



221 Chestnut Street, Philadelphia PA 19106
OLD CITY BUILDING FOR SALE

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 **SSH Real Estate**
A Full Service Real Estate Company

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221 CHESTNUT STREET

SSH Real Estate has been exclusively retained to present the sale of 221 Chestnut Street (the "Property") in the Old City Market of Philadelphia.

The property totals approximately 12,000 square feet and is comprised of 8,000 square feet of office space (floors 2-5), 2,000 square feet of ground floor retail, with an additional 2,000 square feet of basement space within the highly sought after Old City Market.

Old City is one of Philadelphia's most popular, stable and expensive neighborhoods due to enormous barriers to entry, densely populated residential historic homes and over 150 high-end retail stops, boutiques and restaurants.



PROPERTY DESCRIPTION

ADDRESS 221 CHESTNUT STREET PHILA PA 19106

LAND AREA 2,831 SF

BUILDING AREA 12,000SF

PHILA. COUNTY TAX ID 883300800

ZONING CMX-3 - COMMERCIAL MIXED USE

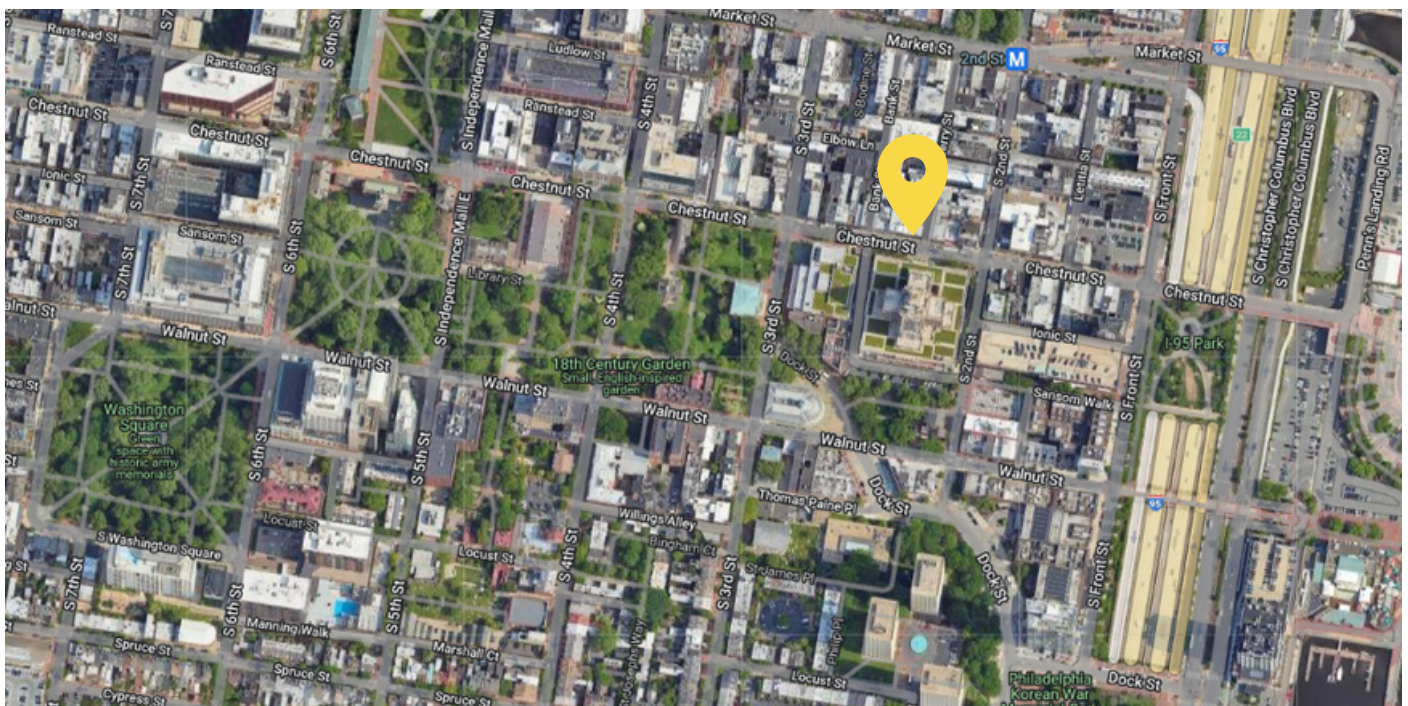
FLOORS 5 + BASEMENT



PROPERTY HIGHLIGHTS

- The property features a five-story, 12,000SF office building in the Heart of Old City.
- Property boasts high ceilings, floor to ceiling windows, exposed wood beams and an elevator.
- Unique opportunity for an owner user to occupy this office building; flexible leases allow for phased growth with the other occupied floors producing income.
- Currently 80% occupied with short-term leases, the building offers an excellent opportunity to convert the building into highly sought after apartments which is allowed by CMX-3 zoning.
- The property is within a short walk to SEPTA and PATCO.
- **Building is being offered at \$2,500,000.**

PHOTO
GALLERY



221 CHESTNUT STREET



ZONING

CMX-3: COMMERCIAL MIXED USE

MAX OCCUPIED AREA	Lot: Intermediate 75%; Corner 80%
MIN. SIDE YARD WIDTH	8 ft. if used for building containing dwelling units
MAX FLOOR AREA RATIO	500% with additional bonuses

12,000SF
CMX-3

OFFERING PROCEDURE

The property is being offered at \$2,500,000.

Interested buyers should address all communications, inquiries, and requests for information to SSH Real Estate. All inspections of the property must be arranged through SSH Real Estate with appropriate notice.

Buyers intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to SSH Real Estate by email, overnight delivery, or other time-stamped method. The owner will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

FOR MORE INFORMATION

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