

FOR SALE ADAPTIVE REUSE OPPORTUNITY



5115 - 5139 BELFIELD AVENUE PHILADELPHIA, PA 19144

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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PROPERTY DESCRIPTION

5115-39 Belfield Avenue was built between 1875-1900 and was most notably occupied as the Bellevue Worsted Mill, which became nationally known for men's suits, shirts and overcoats. The property, situated in the East Germantown section of NW Philadelphia, is trapezoidal in shape and is comprised of two buildings; 2 stories and 4 stories. The buildings are constructed with schist exterior walls and timber columns and trusses. The topography of the site is unique in that Belfield Avenue is a large retaining wall on the South side and the property boundaries slope down into the site on all other sides.

The entire property is currently vacant and offers a tremendous adaptive reuse opportunity. There are in-place approvals for conversion to 77 residential units with 67 parking spaces (zoning permit valid through January 2025; potential to extend for an additional year). The property is on both the local and national Register of Historic Places and would qualify for Federal Historic Tax Credits as well as potentially state historic tax credits. Additionally, because this would be an adaptive reuse of an existing structure, it may be eligible for the original full 10-year tax abatement (prospective buyers should consult with their own legal/consultants).

Additionally, the property could be leased and it is conducive to a number of uses. The current I-2 zoning designation allows for such as warehouse, moving and storage facilities, vehicle repair and maintenance and building supplies and equipment.

Property Address	5115-5139 Belfield Avenue Philadelphia, PA 19144
Tax Parcel Number	884463415
Approvals	77 Residential Units 67 Parking Spots
Buildings	2
Building SF	72,011 SF
Land SF	116,398 SF
Frontage	372'
Zoning	I-2
Real Estate Taxes (2024)	\$12,485
Historic Register	Yes (Local & National)



EXISTING ZONING: I-2

Approvals in-place for conversion to 77 residential units + 67 parking spaces

Intended to accommodate light/moderate impact industrial uses including manufacturing, processing, and distribution.

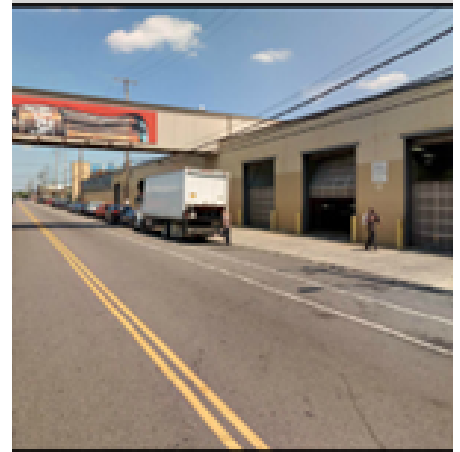


Table 14-701-4: Dimensional Standards for Industrial Districts

Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

PERMITTED USES

*Following are just some of the permitted uses



Residential

Caretakers quarters



Public, Civil & Institutional

Transit Station, Utilities, Wireless Facility



Office Use

Business and Professional, Government



Retail Sales

Building Supplies and Equipment



Commercial

Animal Services, Building Services, Maintenance and Repair Consumer Goods



Vehicle and Vehicular Equipment Sales

Commercial Vehicle Repair and Maintenance, Commercial Vehicle Sales and Rental, Personal Vehicle Repair and Maintenance

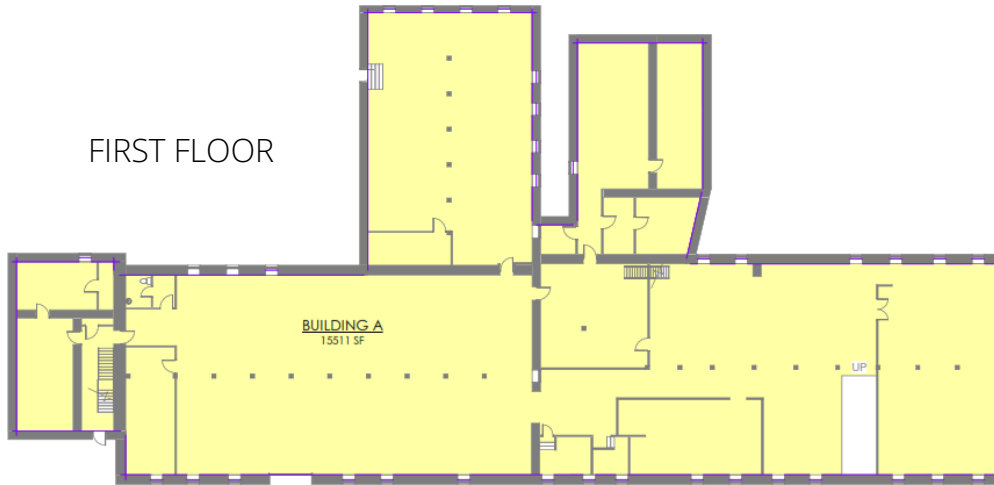


Wholesale, Distribution, Storage

Equipment and Materials Storage Yards and Buildings, Moving and Storage Facilities, Warehouse, Wholesale Sales and Distribution

