

1521-31 N. 31ST STREET

PHILADELPHIA, PA 19121



**POTENTIAL FOR COMMISSARY, EVENT VENUE, OFFICE,
RESIDENTIAL OR VISITOR ACCOMODATIONS**

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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PROPERTY DESCRIPTION

The Flynn Company is pleased to announce the availability of 1521-31 N. 31st St in the Brewerytown neighborhood of North Philadelphia. This unique property was fully redeveloped in 2019 into three distinct sections: A) a residential unit, B) a commissary unit and C) an office unit + interior parking for ~15 vehicles accessed via a drive-in bay. Originally built as a Philadelphia Electric Company property, the building boasts detailed brick work, exposed timber beams and high ceilings. The property is situated just north of Girard Ave and has great access to I-76, Ridge Ave and Kelly Drive.

The property can be sold as a whole, or in individual condo units. Please contact The Flynn Company with any questions or to schedule a tour.

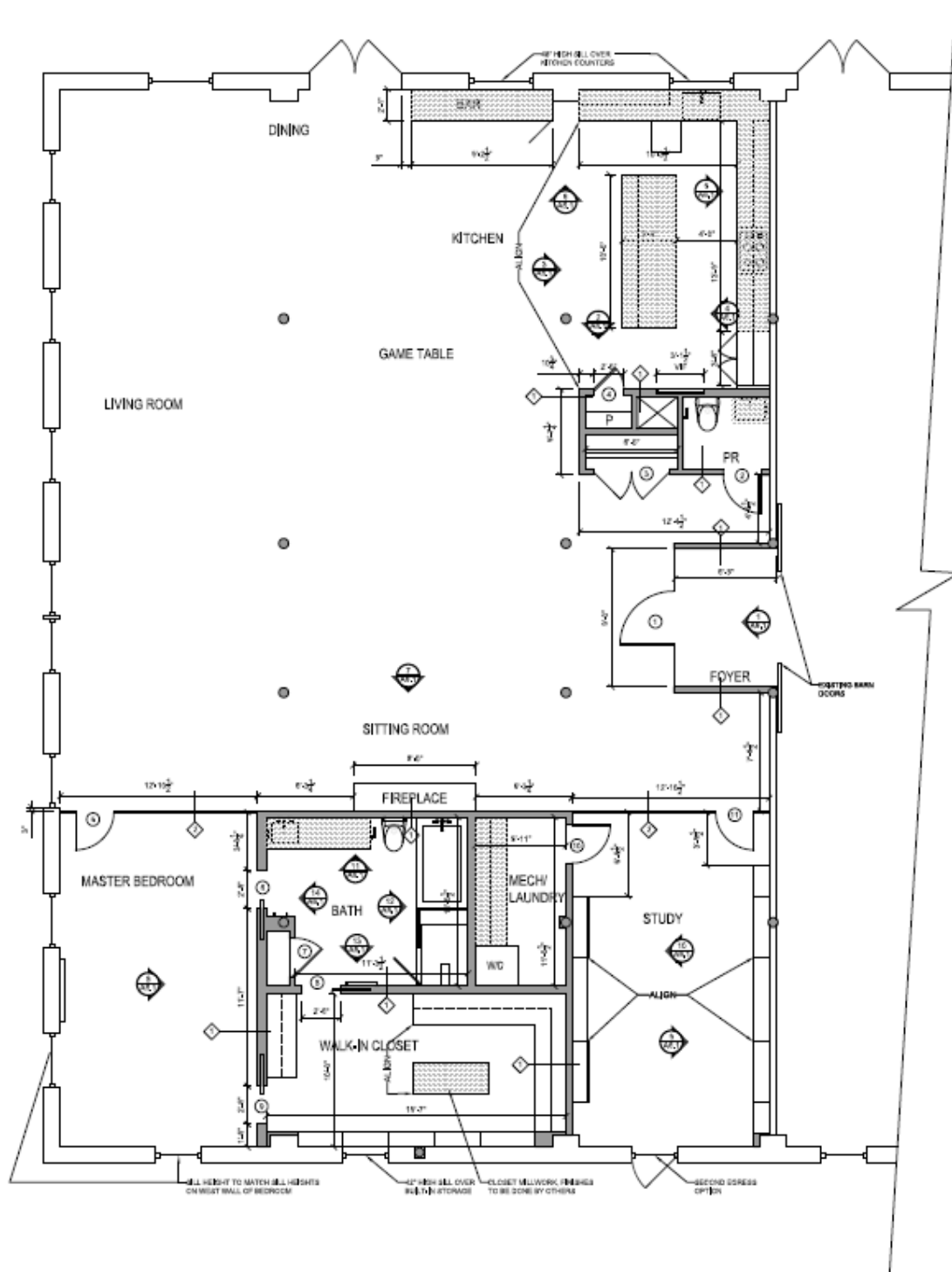
PROPERTY DESCRIPTION

OPA NUMBER	884346095
MUNICIPALITY	Philadelphia
BUILDING SF	~25,000 SF
LAND SF	17,755 SF
STORIES	2
DRIVE-IN BAYS	1
UTILITIES	PUBLIC
FRONTAGE	88'
ON-SITE PARKING	~15 spaces
ZONING	IRMX (Industrial Residential Mixed-Use)



UNIT A (RESIDENCE)

- Approximately 7,000 SF New York - style loft apartment unit
- Includes a private balcony
- Exposed brick, timber beams and industrial style windows

