

FOR SALE

2409-17 Cedar Street
Philadelphia (Fishtown), PA

AMAZING RESIDENTIAL OR MIXED-USE DEVELOPMENT OPPORTUNITY



Building Features

- 6,753 SF building on approximately 3,906 sf site; Improvements consist of one and part two and part three story building
- New Ruberoid roof over 85% that is 2 years old
- Ceiling height 16'-18' clear
- Electric service 240 volt/800 amp
- One 12'x14' motor drive in door from Boston Street
- One 16-ton overhead crane, three jib cranes equipped with 1-ton hoist
- Natural gas
- Zoning: CMX2 (Neighborhood Commercial Mixed-Use 2) – **Foundry use is a “grandfathered” use**
- Real Estate Taxes - \$5,479 (2023 est.)



For more information:

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(215) 858-5800

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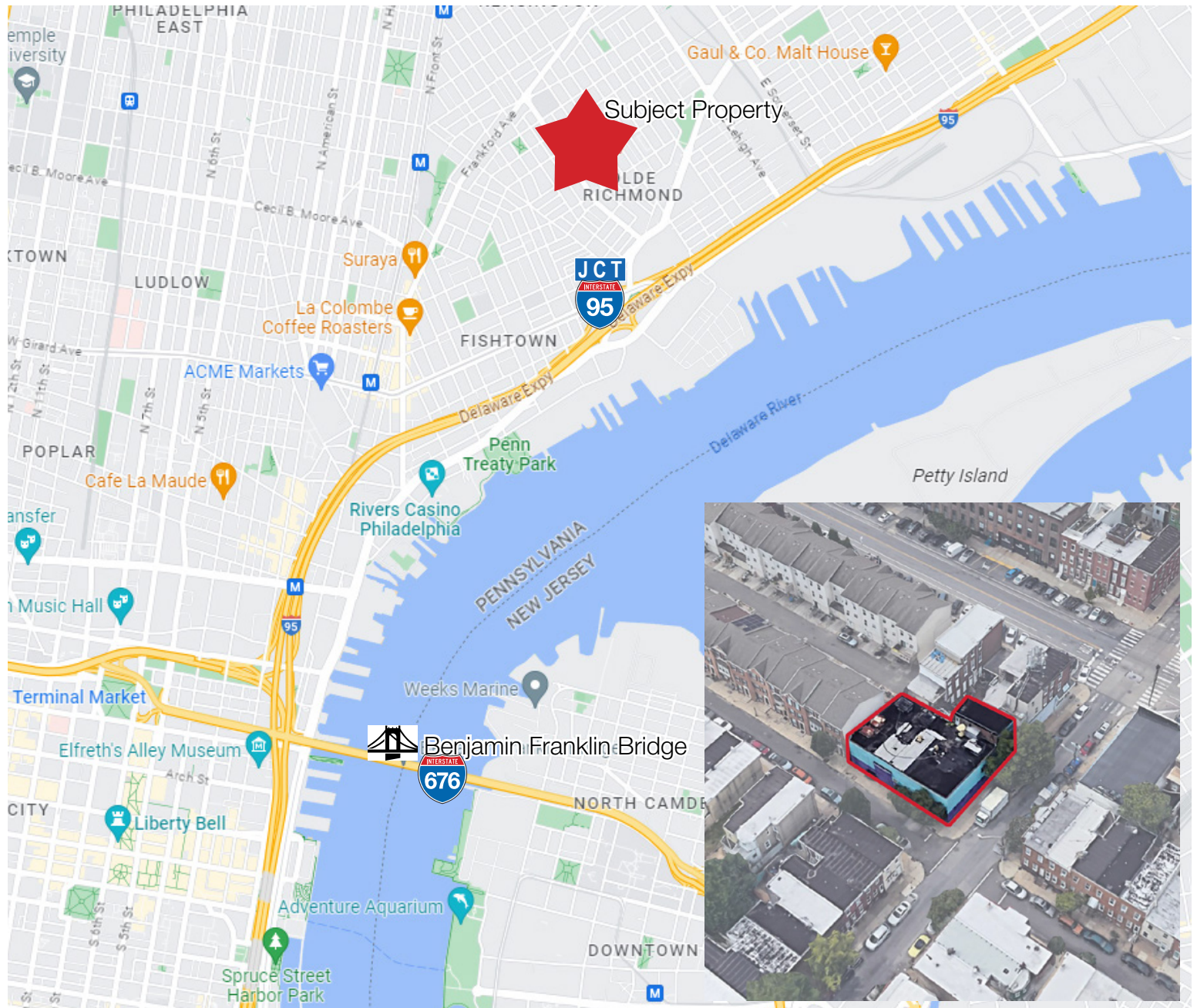
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Location

Located in one of the strongest residential and developed growth markets in the region with Center City just a short distance away, minutes from I-95 junction and bridges to New Jersey.



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