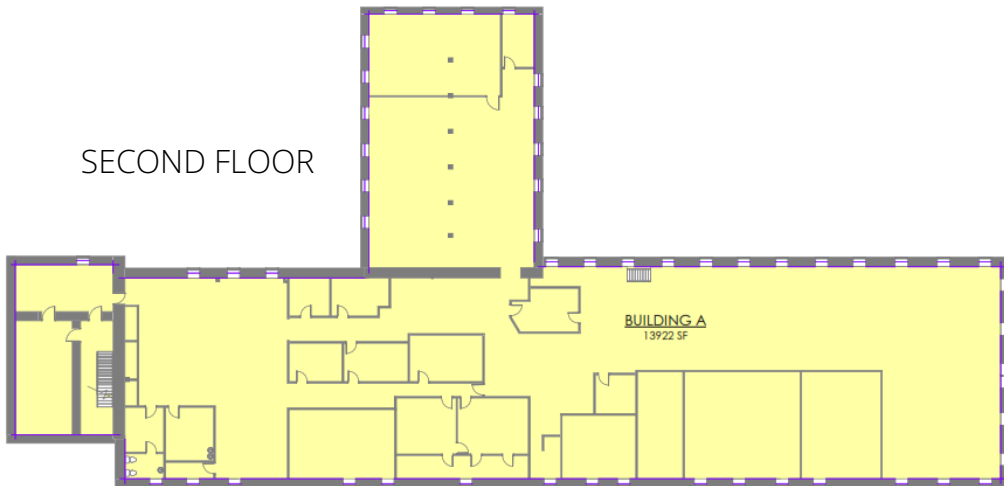
FLOOR PLANS-BUILDING A

FIRST FLOOR



1	1ST FLOOR
A0	1" = 20'-0"

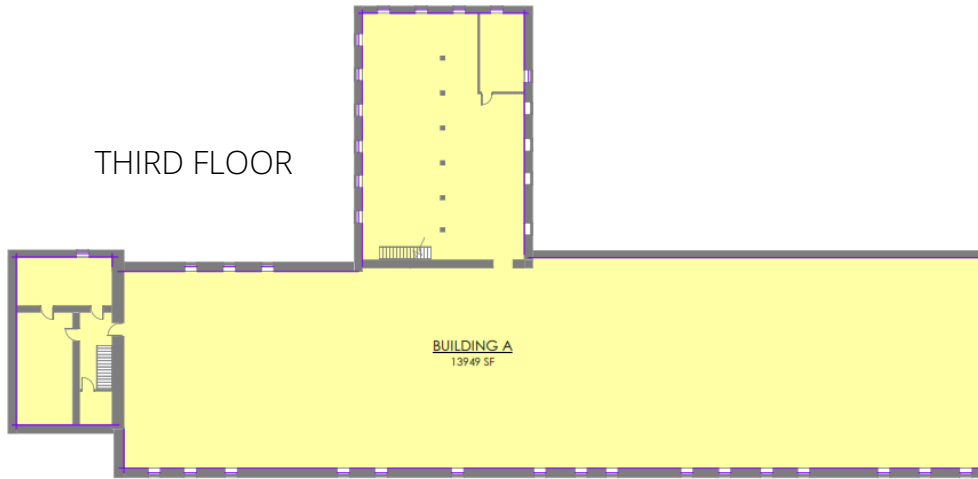
SECOND FLOOR



2	2ND FLOOR
A0	1" = 20'-0"

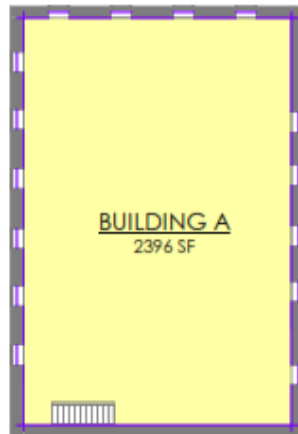
FLOOR PLANS-BUILDING A

THIRD FLOOR



3	3RD FLOOR
A0	1" = 20'-0"

