

1417 LOCUST ST & 215 S 15TH ST

PHILADELPHIA, PA 19102

FOR SALE OR LEASE

6,574 LAND SF | MIXED USE COMMERCIAL

The Property consists of a four-story elevator served mixed-use commercial building containing a prime retail and office. The improvements contain approximately 20,250 square feet of above grade building area which excludes a full lower level. Net rentable area is approximately 18,370 square feet on a parcel of land 6,574 square feet.

\$7,500,000 - \$340/SF

HEAD QUARTERS BUILDING WITH NAMING RIGHTS



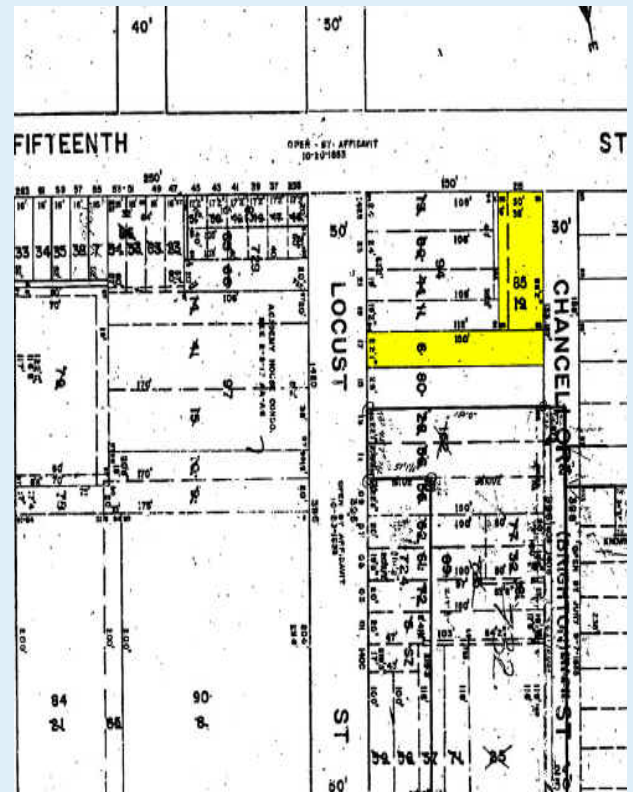
M.S. FOX REAL ESTATE GROUP

CALL FOR APPOINTMENT

215-568-8000

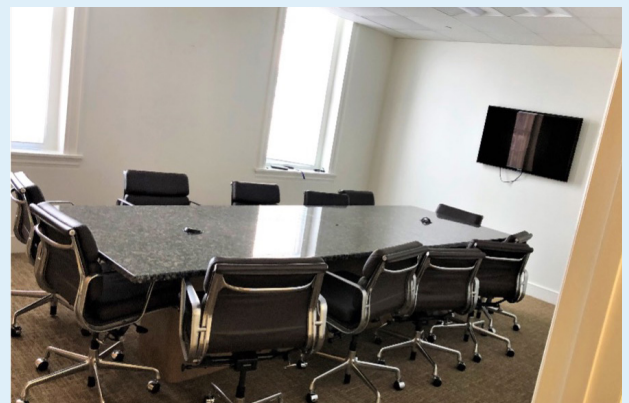


FOR SALE!



BUILDING DESCRIPTION

- CMX-5 Commercial Zoning
- 22' frontage along Locust St/38' frontage along South 15th St/108.17 along Chancery St
- Approx. 20,250 SF GBA above grade
- One block from SEPTA/PATCO stations
- 18,370 SF NRA
- Applebee's: approx. 8,700 SF
- Academy Cleaners: approx. 8,700 SF
- Upper level offices: approx. 7,640 SF
- 400+ car garage across the street



