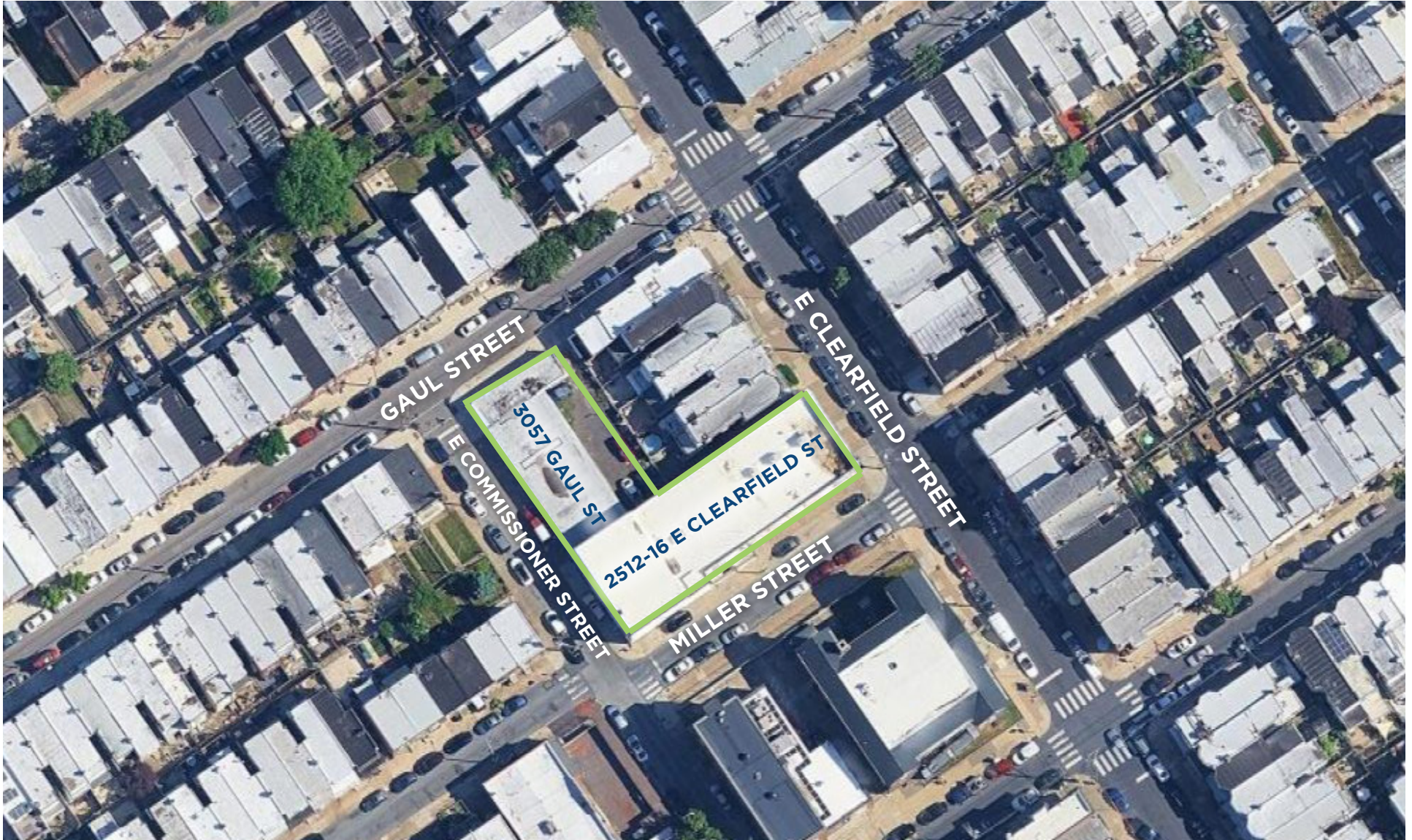


# CLEARFIELD & GAUL STREETS

2512-16 E Clearfield Street & 3057 Gaul Street, Port Richmond, Philadelphia 19134

10,000 SF ON A 14,000 SF LOT FOR SALE OR LEASE



KENNETH MALLIN 267.238.1711 ■ [kmallin@mpnrealty.com](mailto:kmallin@mpnrealty.com)

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Originally a theater, this property has no columns except for those supporting a small mezzanine. The property facing Gaul St is currently 16 garages that can be torn down to redevelop or provide area for play/parking. The building has a footprint of 8,550 sq ft and the lot beside covers 5,750 sq ft. Together, these assets have frontage on 4 streets, Clearfield, Gaul, Commissioner and Miller Streets. The most recent use of the property was as a pharmacy that suffered a small fire and forced a relocation. The CMX 2 zoning on the building allows for many retail uses by right. This versatile space in Port Richmond is just off I-95. Take advantage of the convenient highway access, vibrant Port Richmond community and flexible zoning.

