

Spring Arts Development Site

# 500 N. 10th Street

Philadelphia, Pennsylvania 19123

## For Sale

6,398 SF Site - Zoned 1-RMX

- Located in the Heart of the Spring Arts Neighborhood
- Close proximity to Center City, Northern Liberties
- Walking distance to SEPTA's Jefferson Station, the Broad Street Line, and multiple bus routes
- Surrounded by numerous restaurants, bars, music venues, parks and other amenities



For more information:

**Jack Byers**

[jbyers@geisrealty.com](mailto:jbyers@geisrealty.com)

215 568 8015

Duane Morris Plaza, 30 South 17th Street, Suite 210, Philadelphia, PA 19103

**NAI** Geis Realty  
Group, Inc.

[geisrealty.com](http://geisrealty.com)

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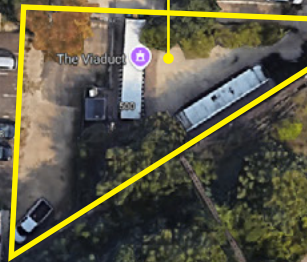


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## Location

ADDRESS	6732 Chew St
APN	88-1-2100-25
BUILDING SIZE	17,347
LOT SIZE	0.43 Acres
YEAR BUILT	1927
ZONING	RM2
ZONING CATEGORY	Residential
STANDARD USE CODE	Multi-Family Residential