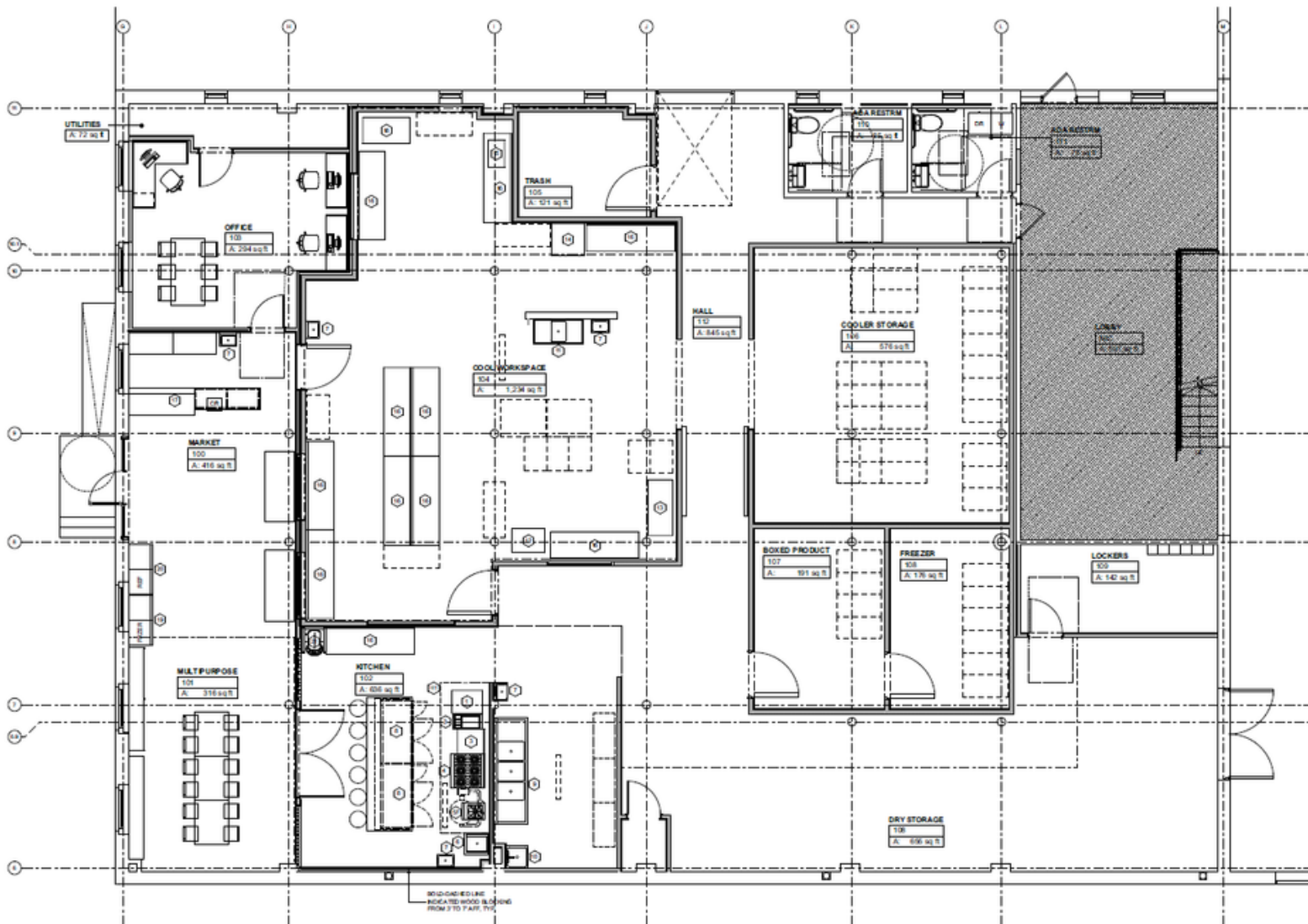


UNIT A PHOTOS



UNIT B (COMMISSARY)

- Approximately 7,000 SF commissary kitchen/food production space
- Commercial kitchen with 12' hood
- Temp controlled food prep room
- 1 three bay sink, 2 dish sinks, 2 walk in boxes, 1 walk in freezer
- Built in butcher counter kitchen
- 2 ADA restrooms
- Office area
- Access to loading area
- Dedicated trash room
- Beautiful retail/front display area

