property
HIGHLIGHTS

4441 CHESTNUT STREET:

5 Leased Residential Units above 1 Leased Commercial Unit

SALE PRICE: \$995,000

4443 CHESTNUT STREET:

5 Leased Residential Units above 1 Available Commercial Unit

SALE PRICE: \$695,000

4445 CHESTNUT STREET:

5 Leased Residential Units above 1 Available Commercial Unit

SALE PRICE: \$695,000

4441 - 4445 CHESTNUT STREET, PHILADELPHIA, PA

CENTER CITY
PHILADELPHIA



SEPTA
30TH ST STATION

Drexel
UNIVERSITY



Penn
UNIVERSITY of PENNSYLVANIA

SEPTA
46TH ST STATION

MARKET STREET

CHESTNUT STREET

WALNUT STREET



OVERVIEW

Welcome to the heart of Philadelphia's vibrant University City! This mixed-use portfolio property is a rare gem that offers an exceptional investment opportunity. Comprised of 34 residential units and 10 commercial units, this property is a one-stop-shop for everything that modern urban living demands.

Nestled in the prime location of Chestnut and 45th St., this property is walking distance from the world-renowned University of Pennsylvania, Drexel University, and other major employers. This property is surrounded by new developments that make it a highly sought-after location for students, young professionals, and families alike.

With a strong rental occupancy history, this property is not only a smart investment, but it's also a proven income generator. The mix of residential and commercial units provides a healthy diversification of income streams, making this property a smart investment for the long-term.

The property's prime location in University City provides easy access to a variety of local amenities, such as restaurants, shops, and entertainment venues. Whether you're looking for a peaceful retreat from the hustle and bustle of the city or a vibrant social scene, this property offers the best of both worlds.

Don't miss out on this once-in-a-lifetime opportunity to invest in Philadelphia's thriving University City. Contact Pillar Real Estate Advisors for more information.



ZONING

INTENT: Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

**All zoning information should be independently verified with governing municipality

CMX-2

Table 14-701-3: Dimensional Standards for Commercial Districts

	Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
	Min. Front Yard Depth	N/A
	Min. Side Yard Width	5 ft. if used
	Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
	Max. Height	38 ft. *
	Min. Cornice Height	N/A

* Zoning Bonus Summary		CMX-2	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (\$14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (\$14-702(16))		n/a	25% increase in units permitted

For bonus restrictions in select geographic areas, see page 49.

Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	1,440 to 1,919 sq. ft.	> 1,919 sq. ft.
1	480 sq. ft. per unit		
2	480 sq. ft. per unit		
3	480 sq. ft. per unit		
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7	480 sq. ft. per unit		
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y(3)	
Two-family	Y(3)	
Multi-family	Y(2)(3)	
Group Living (except as noted below)	N	
Personal Care Home	S(3)	14-603(11)
Single Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603(5)
Group Child Care	Y	14-603(5)
Child Care Center	Y	14-603(5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603(16)
Building or Tower Mounted Antenna	Y	14-603(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603(3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603(13)
Gun Shop	N	14-603(13)
Medical Marijuana Dispensary	Y	14-603(20)
Food, Beverages, and Groceries	Y	14-603(7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603(14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603(18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603(6)
Sit Down Restaurant	Y	
Smoking Lounge	N	14-603(19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603(13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603(10)
Structured Parking	S	14-603(10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603(2)(13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603(8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603(1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603(15)
Market or Community-Supported Farm	Y	14-603(15)



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CONTACT US

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