FOURTH FLOOR



FLOOR PLANS-BUILDING B

FIRST FLOOR

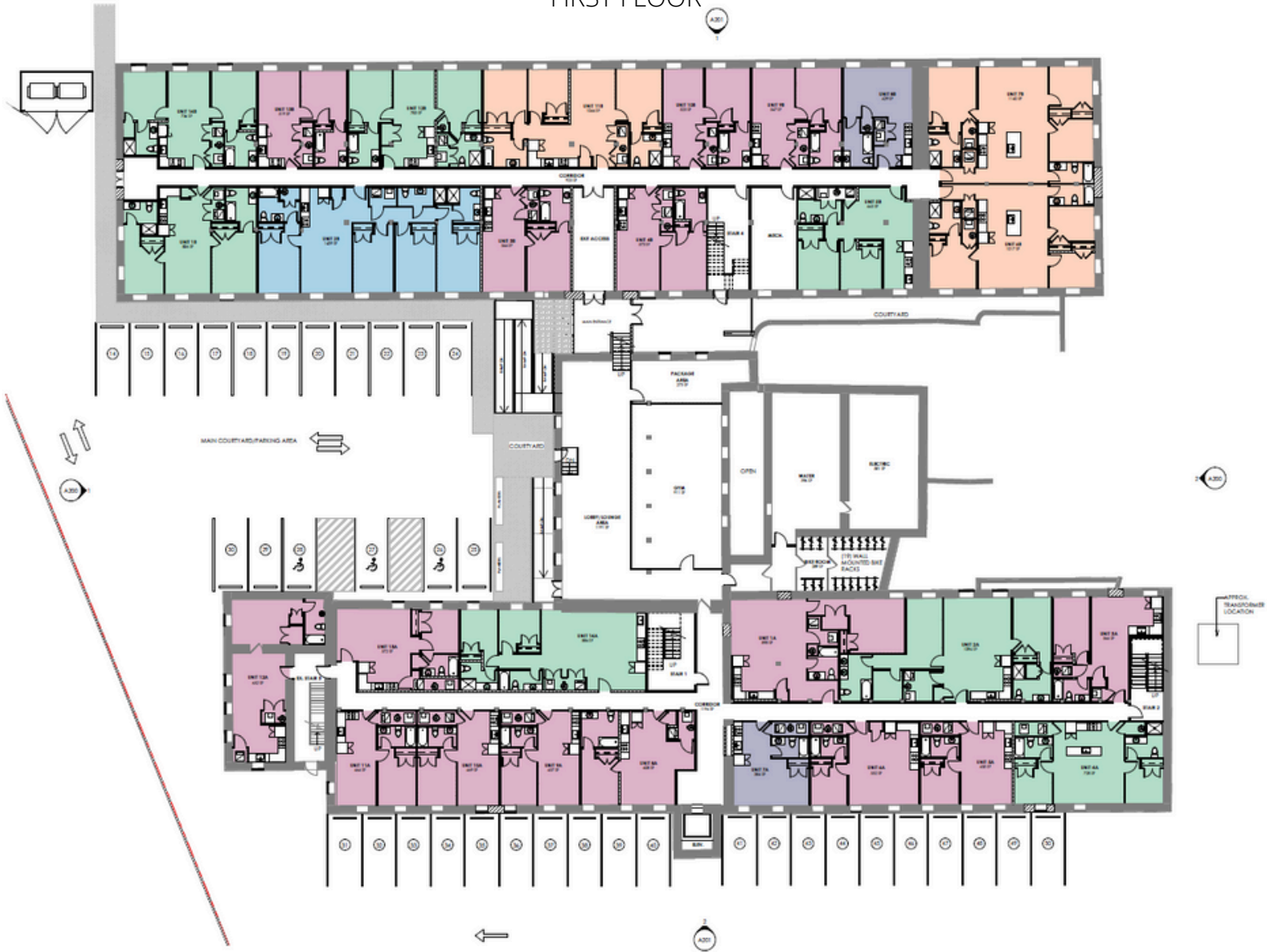


SECOND FLOOR



SCHEMATIC FLOOR LAYOUTS

FIRST FLOOR



UNIT BREAKDOWN

- = Studio (4)
- = 2 Bedroom (14)
- = 4 Bedroom (5)
- = 1 Bedroom (47)
- = 3 Bedroom (7)

