

2709

E. ALLEGHENY AVENUE

PHILADELPHIA, PA 19134



AVAILABLE FOR SALE

EXCLUSIVELY REPRESENTED BY
THE FLYNN COMPANY

The
Flynn
Company

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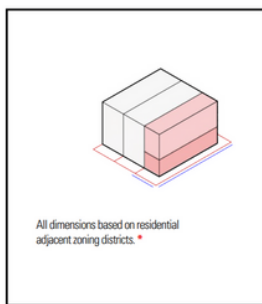
PROPERTY DESCRIPTION

The Flynn Company is pleased to present 2709 E. Allegheny Avenue, Philadelphia, PA for sale. This completely renovated office/retail building is directly off of the I-95 exit at Allegheny Ave in the rapidly emerging Port Richmond neighborhood. Situated along heavily trafficked Allegheny Ave, the building has tremendous signage and visibility. It was renovated from top to bottom in 2020 with renovations including dual zone heating and air conditioning, solid white oak floors, large conference room, kitchenette, and new bathroom. The basement is clean and dry making it great for additional storage. It also benefits from a gated side yard with an ADA entrance as well as a Port Richmond-inspired mural by a local artist; this space is perfect for entertaining, events or outdoor eating. All existing furniture could potentially be included as part of a sale.

Contact The Flynn Company with any questions or to schedule a tour of this turnkey opportunity.

Property Address	2709 E. Allegheny Avenue, Philadelphia, PA 19134
OPA Account	882006240
Building SF	1,800 SF
Land SF	1,717 SF
Zoning	CMX-1
Frontage	26'
Historic	No
Basement	Yes
Gas	Yes
Roof	Rubber
HVAC	Forced air, dual zone; installed 2021
Bathrooms	1
Internet	Comcast

ZONING | CMX-1



Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1] *
Min. Front Yard Depth	
Min. Side Yard Width	
Min. Rear Yard Depth	
Max. Height	
Min. Cornice Height	

Table Note:

[1] Except with respect to front yard depths, as provided in Table Note [3], below, all buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided, however, that when that building is attached to another building that is in another district, the dimensional standards (other than front setback requirements) of the other district shall apply.

[3] In the CMX-1 district, front yard depths shall comply with the following:

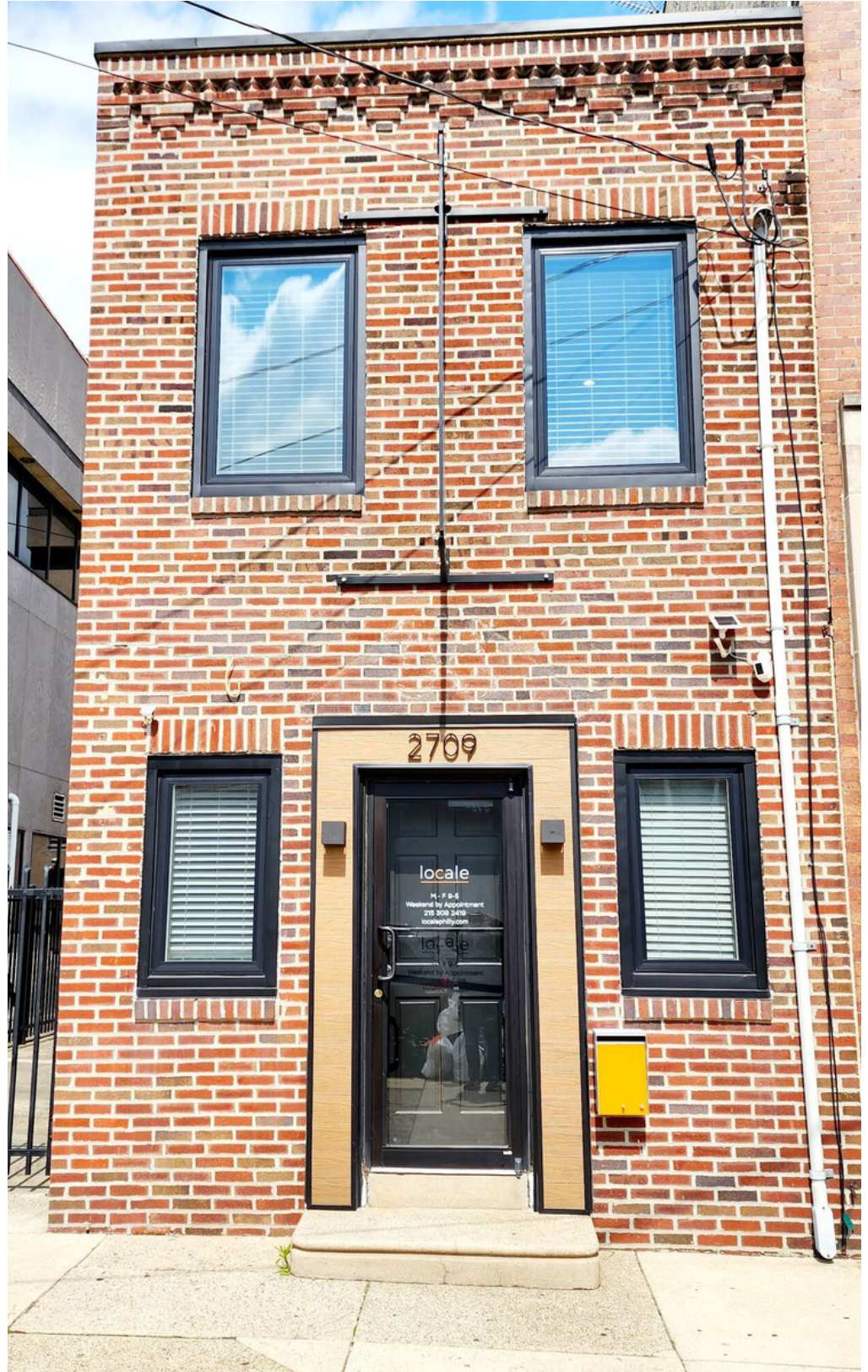
- a.** On any given street, the front yard depth shall be no deeper than the front yard depth of the principal building on the immediately adjacent lot on such street with the deepest front yard depth; and shall be no shallower than the front yard depth of the principal building on the immediately adjacent lot on such street with the shallowest front yard depth.
- b.** On any given street, if there is no principal building on an immediately adjacent lot, then the front yard depth shall match the front yard depth on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front yard depth shall be zero.
- c.** If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to the front yard depth requirements of (.a) and (.b) above.