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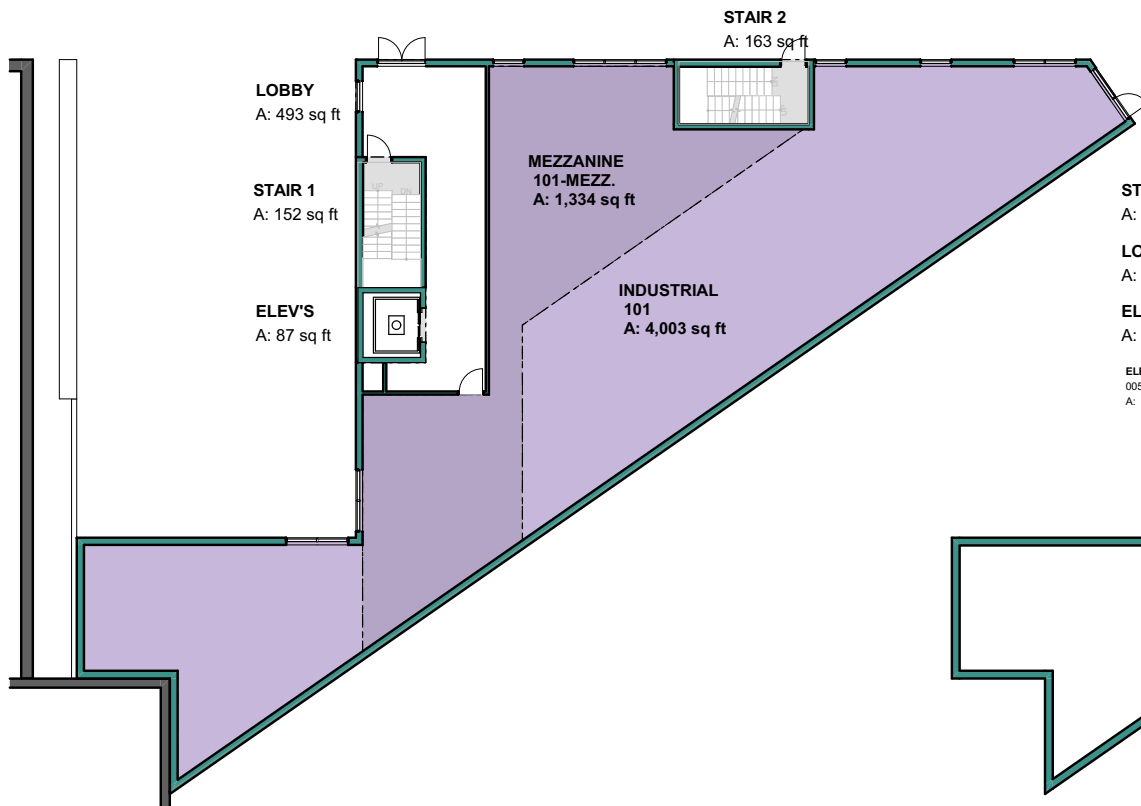
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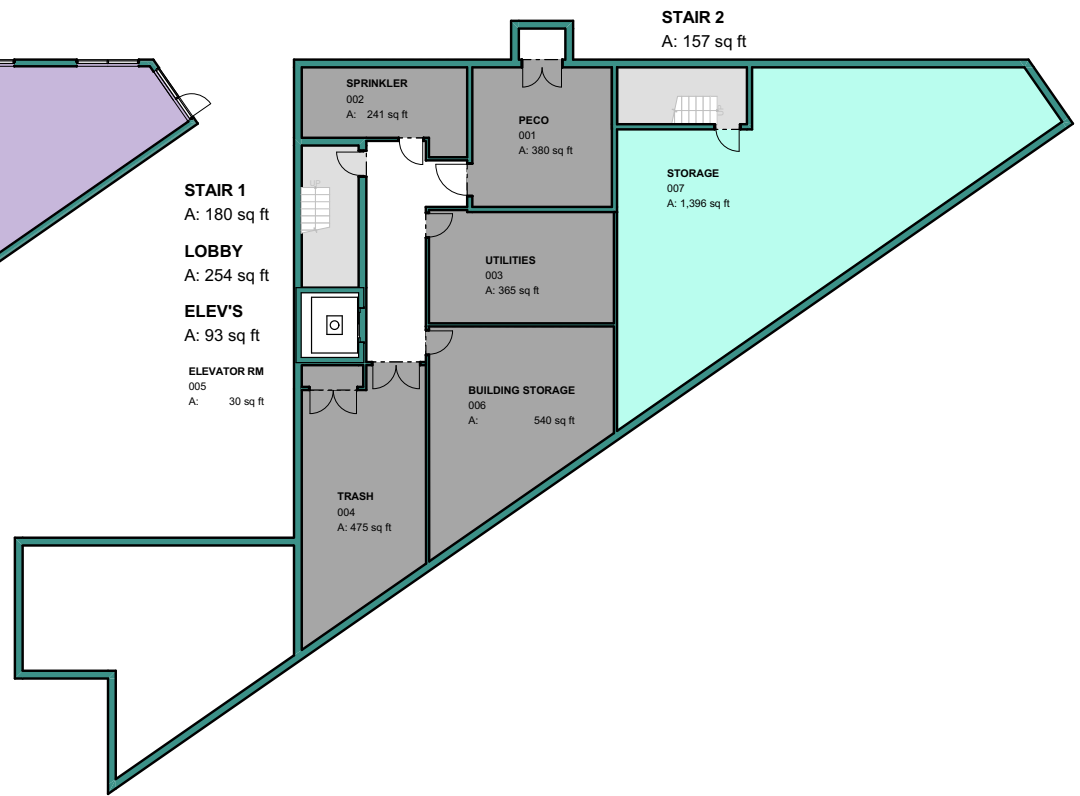


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2 GROUND FLOOR  
SCALE: 1/16" = 1'-0"



