



FOR SALE OR LEASE

4225 CHESTNUT STREET
PHILADELPHIA, PA 19104

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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PROPERTY DESCRIPTION



Potential for office/childcare/flex/school opportunity in booming University City



Single tenant building with rear loading/potential for drive-in



Re-useable existing conditions (currently nonprofit office space)

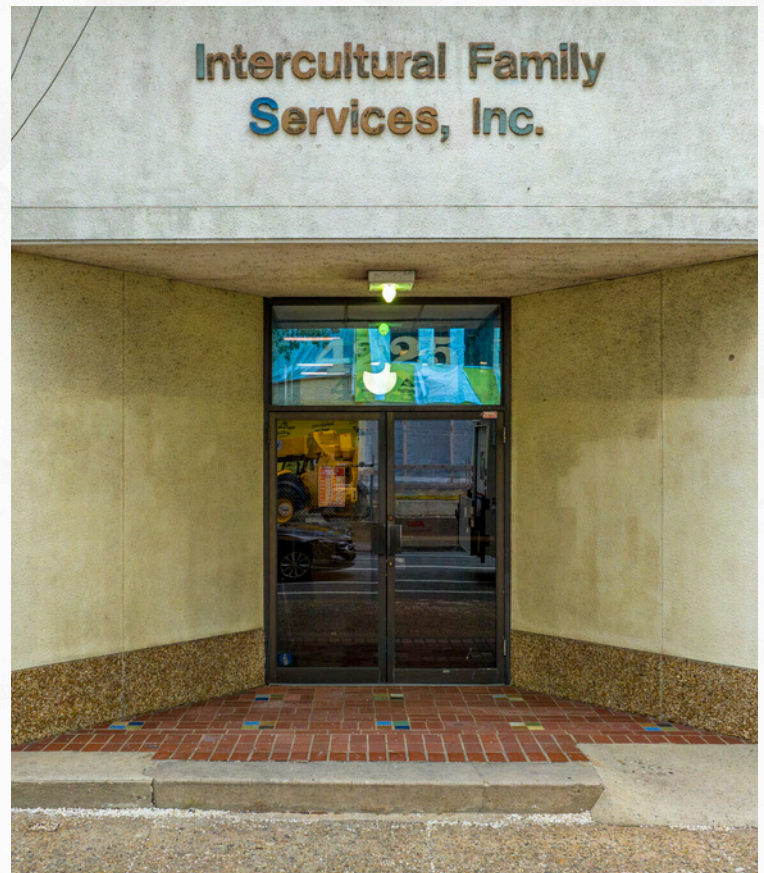


Available January 1, 2025



Potential for high-rise development; CMX-4 zoning

Property Address	4225-31 Chestnut St, Philadelphia, PA 19104
Tax Parcel Number	773597500
Submarket	University City
Building SF	27,820 SF
Land SF	13,920 SF
Stories	2
Frontage	~62' on Chestnut and Ludlow
Zoning	CMX-4
Real Estate Taxes (2024)	\$51,080
Overlay	Mixed Income Neighborhoods



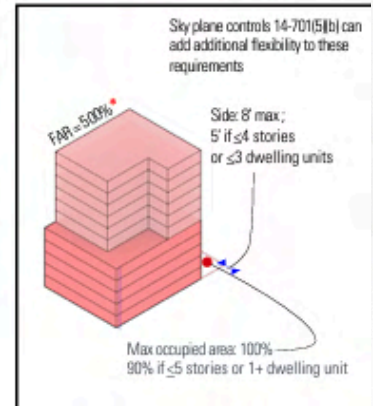
EXISTING ZONING: CMX-4

CMX-4

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



Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ratio	500%* With additional bonuses