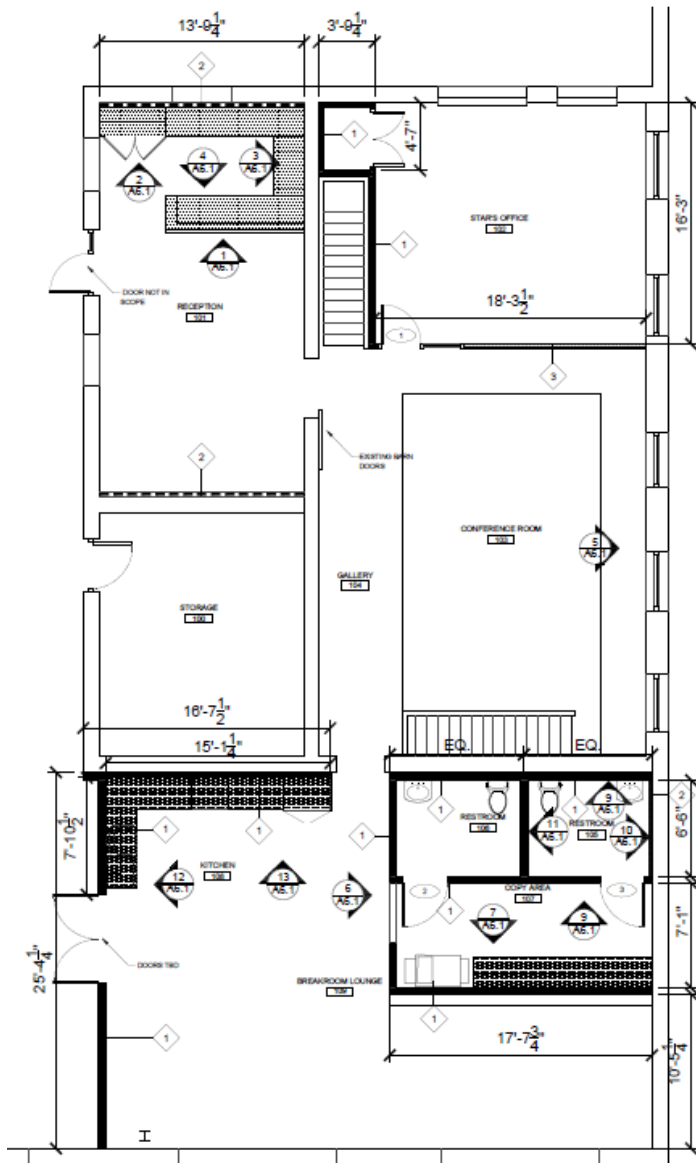


UNIT B PHOTOS

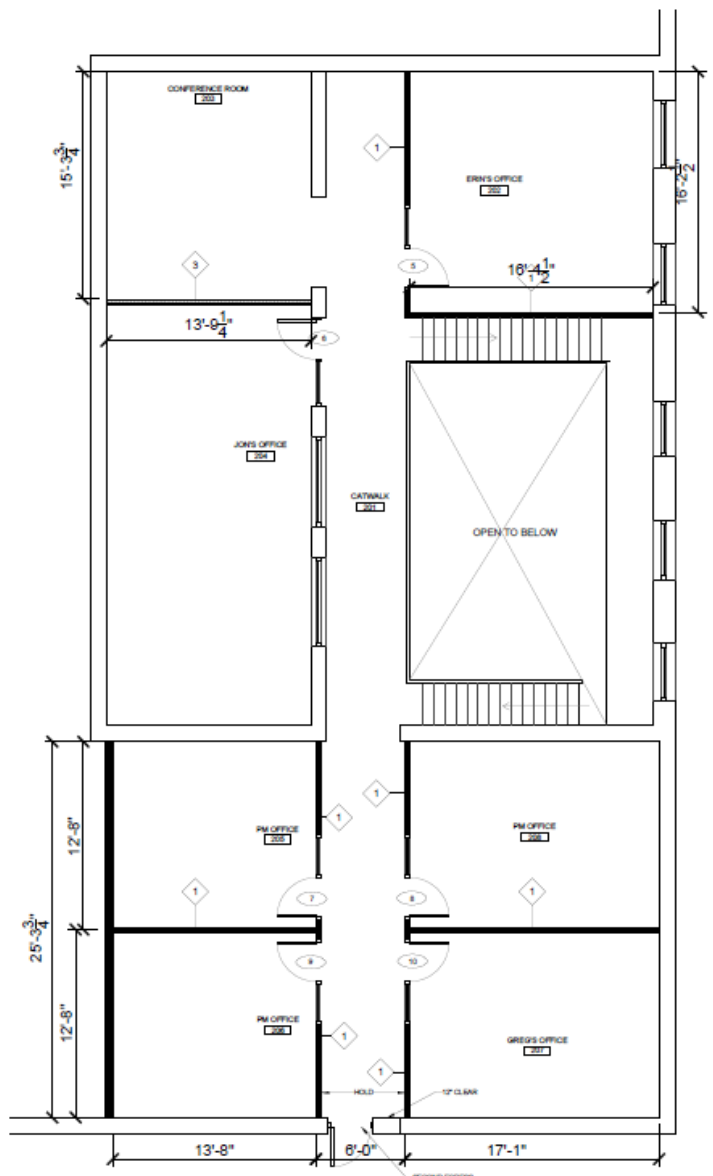


UNIT C (OFFICE)

- Approximately 6,000 SF bi-level creative office space
- Exposed brick walls, soaring warehouse-style ceilings and arched doorways
- Extra storage space

