



AVAILABLE FOR SALE

**5600-5614 CHESTNUT ST &
5616-5636 CHESTNUT ST
PHILADELPHIA, PA 19139**

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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THE FLYNN COMPANY

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PROPERTY DESCRIPTION

The Flynn Company is pleased to offer an exciting new opportunity to purchase 5600-14 Chestnut St and 5616-36 Chestnut St in West Philadelphia. The two adjacent properties are situated on the SW corner of 56th & Chestnut St and are comprised of two separate office buildings on a combined land area of 38,615 SF.

5600-14 Chestnut St is a 1-story, 6,914 SF medical office building; currently vacant. The building was fully renovated in 2011 and is built out with numerous doctor's offices, exam rooms, labs, a large procedure room and a pre- and post- operative patient care area. The property has frontage along Chestnut St as well as 56th St and boasts an electrified signage pylon on the corner. The parcel also includes striped parking for approximately 30 vehicles.

5616-36 Chestnut St is a 2-story, 18,340 SF elevator-served medical office building that was previously occupied by Mercy Health Associates and Renal Center of Philadelphia; it was most recently occupied in 2022 and is currently vacant. The building is in need of cleaning and updating before it can be occupied again. It is built out with numerous doctor's offices and exam rooms throughout. The parcel also includes striped parking for approximately 23 vehicles.

The offering presents a great opportunity for a medical user or as a future development site. Please contact The Flynn Company with any questions or to schedule a property inspection.

ALL OFFERS TO PURCHASE ARE SUBJECT TO BANKRUPTCY COURT APPROVAL AND ARE ALSO SUBJECT TO HIGHER AND BETTER OFFERS

ADDRESS	5600-14 Chestnut St, Philadelphia, PA
OPA NUMBER	883078415
BUILDING SF	6,914 SF
LAND SF	20,070 SF
STORIES	1
BASEMENT	No
ELEVATOR	No
RENOVATED	2011
SPRINKLER	No
GAS	Yes
ON-SITE PARKING	Yes; 30 spaces
ZONING	CMX-2; Neighborhood Commercial Mixed-Use
HISTORIC REGISTER	No



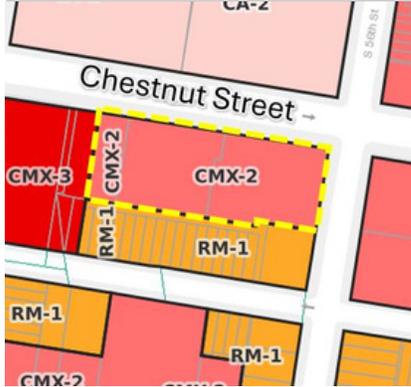
ADDRESS	5616-36 Chestnut St, Philadelphia, PA
OPA NUMBER	773016500
BUILDING SF	18,340 SF
LAND SF	18,545 SF
STORIES	2
BASEMENT	Yes; small mechanical room
ELEVATOR	Yes
SPRINKLER	No
GAS	Yes
ON-SITE PARKING	Yes; 23 spaces
ZONING	CMX-2; Neighborhood Commercial Mixed-Use
HISTORIC REGISTER	No



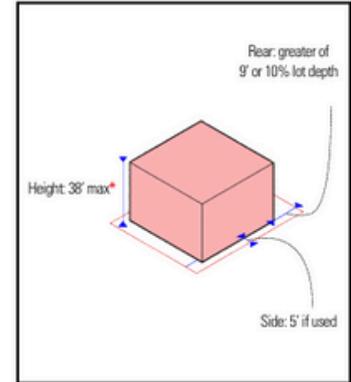
ZONING

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

Primarily intended for Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors:

*Following are just some of the permitted uses



Public, Civic, Institutional

- Adult Care
- Family Child Care
- Group Child Care
- Religious Assembly
- Safety Services



Commercial Services

- Animal Services
- Business Support
- Financial Services
- Maintenance and Repair of Consumer Goods



Office Use

- Business and Professional
- Medical, Dental, Health Practitioner (Sole practitioner)