1 CELLAR  
SCALE: 1/16" = 1'-0"

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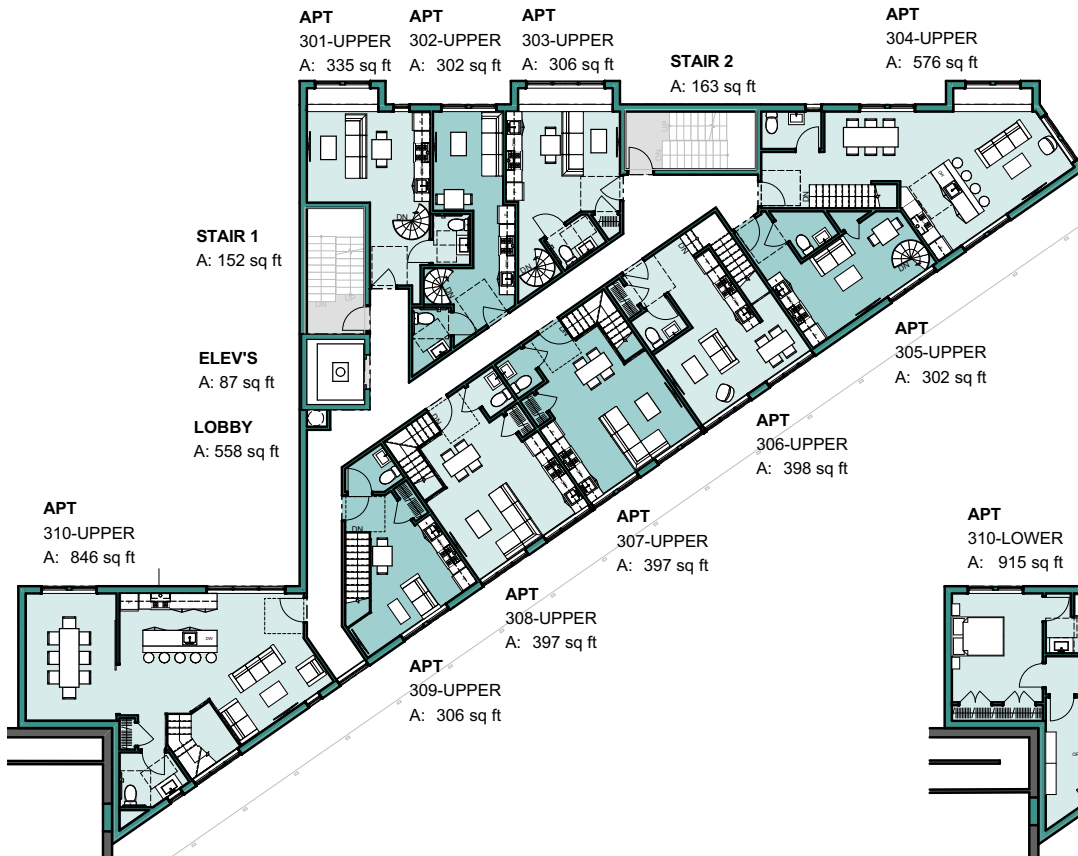
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# 500 N. 10th Street

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## Floor Plans



2

### THIRD FLOOR

SCALE: 1/16" = 1'-0"



1

### SECOND FLOOR

SCALE: 1/16" = 1'-0"

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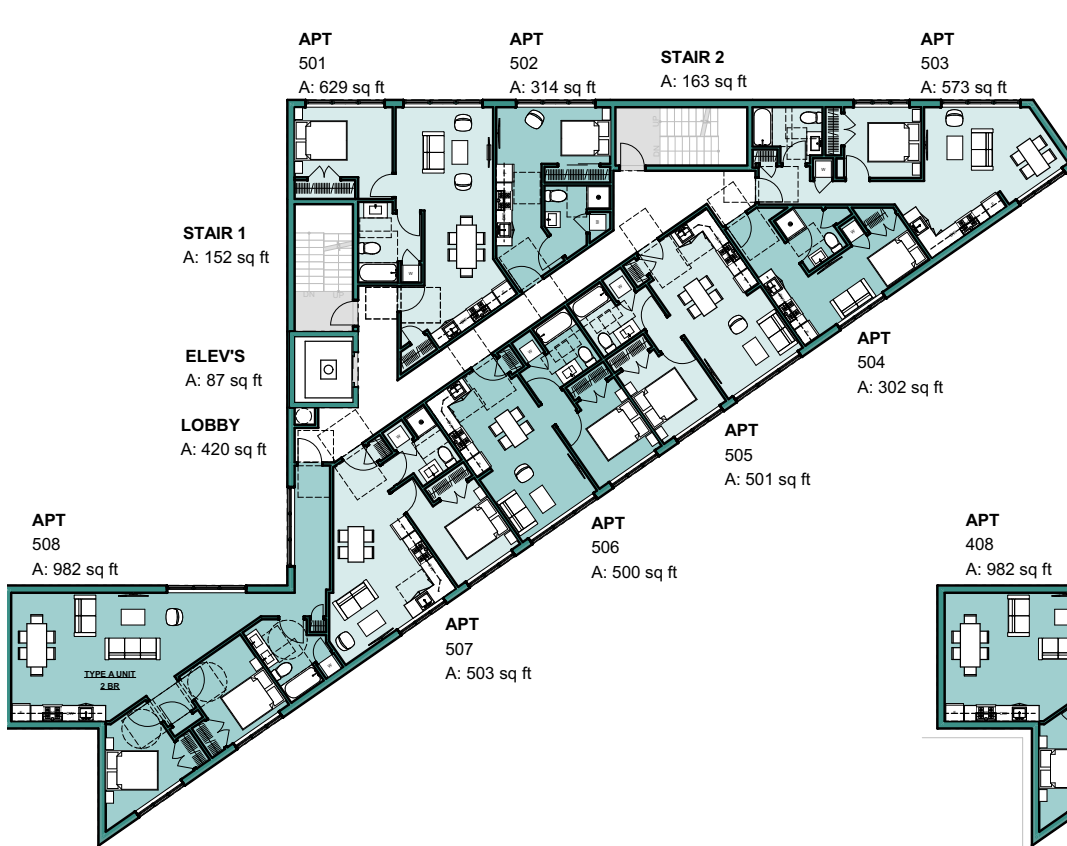
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## Floor Plans



