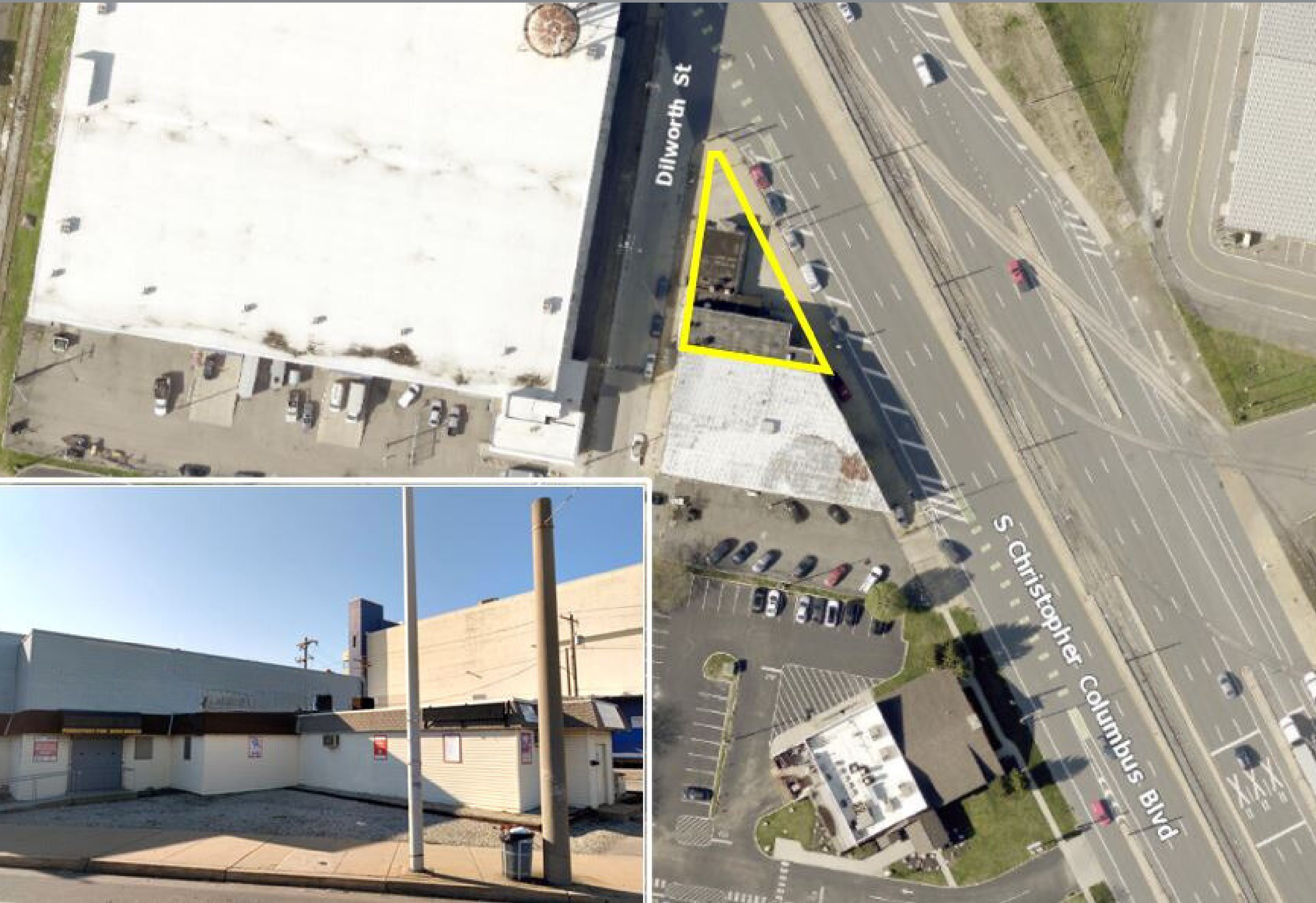


DEVELOPMENT | SALE LEASE-BACK OPPORTUNITY  
MOTIVATED SELLER



# 1916-1920 S CHRISTOPHER COLUMBUS BOULEVARD

OFFERING MEMORANDUM

The  
Flynn  
Company

# PROPERTY HIGHLIGHTS & INFORMATION

<b>Address</b>	1916-1920 S. Christopher Columbus Boulevard Philadelphia, PA 19148
<b>Building Square Footage</b>	4,900 SF on 2-floors
<b>Land Square Footage</b>	4,792 SF (0.11 acre)
<b>Zoning Designation</b>	CMX-3
<b>Frontage</b>	140' along Christopher Columbus Blvd; 79' on Dilworth Street
<b>Year Built</b>	1963
<b>OPA Account Number</b>	882020200
<b>Real Estate Taxes</b>	\$11,002.00



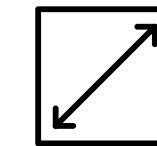
Gross Asking Price: \$1,300,000

Real Estate: \$870,000

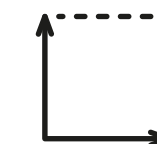
Business: \$430,000



Rare "Cabaret License" & Existing Liquor License Available



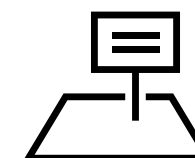
4,900 SF 2-Story Retail/Nightclub - Same Ownership Group for 52 years