Retail Sales Use

- Consumer Goods
- Food, Beverages and Groceries

PROPERTY PHOTOS



5600 Chestnut St - Lobby

**Space now vacant; furniture has been removed*



5600 Chestnut St - Office

**Space now vacant; furniture has been removed*



5600 Chestnut St - Pre-, Post-Op Area

**Space now vacant; furniture has been removed*



5600 Chestnut St - Hallway

**Space now vacant; furniture has been removed*



5616 Chestnut St - Hallway



5616 Chestnut St - 2nd Floor

PROPERTY PHOTOS



5600-14 Chestnut St

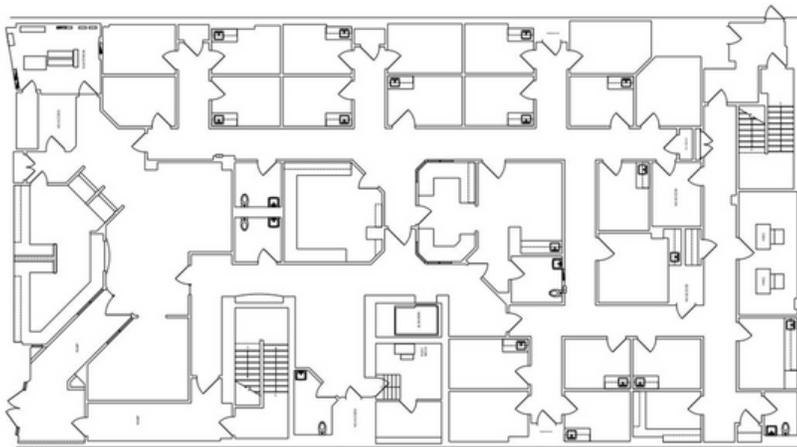


5616-36 Chestnut St

5600-14 CHESTNUT ST FLOOR PLAN

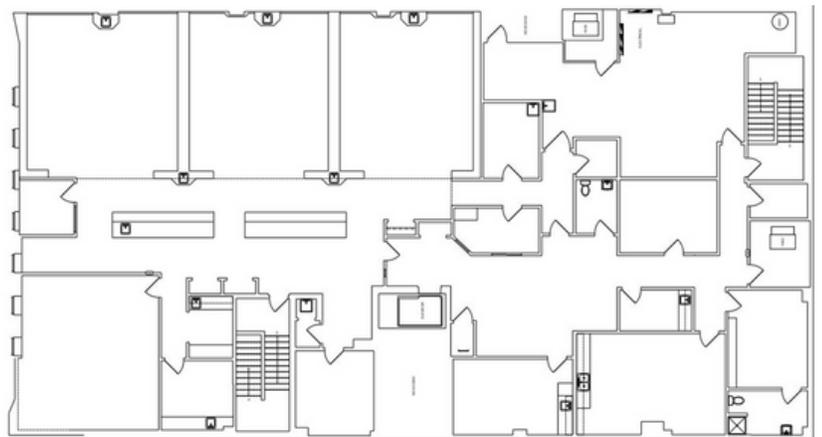


5616-36 CHESTNUT ST

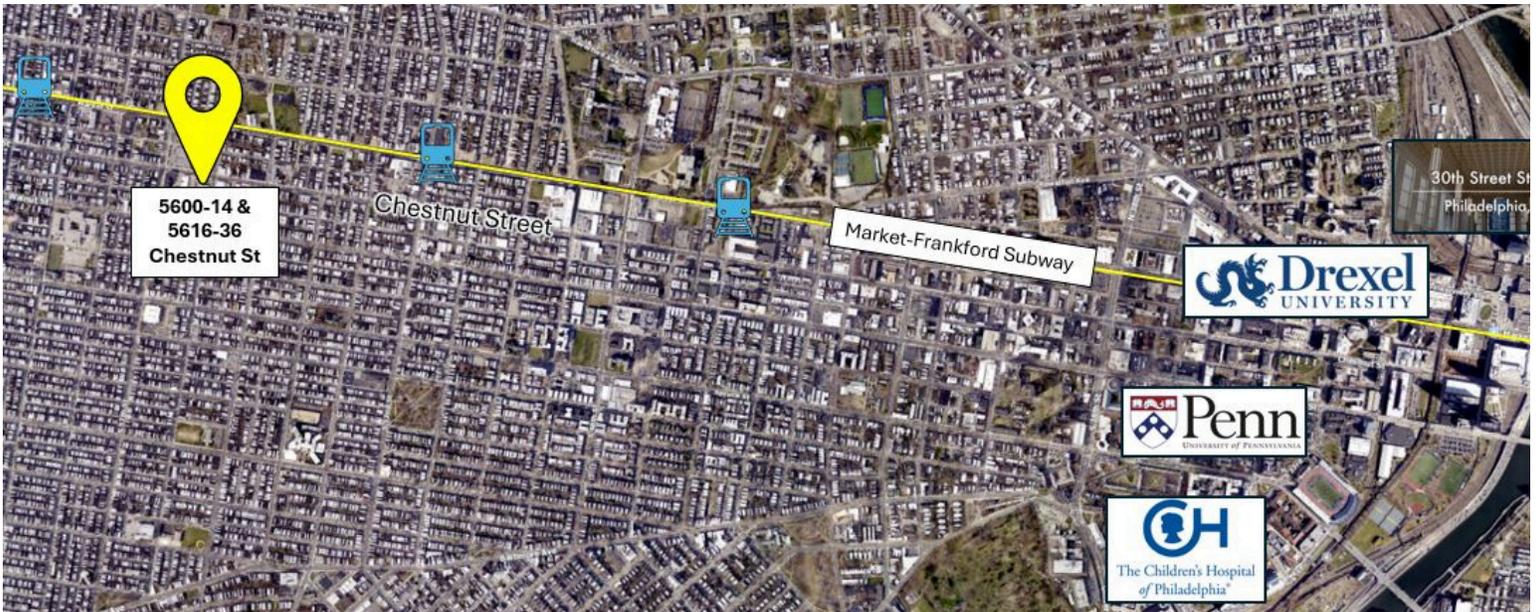


First Floor Plan

Second Floor Plan



LOCATION



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