2

### FIFTH FLOOR

SCALE: 1/16" = 1'-0"



1

### FOURTH FLOOR

SCALE: 1/16" = 1'-0"

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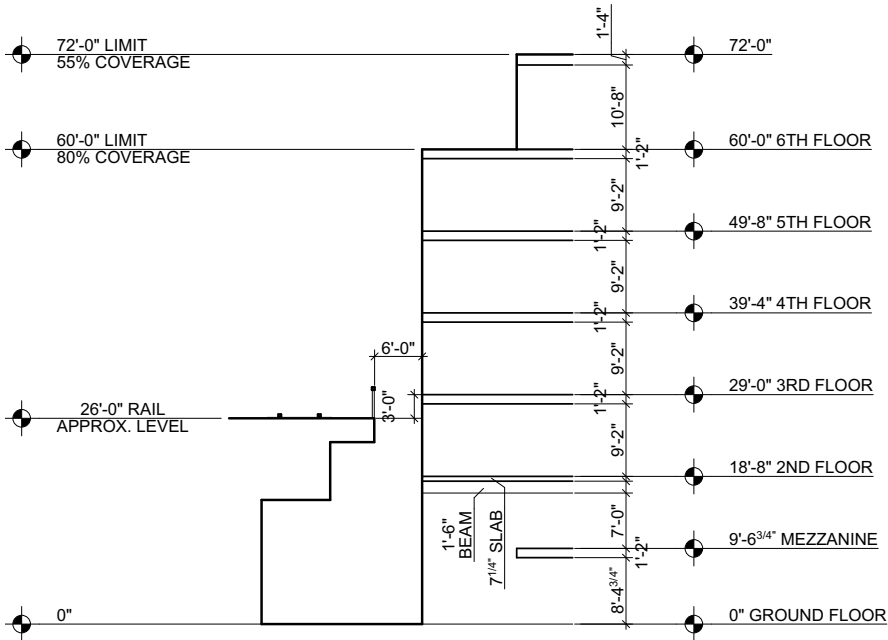
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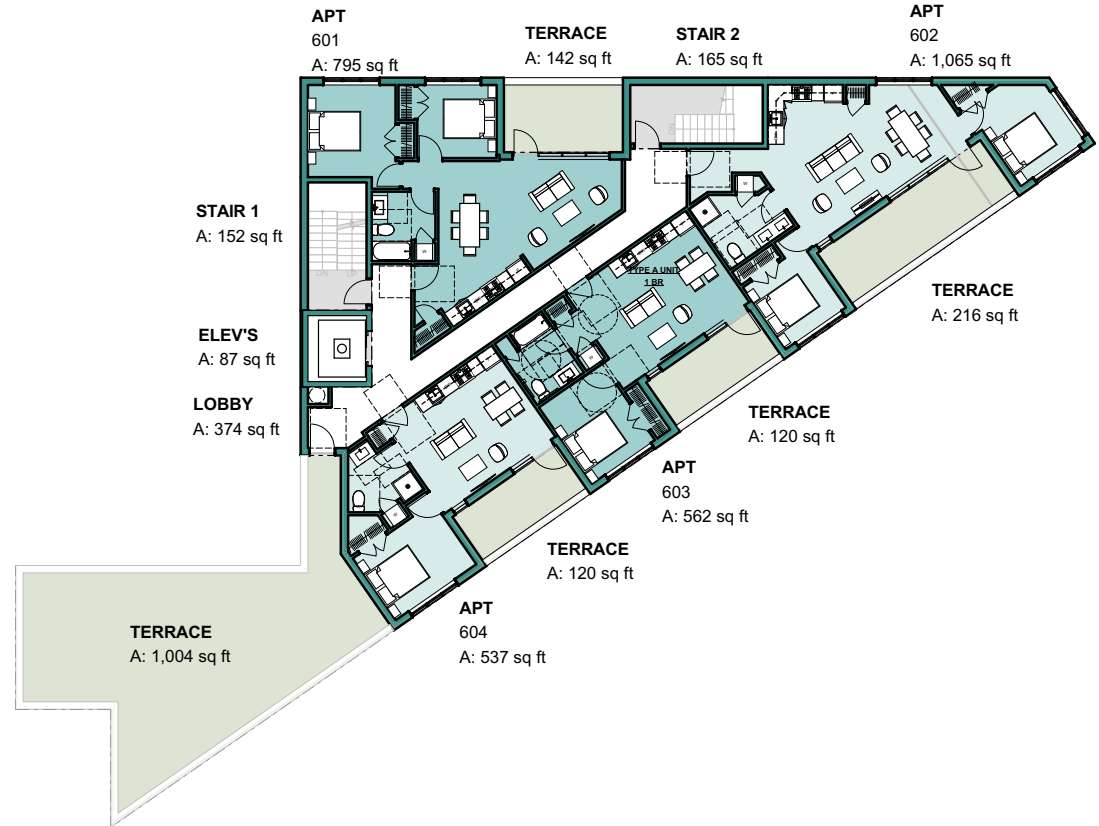
# Floor Plans