ZONING | CMX-1 (cont.)

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-1	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	[1]	
Two-family	[1]	
Multi-family	[1]	
Group Living (except as noted below)	N	
Personal Care Home	N	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	S	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y[5]	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y[5]	
Group Practitioner	S[5]	
Government	Y[5]	
Building Supplies and Equipment	Y[5]	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y[5]	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	N	14-603 (20)
Food, Beverages, and Groceries	Y[5]	14-603 (7)
Pets and Pet Supplies	Y[5]	
Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	
Wearing Apparel and Accessories	Y[5]	

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COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y[5]	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y[5]	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	S[5]	
Take-Out Restaurant	N	14-603 (6)
Sit Down Restaurant	N	
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y[5]	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	S[5]	
Maintenance & Repair of Consumer Goods	Y[5]	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	N	14-603 (10)
Personal Services (except as noted below)	Y[5]	
Body Art Service	S	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

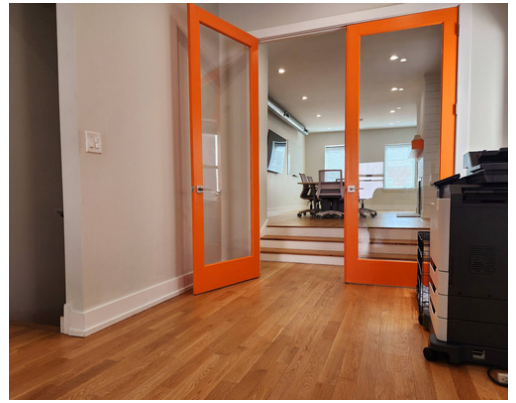
PROPERTY PHOTOS



PROPERTY PHOTOS- 1ST FLOOR



PROPERTY PHOTOS- 2ND FLOOR



LOCATION



SHOPPING/THINGS TO DO

1. Walmart
2. Lowes
3. Fine Wine & Good Spirits
4. ShopRite
5. The Home Depot
6. Target
7. Forman Mills
8. Ross
9. Petco
10. Planet Fitness
11. Burlington

RESTAURANTS

1. Applebee's Grill + Bar
2. Wendys
3. Kensington Pub
4. Moon Bites
5. La Roma
6. Wawa
7. Bryne's Tavern
8. Gaul & Co Malt House
9. Kitty's Luncheonette
10. Tacconelli's Pizza
11. Maria's Tavern





FOR MORE INFORMATION PLEASE CONTACT:

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