

17,790 SF ON .74 AC

Rare User/
Redevelopment
Opportunity with
**Unrestrictive
Zoning**

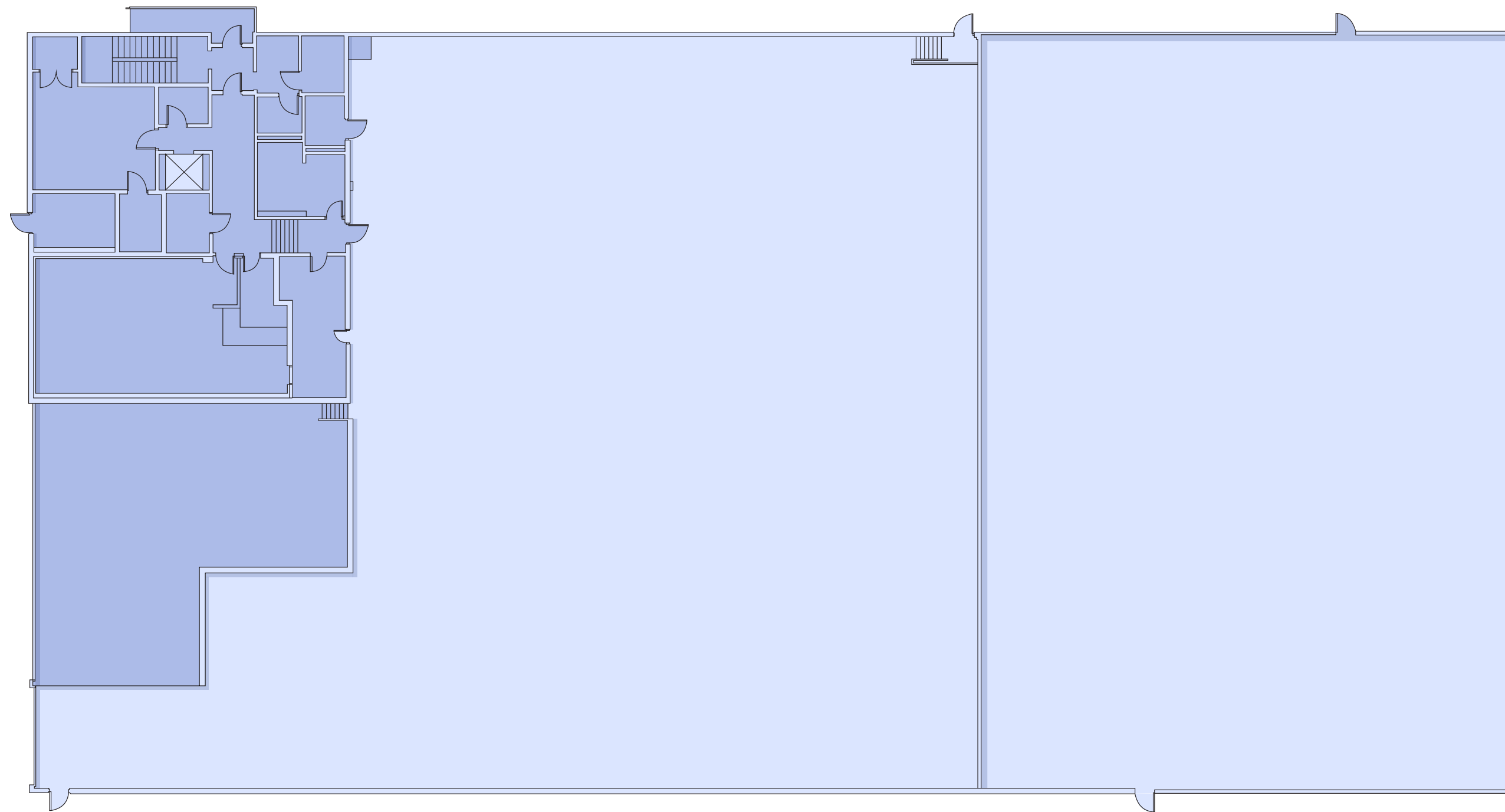
ICMX Industrial Commercial Mixed-Use

1730-38 NORTH 2ND STREET,
1740-54 NORTH 2ND STREET
PHILADELPHIA, PA



Colliers

North 2nd Street



Address	1730-38 North 2 nd Street, 1740-54 North 2 nd Street
Building Size	17,790 square feet
Lot Size	.74 acres
Ceiling Height	11'2"
Column Spacing	23'3" x 33'1"
Loading	2 interior tailgate docks, 1 interior drive-up ramp
Zoning	ICMX



Zoned for flexibility for
diverse commercial and
industrial uses



Premier neighborhood on
the border of Fishtown



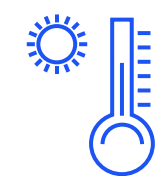
Tailgate and drive-in
loading



265' frontage along
2nd Street



Ample off-street parking



Natural gas heating

Zoning Analysis

ICMX INDUSTRIAL COMMERCIAL MIXED-USE

ICMX Use Specific Standards

RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Multi-family	N	
Caretaker Quarters	Y	
Group Living	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	S	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	S	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
RETAIL SALES USE CATEGORY [4]		
Adult-Oriented Merchandise	S	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	S	14-603 (13)
Gun Shop	S	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

ICMX Use Specific Standards

COMMERCIAL SERVICES USE CATEGORY		
Adult-Oriented Service	S	
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	S	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	S[1]	
Personal Vehicle Repair and Maintenance	S[2]	
Personal Vehicle Sales and Rental	S[1]	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S[1]	
Vehicle Paint Finishing Shop	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Equipment and Materials Storage Yards and Buildings	Y	
Moving and Storage Facilities	Y	
Warehouse	Y	
Wholesale Sales and Distribution	Y	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	Y	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	Y	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

Y = Yes permitted as of right, S = Special exception approval required, N = Not allowed (expressly prohibited), Uses not listed in this table are prohibited