2

## SECTION DIAGRAM

SCALE: 1/16" = 1'-0"



1

## SIXTH FLOOR

SCALE: 1/16" = 1'-0"

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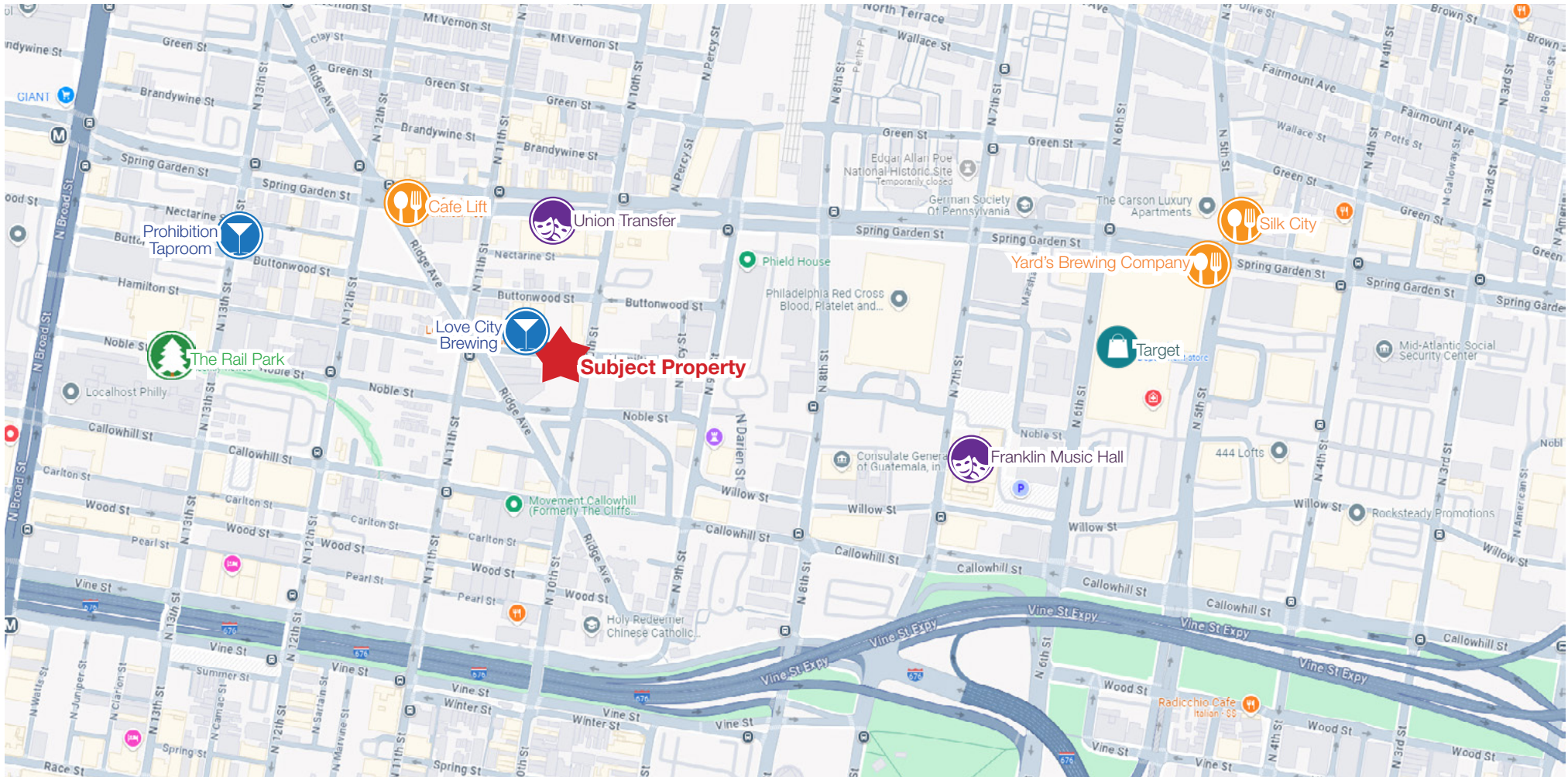
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## Amenities