SCHEMATIC FLOOR LAYOUTS

SECOND FLOOR

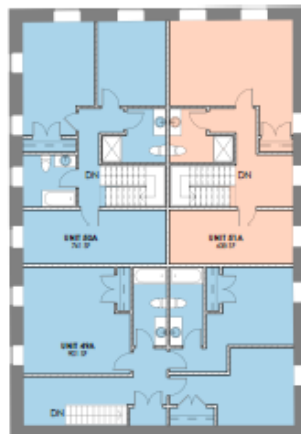


SCHEMATIC FLOOR LAYOUTS

THIRD FLOOR



FOURTH FLOOR



PICTURES



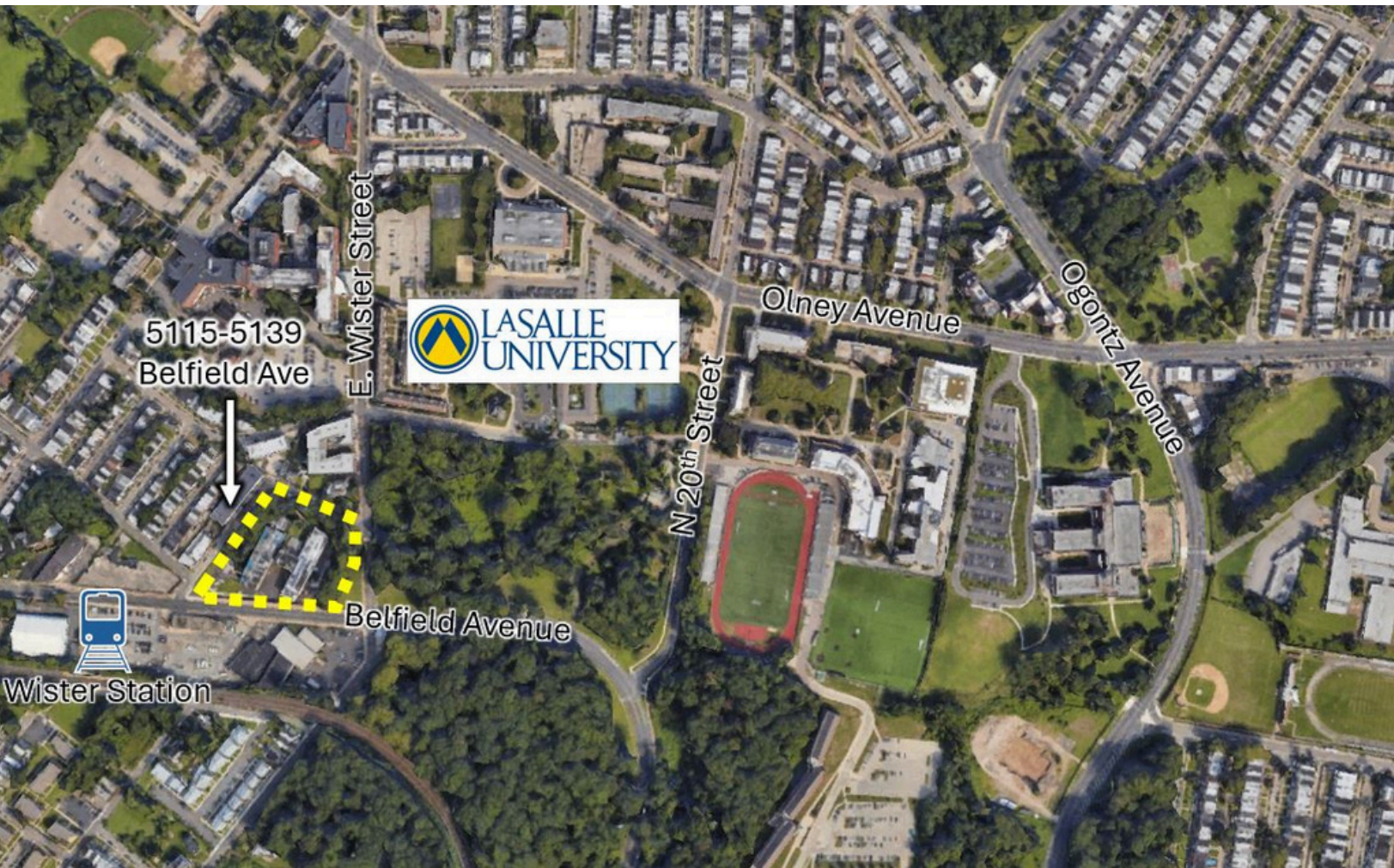
PICTURES



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LOCATION



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