Anthony Falcone | 215.840.2383 | tfalcone@msfoxre.com

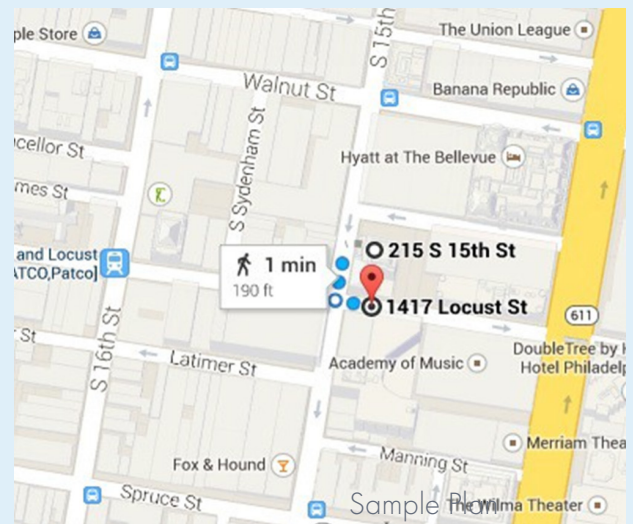


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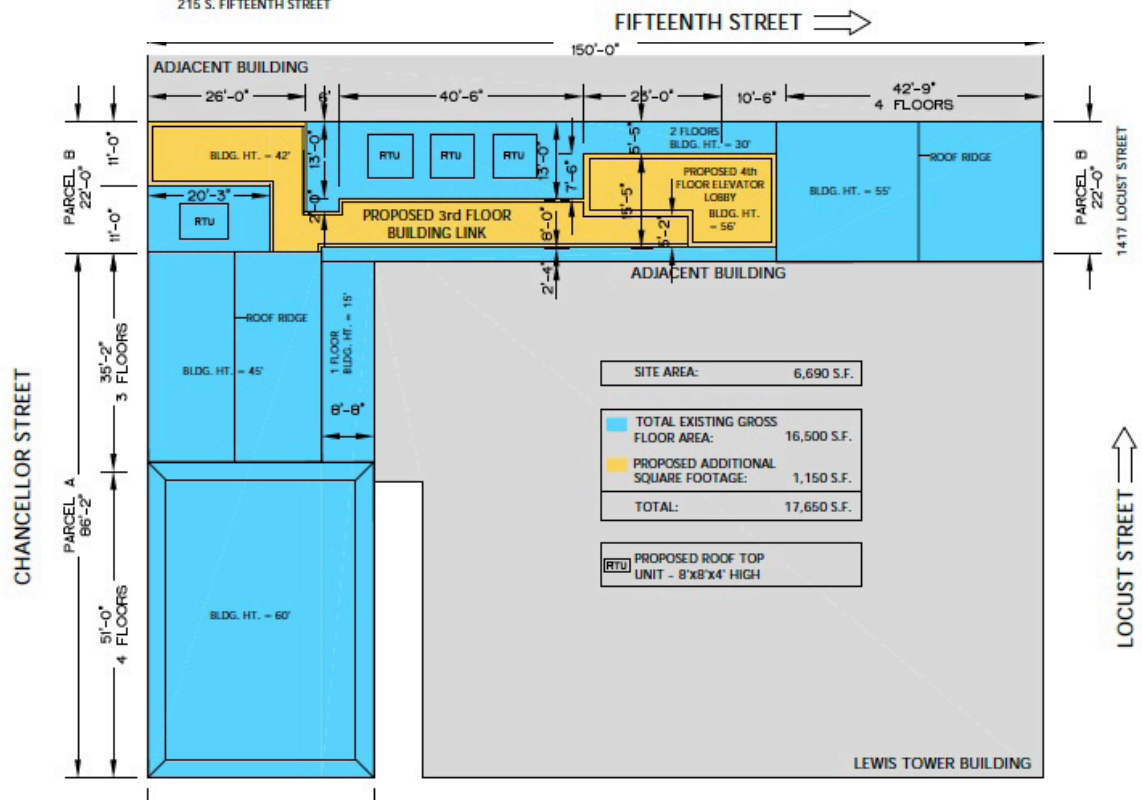
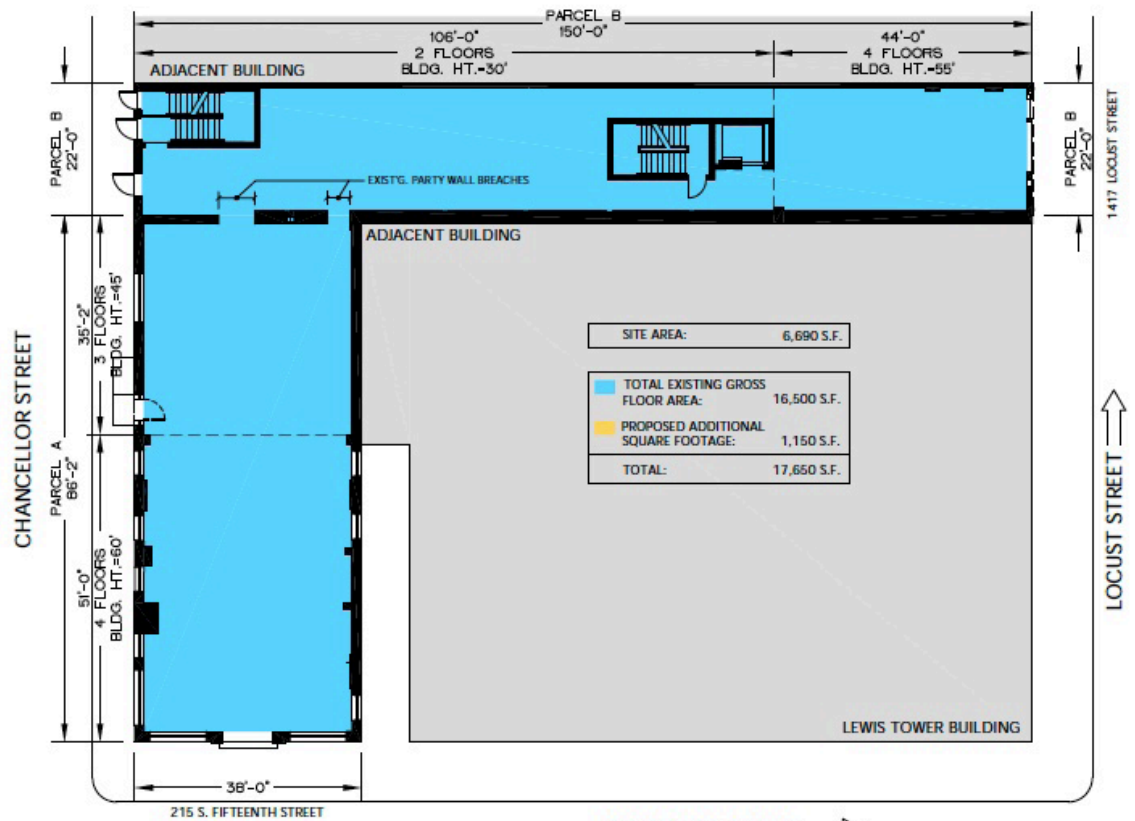
Suite 1410, 1628 JFK Boulevard,
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FLOOR PLANS



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