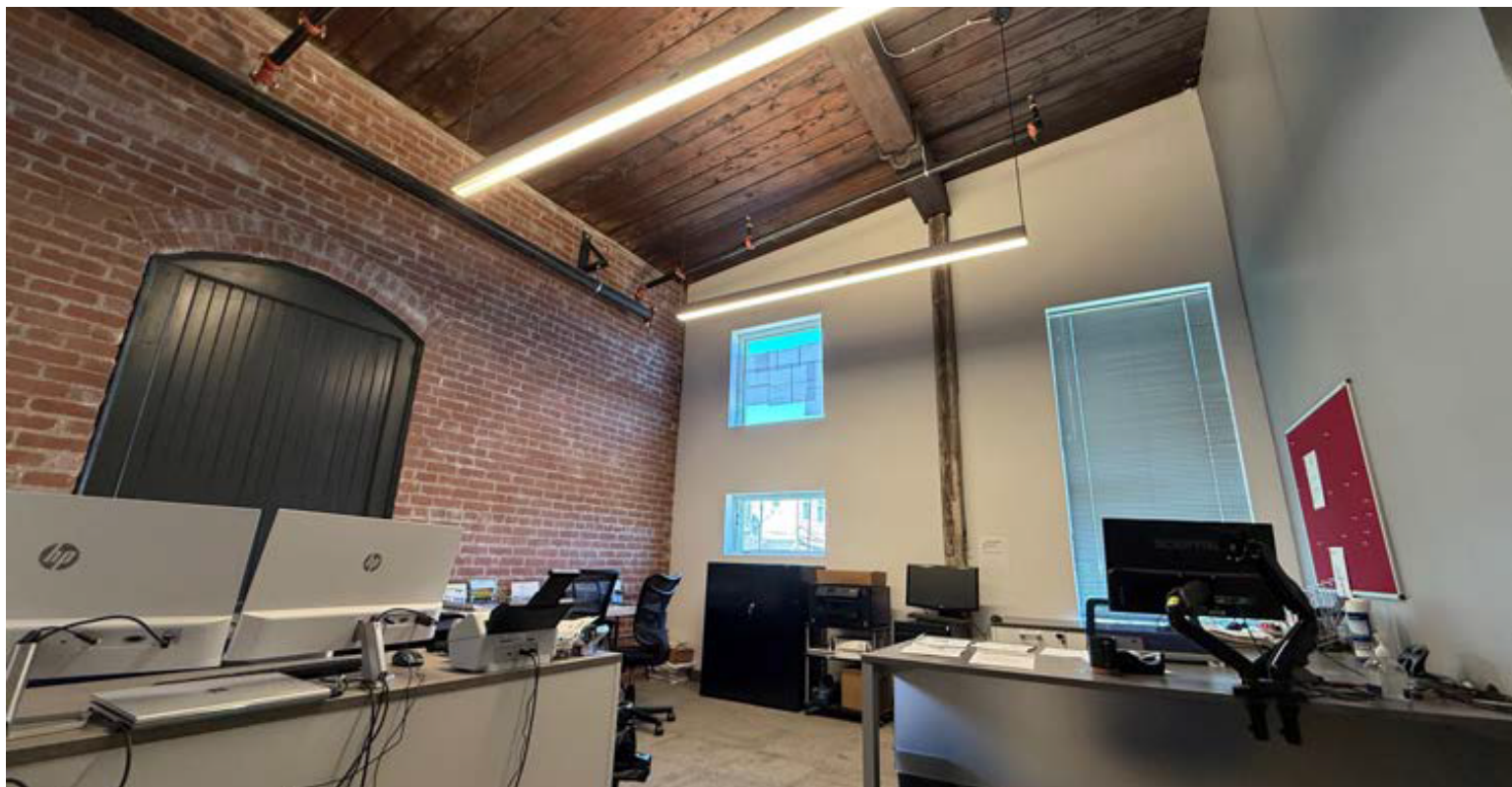