PERMITTED USES



Vehicle fueling station



Radio, TV, and recording services



Food, beverages, and groceries



Wearing apparel and accessories



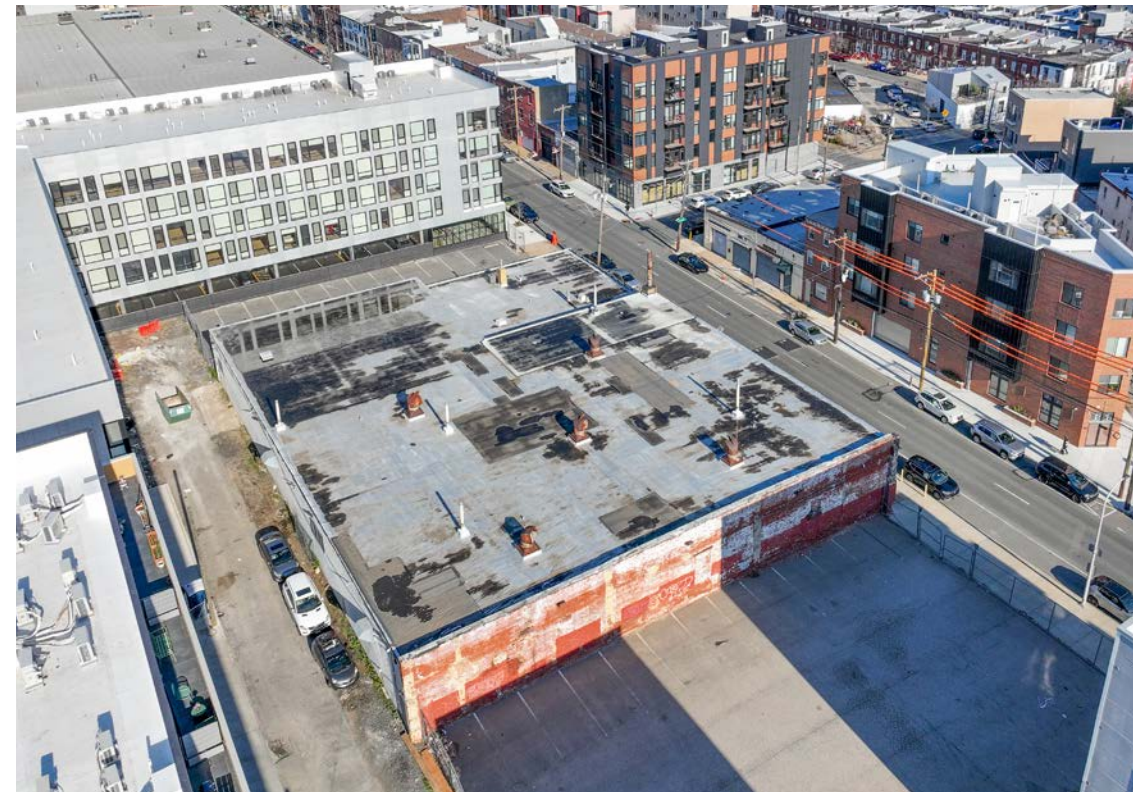
Moving and storage facilities



Artist studios

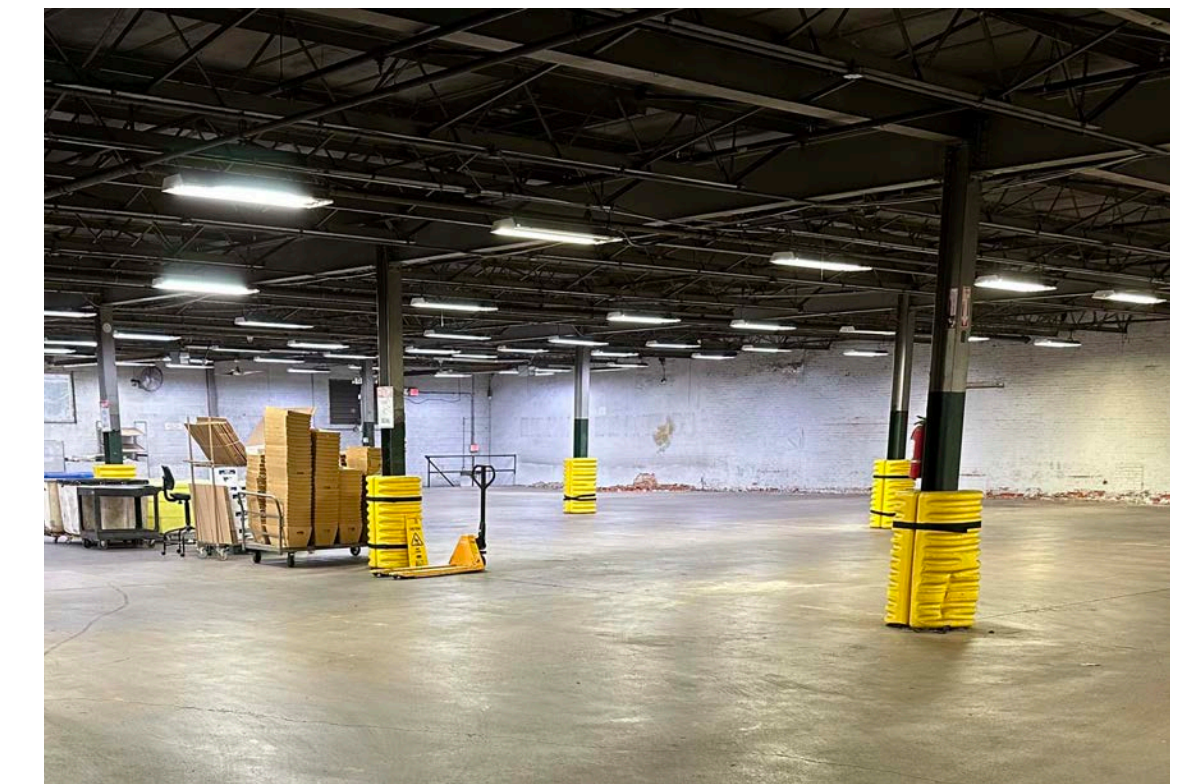
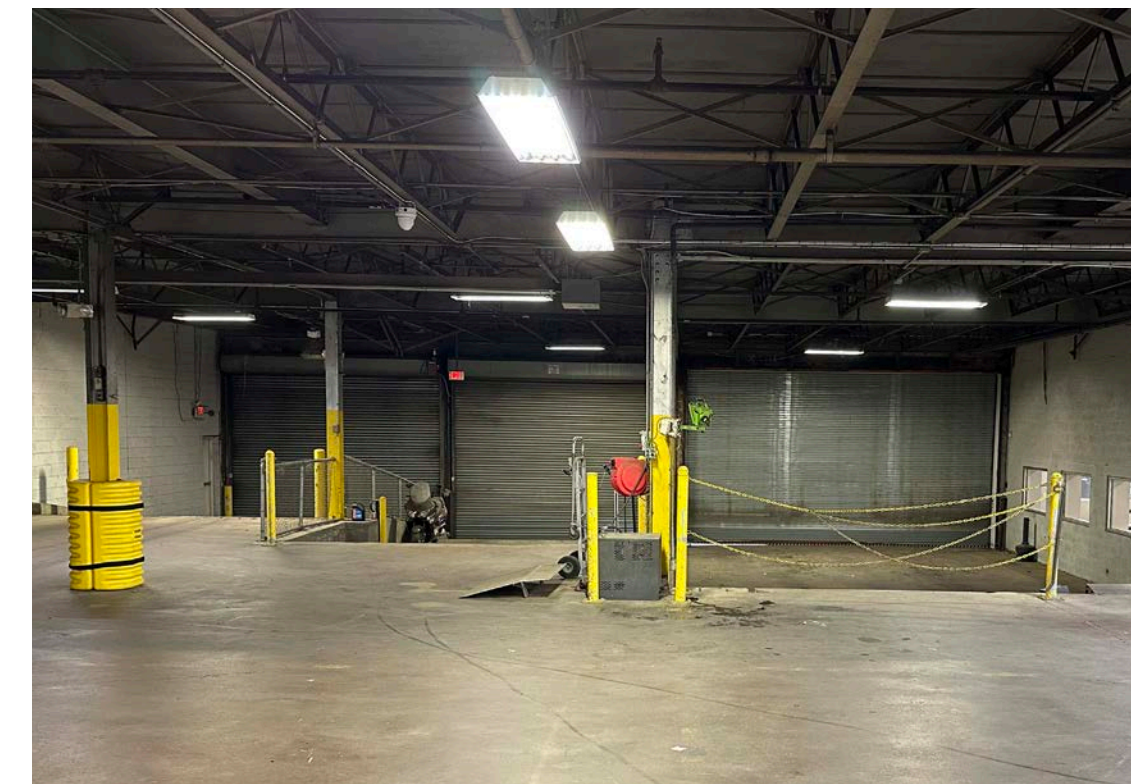