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## Floor Plans

UNIT TYPE + AREAS			
CELLAR			
	007	TENANT STOR-	1,396
GROUND FLOOR			
	301-LOWER	1-BEDROOM	427
	302-LOWER	1-BEDROOM	411
	303-LOWER	1-BEDROOM	439
	304-LOWER	2-BEDROOM	609
	305-LOWER	1-BEDROOM	301
	306-LOWER	1-BEDROOM	394
	307-LOWER	1-BEDROOM	394
	308-LOWER	1-BEDROOM	394
	309-LOWER	1-BEDROOM	429
	310-LOWER	2-BEDROOM	915
SECOND FLOOR			
	301-LOWER	1-BEDROOM	427
	302-LOWER	1-BEDROOM	411
	303-LOWER	1-BEDROOM	439
	304-LOWER	2-BEDROOM	609
	305-LOWER	1-BEDROOM	301
	306-LOWER	1-BEDROOM	394
	307-LOWER	1-BEDROOM	394
	308-LOWER	1-BEDROOM	394
	309-LOWER	1-BEDROOM	429
	310-LOWER	2-BEDROOM	915
THIRD FLOOR			
	301-UPPER	1-BEDROOM	335
	302-UPPER	1-BEDROOM	302
	303-UPPER	1-BEDROOM	306
	304-UPPER	2-BEDROOM	576
	305-UPPER	1-BEDROOM	302
	306-UPPER	1-BEDROOM	398
	307-UPPER	1-BEDROOM	397
	308-UPPER	1-BEDROOM	397
	309-UPPER	1-BEDROOM	306
	310-UPPER	2-BEDROOM	846

FOURTH FLOOR			
	401	1-BEDROOM	629
	402	STUDIO	314
	403	1-BEDROOM	573
	404	STUDIO	302
	405	1-BEDROOM	501
	406	1-BEDROOM	500
	407	1-BEDROOM	503
	408	2-BEDROOM	982
FIFTH FLOOR			
	501	1-BEDROOM	629
	502	STUDIO	314
	503	1-BEDROOM	573
	504	STUDIO	302
	505	1-BEDROOM	501
SIXTH FLOOR			
	601	2-BEDROOM	795
	602	2-BEDROOM	1,065
	603	1-BEDROOM	562
	604	1-BEDROOM	537
<b>27,178 SF TOTAL</b>			