4,792 SF of Land (0.11 acre)



Located in the heart of Pennsport, South Philadelphia  
140' of frontage along S. Christopher Columbus Blvd



Zoned CMX-3

# ZONING

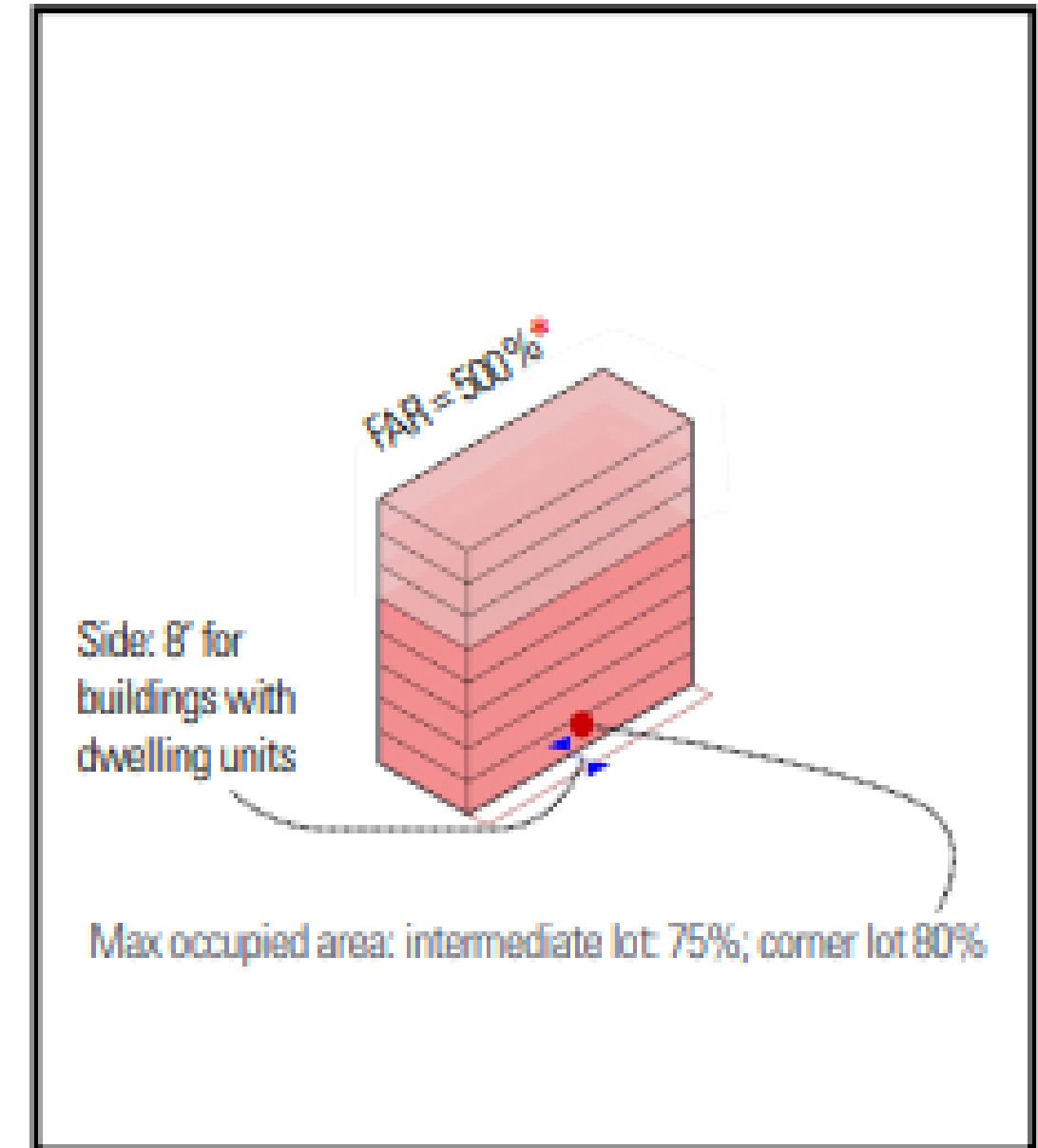
**CMX-3** districts are primarily intended to accommodate community and region-serving retail and service uses. The range of allowed uses is broader than CMX-1 and CMX-2 districts, and includes, but is not limited to, Residential, Public, Civic & Institutional, Office, Retail, Commercial, Industrial, Storage, and Distribution.

Since 1916-1920 S. Christopher Columbus Boulevard is a corner location and yields 80% coverage, the base zoning allows for a total of 19,198 SF of development (500% FAR). A new development would be subject to the City of Philadelphia and the Zoning Board of Adjustments.

## CMX COMMERCIAL MIXED-USE

<b>Max. Occupied Area</b>	Lot: Intermediate 75% Corner 80%
<b>Min. Side Yard</b>	8ft if used for buildings containing dwelling units
<b>Max. Floor Area Ratio</b>	500%* With Additional Bonuses

\*Some uses require a use registration permit from the Department of Licenses and Inspection or a special exception or a variance from the Zoning Board of Adjustment.