PROPERTY OVERVIEW	2512-16 E CLEARFIELD ST	3057 GAUL STREET	COMBINED
Price:	Sale: \$1,850,000; Lease: \$25 PSF + NNN		
Year Built	1950	1925	
Number of Buildings	1	1	2
Number of Floors	1 plus mezzanine	Single story garages	
Lot Size	54' x 150'	60' x 150'	
Lot Area	8,100 SF	9,000 SF	17,100 SF
Total Area of Building	10,611 SF	3,792 SF	14,403 SF
Real Estate Tax Assessment 2025	\$900,000	\$216,100	
Real Estate Tax 2025	\$12,598	\$3,025	
Frontage	54' on E Clearfield, 150' on Miller St	60' on Gaul St, 150' on E Commissioner St	
Site Shape	Rectangular	Rectangular	
Zoning	CMX-2	RSA-5	
Foundation	Masonry		
Exterior	Brick	Brick	
Ceiling Height	17.5'		

[Click here for updated real estate tax assessment information.](#)

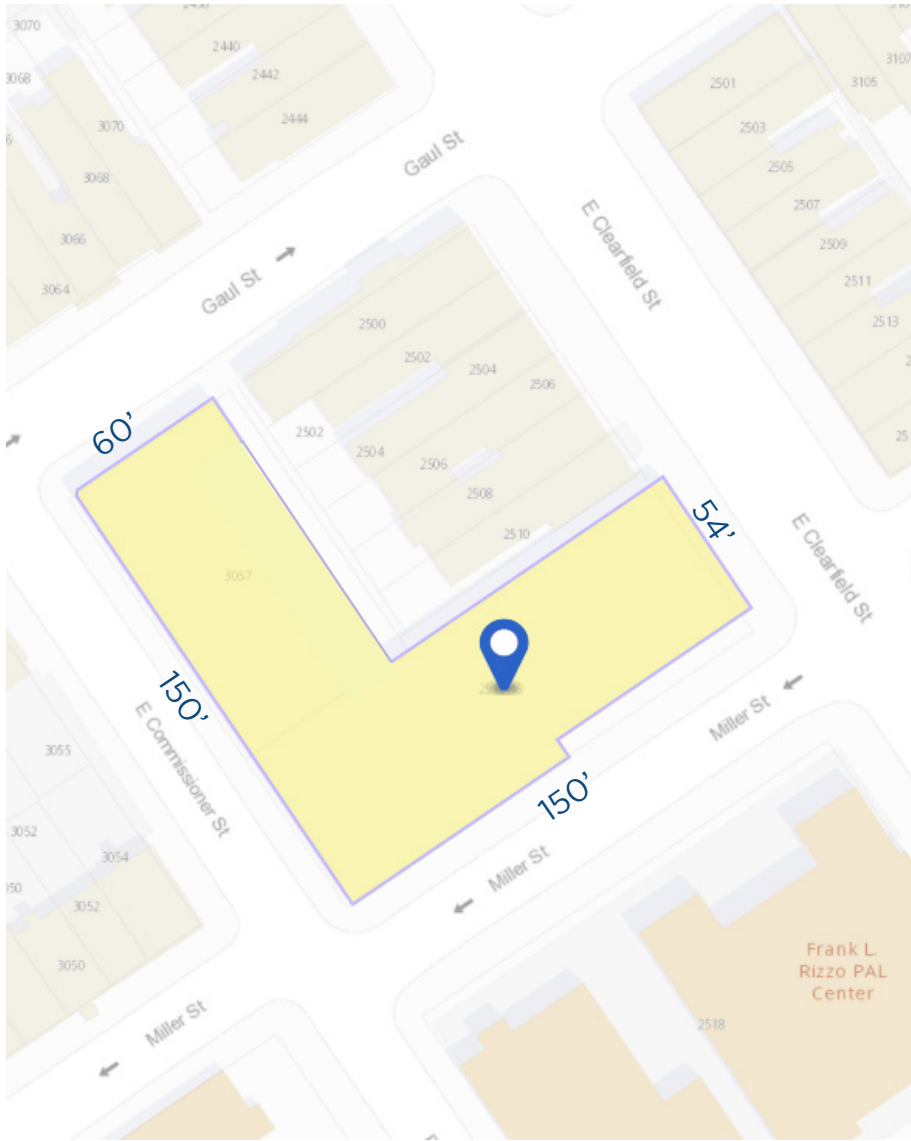
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REALTY



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## About the Neighborhood: Port Richmond

Port Richmond is a neighborhood located in the lower Northeast section of Philadelphia. This peaceful blue-collar, family-friendly enclave is primarily a residential neighborhood situated along narrow, tree-lined streets. Locally owned corner stores that sell food and other essentials can be found on every block.

Continuous construction on Aramingo Avenue has increased accessibility to numerous stores, banks, restaurants and gas stations. The neighborhood is near Columbus Boulevard, which features large chains like Target and Home Depot as well as many quaint mom-and-pop shops and restaurants.

Sale and rent prices remain low, and Port Richmond is growing popular as Center City and surrounding neighborhood prices climb and the area offers a safe and quaint option for young couples, families and young professionals who are ready to settle.

The lower prices are also good news for artists, who are not only discovering the neighborhood's affordability, but also drawing on its industrial heritage – it was once home to shipyards and textile mills – as a source of inspiration.

It is very easy to get around the neighborhood on foot or by bicycle. The major streets in the area are Allegheny Avenue, Aramingo Avenue and Richmond Street. I-95 runs parallel to Allegheny Avenue making it easy to get into the city by car. But as parking in Port Richmond isn't ideal due to the narrow streets, many residents don't own a car, and instead opt to use SEPTA, which offers service throughout the neighborhood via bus, train and trolley; all of which reach other sections of the city.



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