PERMITTED USES

*Following are just some of the permitted uses



Multi-family



Government



Adult Care



Consumer Goods



Child Care Center



Sit-down Restaurant



Educational Facilities



Commissaries and Catering Services



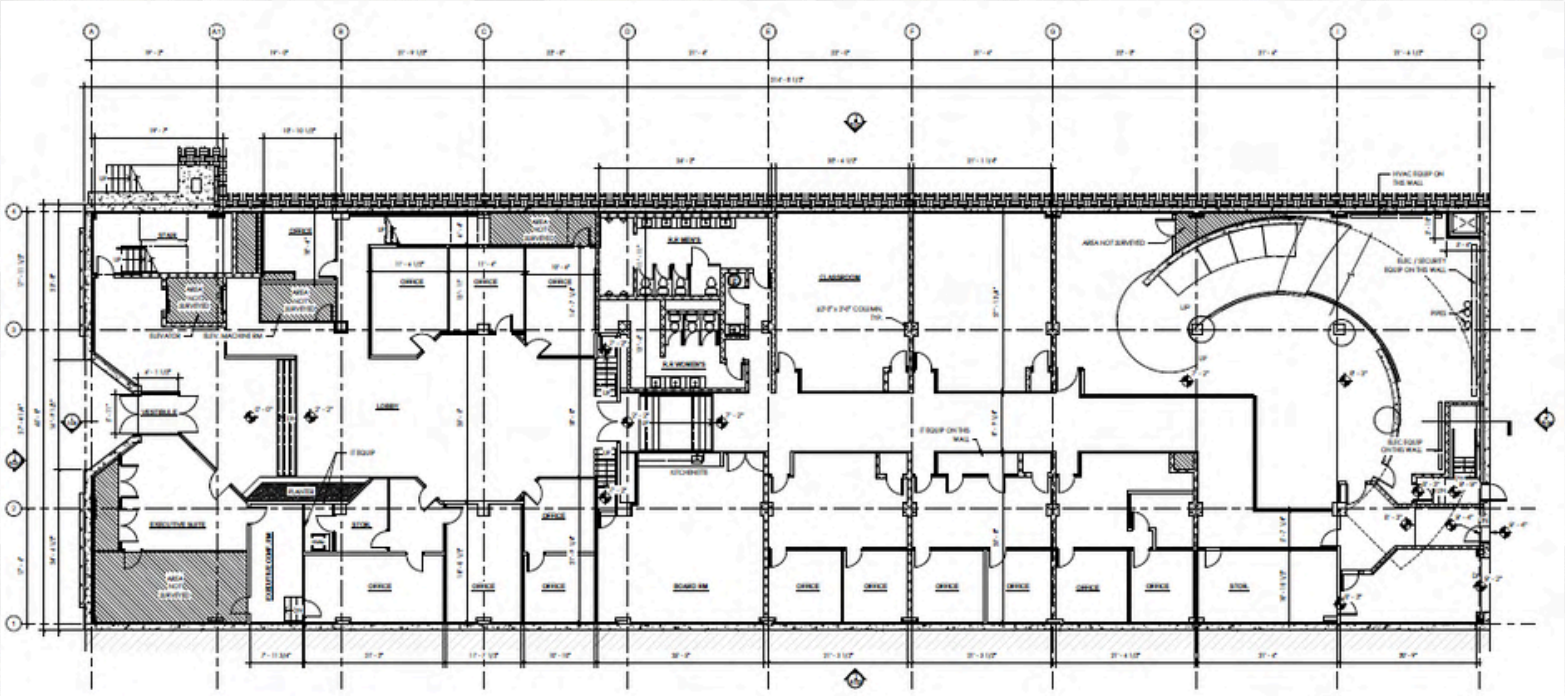
Religious Assembly



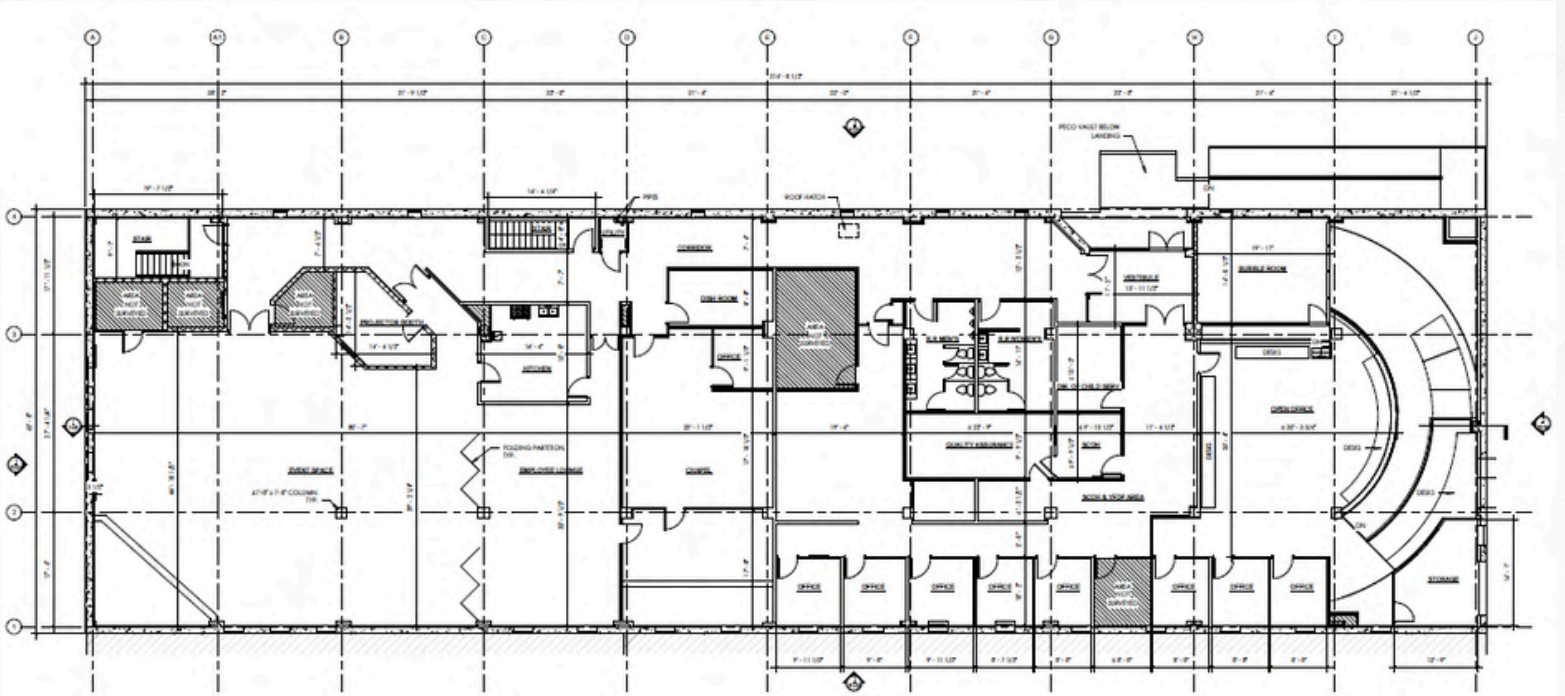
Business and Professional

FLOOR PLANS