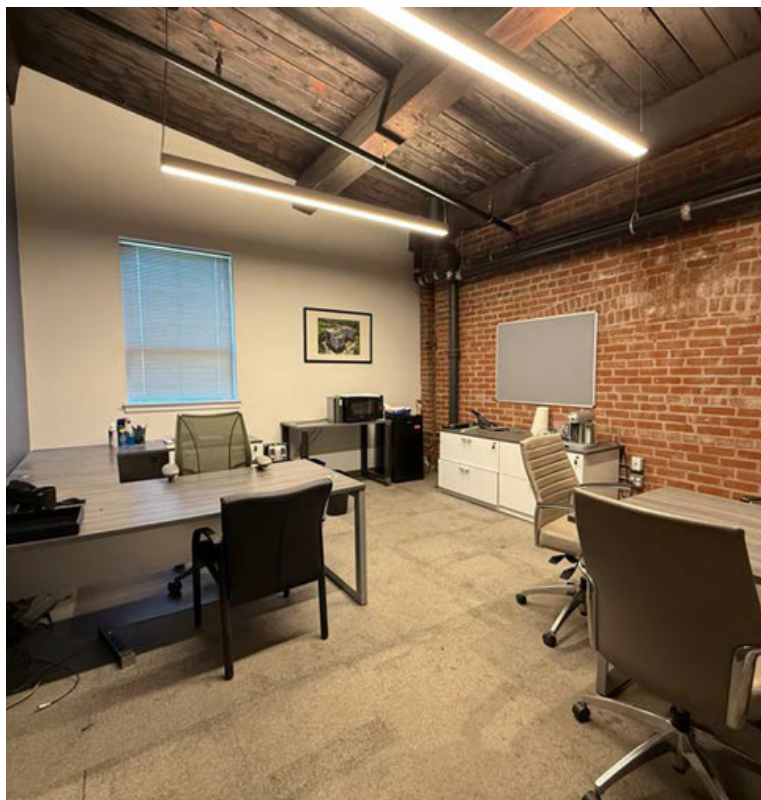