MISC. BUILDING AREAS		
CELLAR		
	COMMON	254
	MECHANICAL	2,031
	VERTICAL CIRCULATION	430
GROUND FLOOR		
	COMMON	493
	VERTICAL CIRCULATION	402
SECOND FLOOR		
	VERTICAL CIRCULATION	412
THIRD FLOOR		
	COMMON	558
	VERTICAL CIRCULATION	402
FOURTH FLOOR		
	COMMON	420
	VERTICAL CIRCULATION	402
FIFTH FLOOR		
	COMMON	420
	VERTICAL CIRCULATION	402
SIXTH FLOOR		
	COMMON	374
	OUTDOOR SPACE	1,602
	VERTICAL CIRCULATION	404
<b>9,006 SF TOTAL</b>		

RESIDENTIAL UNIT TYPE TOTALS	
1-BEDROOM	20
2-BEDROOM	6
STUDIO	4
<b>30</b>	

### NOTE:

1. ALL UNITS TO BE **TYPE B** PER IBC 2018 - S.1107.6.2.2
2. 2% BUT NOT LESS THAN 1 OF EACH TYPE OF UNIT TO BE **TYPE A**



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## Photos



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# Zoning

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS					
<p><b>IRMX</b></p> <p><b>Description:</b> Industrial Residential Mixed-Use</p> <p><b>Uses permitted as of right:</b> Multi-Family; Caretaker Quarters; Group Living; Passive Recreation; Active Recreation; Day Care; Educational Facilities; Fraternal Organization; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Sundries, Pharmaceuticals, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Building Services; Business Support; Eating and Drinking Establishments; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Commissaries and Catering Services; Commercial Vehicle Sales and Rental; Warehouse; Distributor of Malt or Brewed Beverages; Artists Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm; Horticulture Nurseries and Greenhouses</p> <p><b>Uses requiring special exception approval:</b> Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Limited Industrial</p>	<p>*Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential district</p>		<p>Max. Occupied Area</p> <p>100%</p>	<p>Min. Front Yard Depth</p> <p>0*</p>	<p>Min. Side Yard Width</p> <p>8 ft. if used*</p>	<p>Min. Rear Yard Depth</p> <p>8 ft. if used*</p>	<p>Max. Height</p> <p>60 ft.</p>	<p>Max. FAR</p> <p>500%</p>
<p><b>ICMX</b></p> <p><b>Description:</b> Industrial Commercial Mixed-Use</p> <p><b>Uses permitted as of right:</b> Caretaker Quarters; Passive Recreation; Active Recreation; Day Care; Educational Facilities; Fraternal Organization; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods; Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment; Building Services; Business Support; Eating and Drinking Establishments; Financial Services; Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Marina; Personal Services; Radio, Television, and Recording Services; Commissaries and Catering Services; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Sales and Rental; Personal Vehicle Repair and Maintenance; Personal Vehicle Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Vehicle Paint Finishing Shop; Equipment and Materials Storage Yards and Buildings; Moving and Storage Facilities; Warehouse; Wholesale Sales and Distribution; Distributor of Malt or Brewed Beverages; Artists Studios and Artisan Industrial; Limited Industrial; Research and Development; Community Garden; Market or Community-Supported Farm; Animal Husbandry; Horticulture Nurseries and Greenhouses</p> <p><b>Uses requiring special exception approval:</b> Detention and Correctional Facilities; Re-Entry Facility; Adult-Oriented Merchandise; Drug Paraphernalia Sales; Gun Shop; Adult-Oriented Service; Amusement Arcade; Pool or Billiards Room; Personal Credit Establishment; Non-Accessory Parking; Body Art Service</p>	<p>*Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential district</p>		<p>Max. Occupied Area</p> <p>100%</p>	<p>Min. Front Yard Depth</p> <p>0*</p>	<p>Min. Side Yard Width</p> <p>8 ft. if used*</p>	<p>Min. Rear Yard Depth</p> <p>8 ft. if used*</p>	<p>Max. Height</p> <p>60 ft.</p>	<p>Max. FAR</p> <p>500%</p>

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