Child care



Interior & Exterior

Gallery

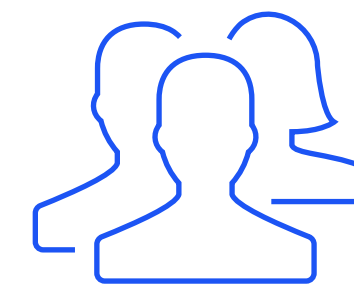
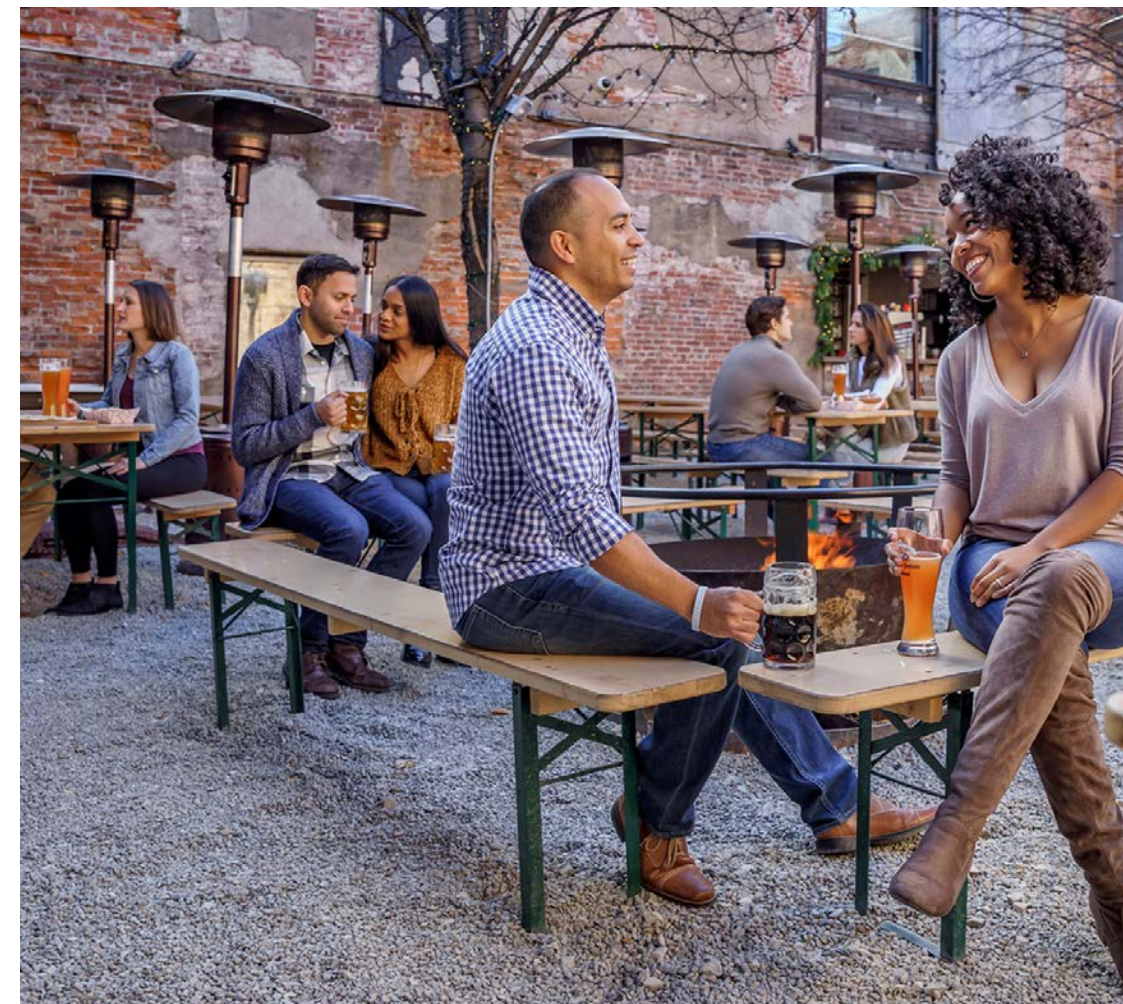




About The Area

Fishtown

The historical Fishtown, was once a bustling hub for the city's shad fishing industry, from which it gets its name. North of Girard, south of Lehigh, east of Front and west of the Delaware River, Philly's young creative class roots itself here with hopes to take ideas from gestation to reality. In recent years, Fishtown has undergone a remarkable transformation, emerging as a trendy and culturally vibrant area. Its streets are lined with a mix of refurbished rowhouses, modern condominiums, and a thriving arts and dining scene. With its numerous craft breweries, eclectic boutiques, and a bustling nightlife, Fishtown has become a magnet for young professionals, artists, and food enthusiasts, making it a must-visit neighborhood in the City of Brotherly Love.