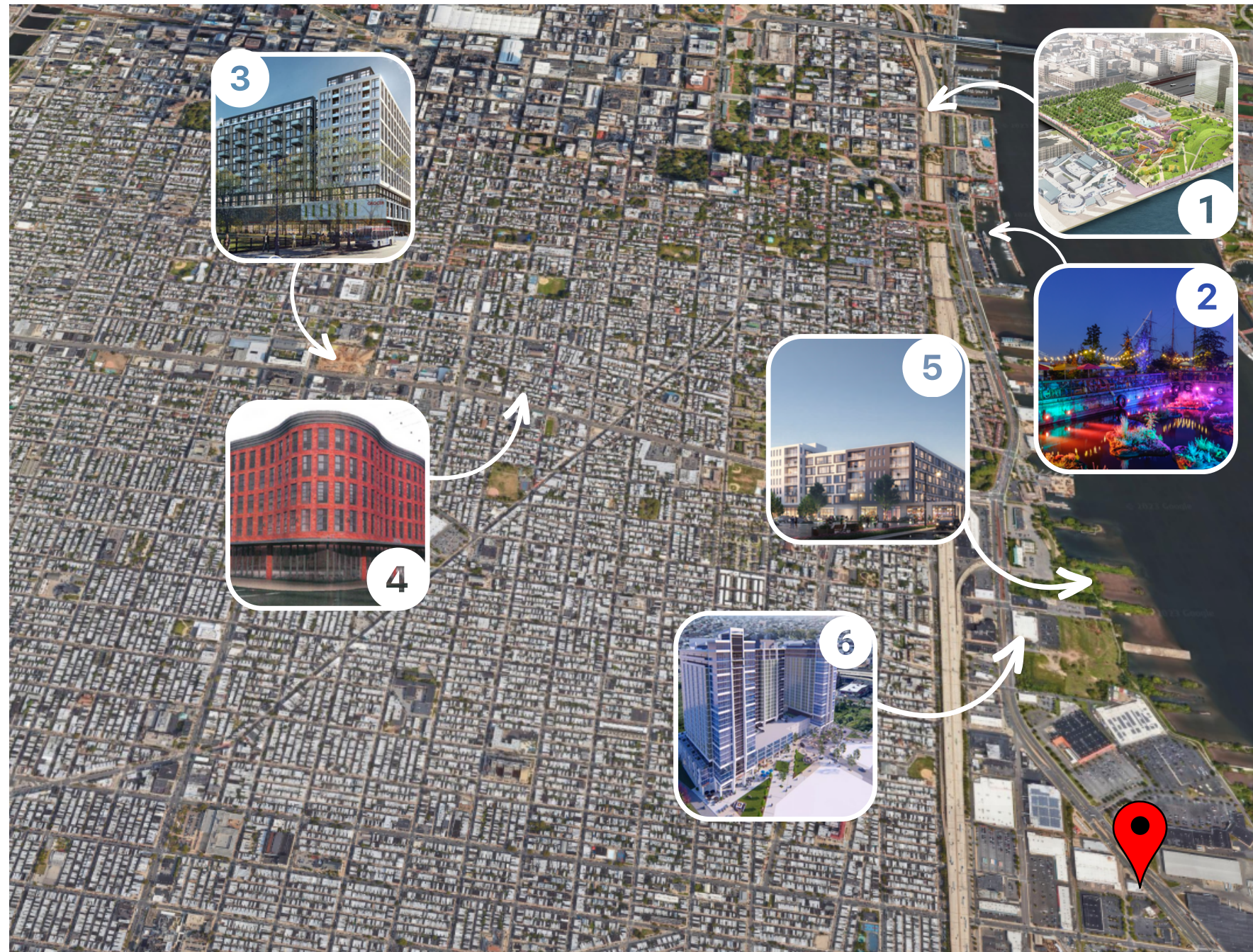


# PROPERTY PHOTOGRAPHS





# SOUTH PHILADELPHIA RECENT & PLANNED DEVELOPMENTS



- 1 Penn's Landing Park - *Under Construction***  
 City of Philadelphia  
 11.5 acres ; broke ground in March 2023
- 2 Spruce Street Harbour Park - *Existing***  
 City of Philadelphia  
 Seasonal Waterfront Retail Park
- 3 1001 S Broad Street - *Proposed***  
 Post Brothers & Tower Investments  
 1,100 apartments; 65,000 SF commercial/retail
- 4 9th and Washington - *Proposed***  
 Midwood Development  
 8-story, 182 apartments with parking
- 5 Wharton Piers - *Proposed***  
 Silverstein Properties  
 23-stories, 606 residential apartments; 15,000 SF commercial
- 6 1401 S Christopher Columbus Blvd - *Proposed***  
 Tower Investments  
 Existing 46,000 Giant; Planned Mixed-Use with 855 apartments



# AERIAL MAP





## FOR MORE INFORMATION, PLEASE CONTACT:



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