1 1ST FLOOR PLAN
AS-1 / SCALE - 1/4" = 1'-0"



2 2ND FLOOR PLAN
AS-1 / SCALE - 1/4" = 1'-0"

UNIT C PHOTOS



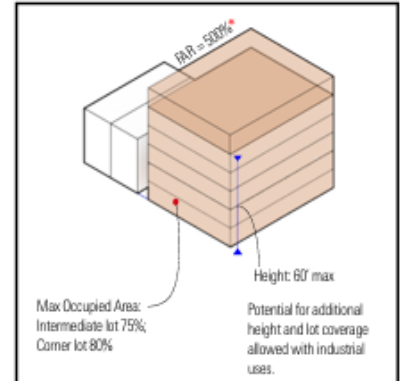
ZONING

IRMX

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



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4] [5]
Max. Floor Area Ratio	500%*



* Zoning Bonus Summary		IRMX Additional FAR
Mixed Income Housing (§14-702(7))	Moderate Income	150%
	Low Income	250%

Primarily intended for Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors:

*Following are just some of the permitted uses



Residential Use

- Multi-family
- Group Living



Office Use

- Business & Professional
- Government



Retail Sales Use

- Building Supplies & Equipment
- Wearing Apparel & Accessories



Wholesale, Distribution, Storage Use

- Warehouse



Industrial Use

- Artist Studios & Artisan Industrial
- Research & Development



Public, Civic, Institutional Use

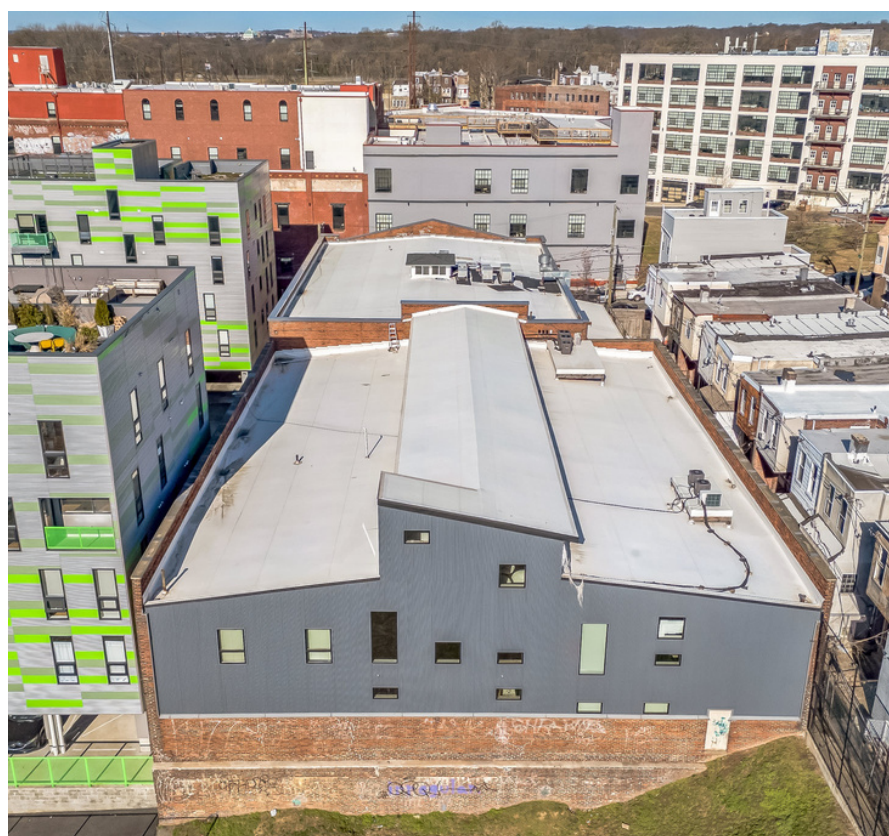
- Adult Care
- Child Care
- Educational Facility
- Religious Assembly



Commercial Services Use

- Animal Services
- Building Services
- Financial Services
- Radio, Television, & Recording Services
- Visitor Accommodations
- Commissaries & Catering Services

PROPERTY PHOTOS



LOCATION



For More Information Please Contact:

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