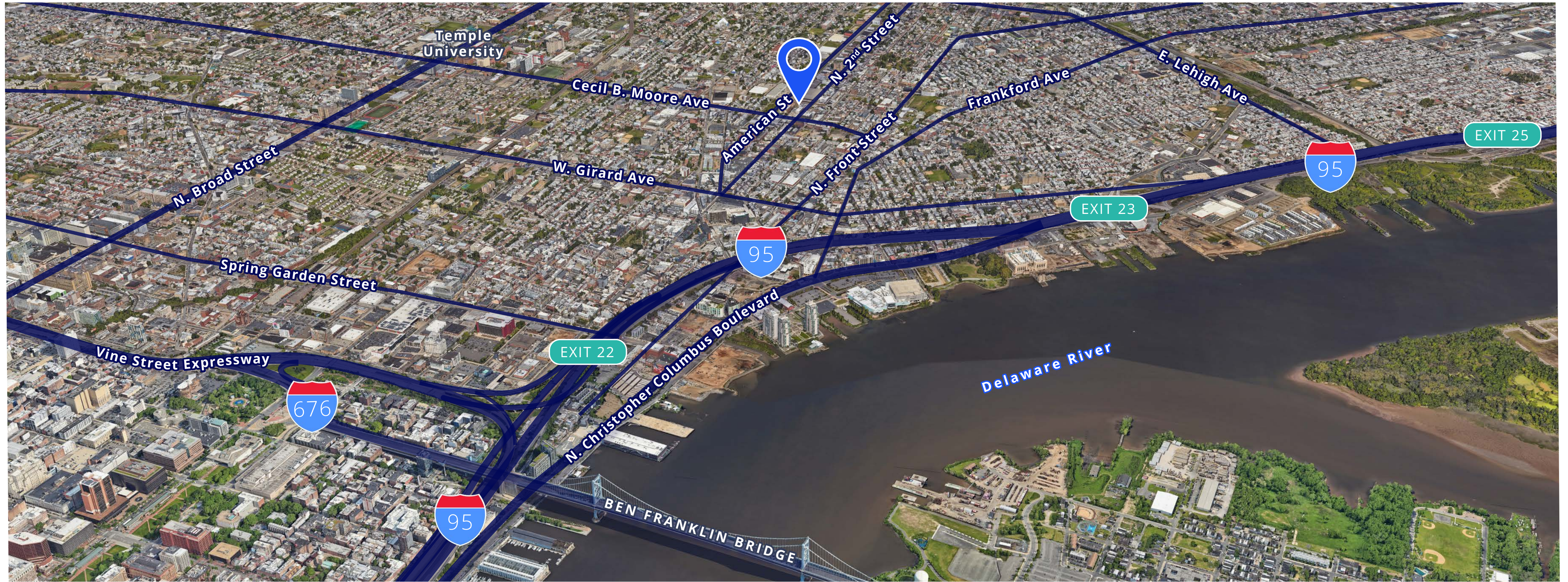
1 mile
Demographics

67,288
Population

17,353
Workplace Population

\$123,121
Avg. Household Income

32.5
Median Age



Regional Access

Highways

- Interstate 95 | 12 minutes
- Vine Street Expressway | 12 minutes
- Interstate 76 | 18 minutes

Airports

- Northeast Philadelphia Airport | 19 minutes
- Philadelphia International Airport | 23 minutes

Bridges

- Ben Franklin Bridge | 9 minutes
- Walt Whitman Bridge | 15 minutes

Contact

For more information about this offering, please contact:

Richard Gorodesky

Vice Chair

+1 215 460 5857

richard.gorodesky@colliers.com

Michael Barmash

Senior Managing Director

+1 267 235 5306

michael.barmash@colliers.com

Adam Gorodesky

Vice President

+1 215 873 1718

adam.gorodesky@colliers.com



Colliers

2005 Market Street, Suite 4010

Philadelphia, PA 19124

+1 215 925 4600

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