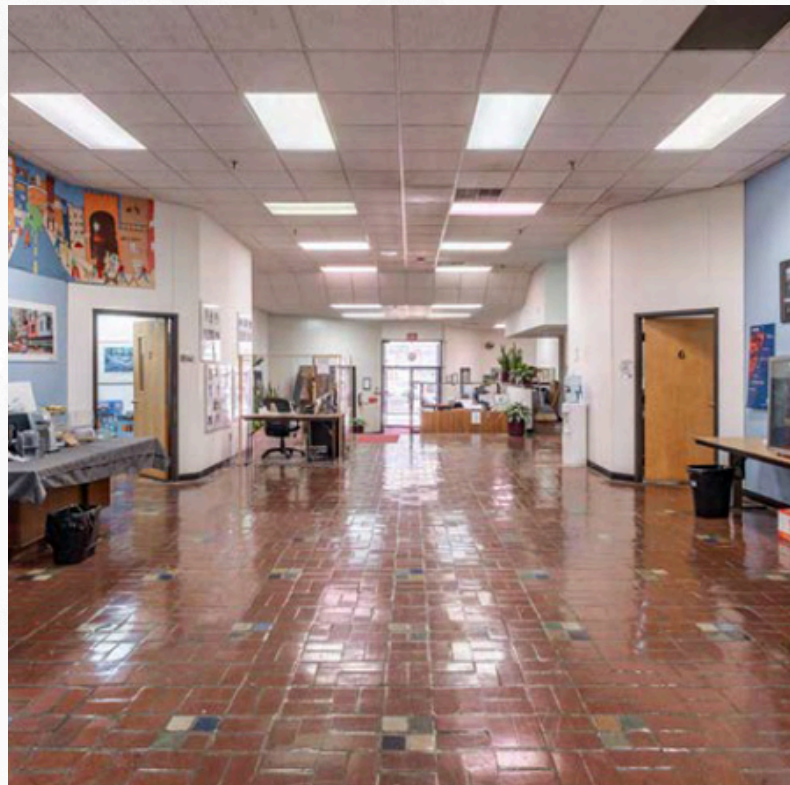
1st Floor



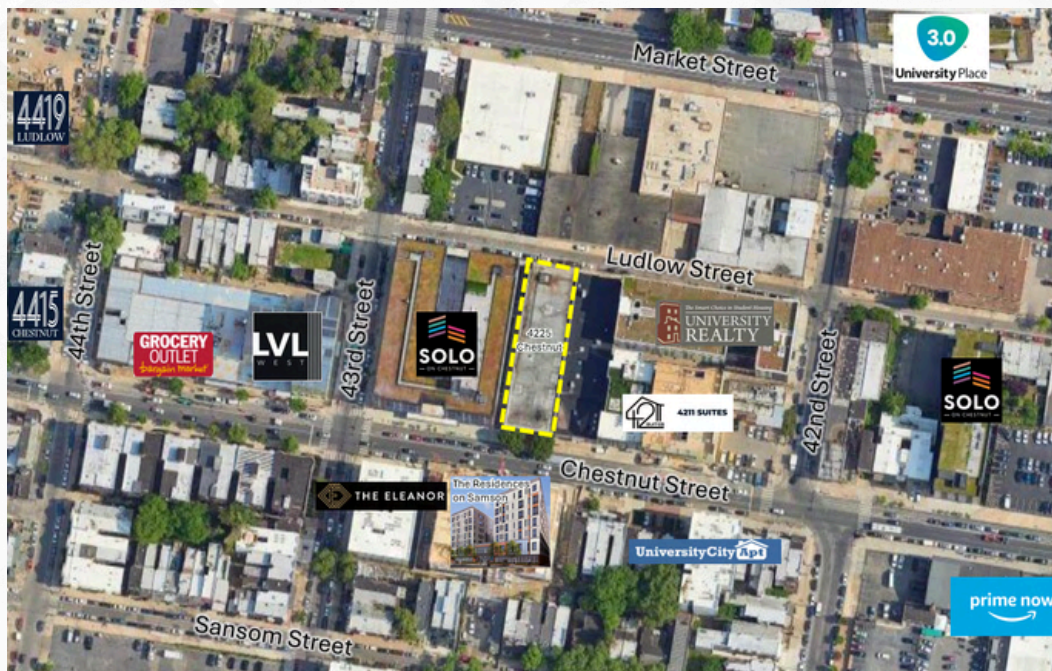
2nd Floor



INTERIOR PHOTOS



LOCATION



 **Walk Score**
95

 **Transit Score**
91

 **Bike Score**
99