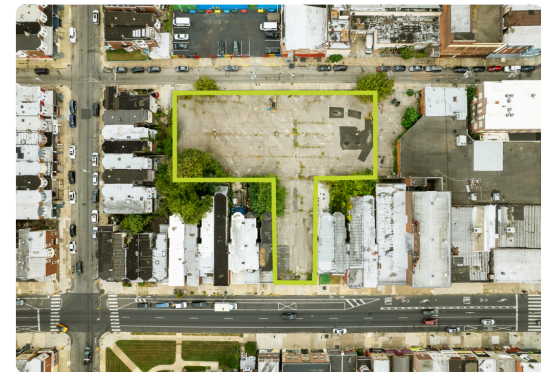


AVAILABLE FOR SALE



**OCF REALTY
COMMERCIAL**
215.735.7368



5235 Chestnut Street Philadelphia, PA 19139

Entitled 204-Unit QOZ Development Site

OCF Realty Commercial is proud to present 5235 Chestnut Street, an entitled development site for a transit-oriented, 204-unit multifamily development in the heart of West Philadelphia, located within a Qualified Opportunity Zone.

This development will be a game-changer for this part of West Philadelphia, offering new apartment units in a high-demand area of the city, with easy access to transit and access to the historic 52nd Street Commercial Corridor, known as "West Philadelphia's Main Street". This exciting offering is a great opportunity for developers and investors to build a first-class apartment development on a long-vacant parcel.

This development is located within the Mixed Income Neighborhood Overlay, a zoning overlay that requires new construction residential projects to have 20% of units be rent restricted based on a set of specific criteria. This allows this project to be accessible to tenants of different income backgrounds and be a new development that contributes to housing affordability in the community. It also provides opportunities for a developer to pursue certain financial benefits/incentives, including low-income housing tax credits.

CONTACT LISTING AGENT FOR OFFERING MEMORANDUM AND MORE DETAILS



Dennis Carlisle
OCF Realty Commercial
215.805.8620
dennis@ocfrealty.com

