



2150 N. 10th St
Philadelphia, PA 19122

AVAILABLE FOR SALE

The
Flynn
Company

Brendan Flynn
bflynn@flynnco.com
215-561-6565 x 152

Michael Gallagher
mgallagher@flynnco.com
215-561-6565 x 151

Joseph Naselli
jnaselli@flynnco.com
215-561-6565 x 155

Property Description:

The Flynn Company is pleased to exclusively represent ownership of **2150 N 10th St** in offering the property for sale. The 3-story (plus basement) building totals approximately 26,000 SF and is situated on 14,457 SF of land on the SW corner of 10th and W. Susquehanna Ave in North Philadelphia. Zoned I-2 Medium Industrial, the property backs up to SEPTA regional rail lines and is adjacent to Temple University's Edberg-Olson football practice facility. Surrounded by numerous ground-up development projects, the property's location adjacent to Temple University and within walking distance to all forms of public transportation make this an excellent redevelopment opportunity. The building is currently vacant and is being sold in as-is, where-is condition. Please contact The Flynn Company for additional information.

Property Address:	2150 N. 10th Street
Tax Parcel Number:	884344195
Council District:	5th
Stories:	3
Building SF:	~26,000 SF
Land SF:	14,457 SF
Basement:	Yes
Zoning:	I-2 Medium Commercial
Real Estate Taxes:	\$3,708 (2024 estimated)
Historic Register:	No
QOZ:	Yes

Zoning:

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

I-2

	100%	100%	100%	100%
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:



Residential
Caretakers quarters



Office Use
Business and Professional, Government



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



Retail Sales
Building Supplies and Equipment



Public, Civil & Institutional
Transit Station, Utilities, Wireless Facility

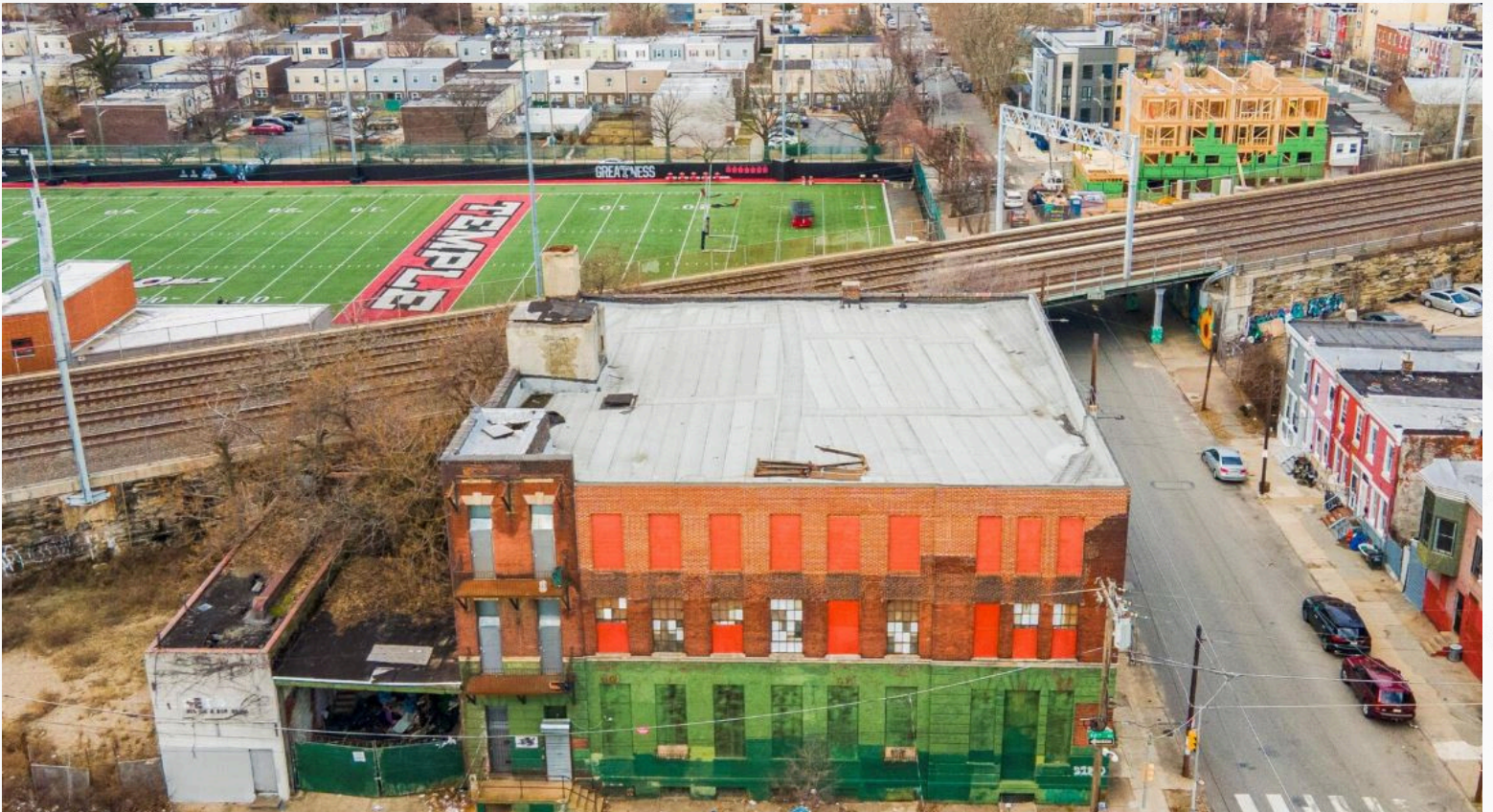


Vehicle and Vehicular Equipment Sales
Commercial Vehicle Repair and Maintenance, Commercial Vehicle Sales and Rental, Personal Vehicle Repair and Maintenance

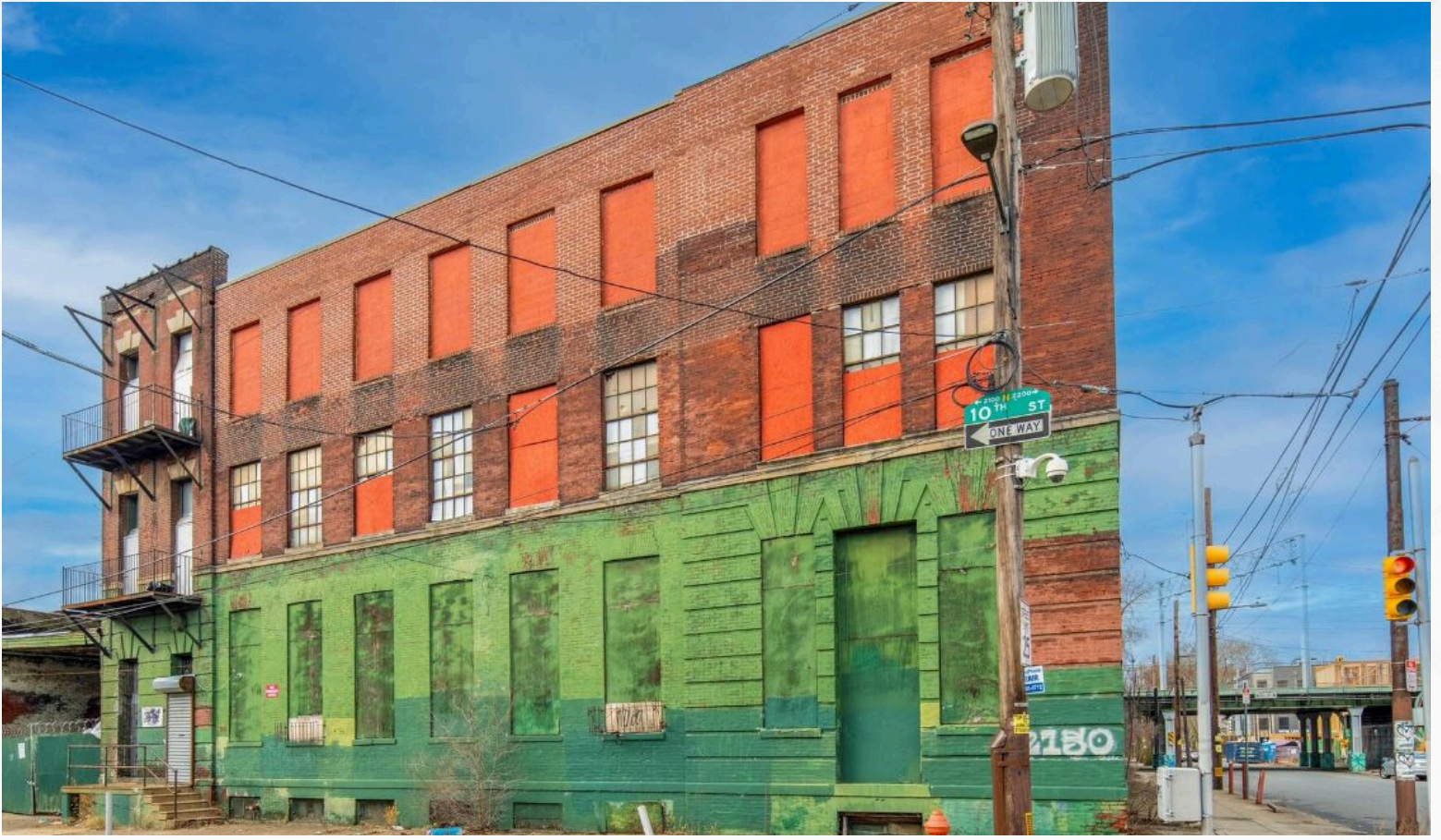


Commercial
Animal Services, Building Services, Maintenance and Repair Consumer Goods

Photos:



Photos:



Location:



FOR MORE INFORMATION, PLEASE CONTACT:

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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdrawal without notice or other conditions.