

Development Opportunity for Sale

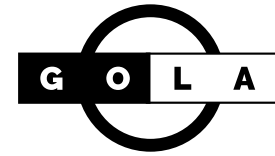
20,472 SF CMX-3 LOT WITH 10,506 SF BUILDING

415-27 N 5TH STREET, PHILADELPHIA, PA

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EXECUTIVE SUMMARY

THE OFFERING

Gola Corporate Real Estate is pleased to present this unique purchase opportunity in the highly sought-after Spring Arts District of Center City Philadelphia. 415-27 N 5th Street is a +/- .47 AC site with a 10,506 SF existing office and event building with parking on-site that is currently owner occupied.

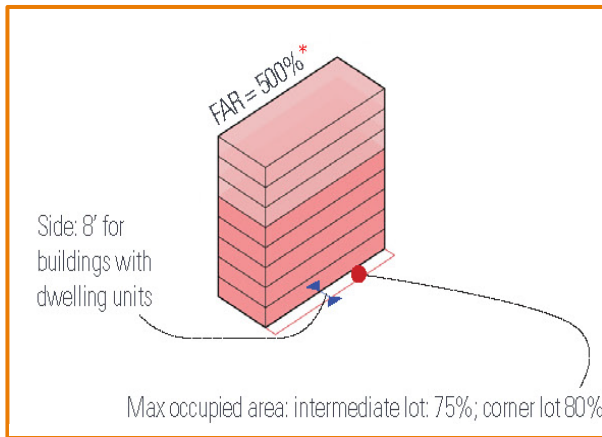


PROPERTY INFORMATION

ADDRESS:	415-27 N 5 th Street, Philadelphia, PA 19123
TAX PARCEL #:	883008900
BUILDING AREA:	10,506 sf
LAND AREA:	0.47 Acres (20,472 SF)
ZONING:	CMX-3
YEAR BUILT:	1979
LOCATION:	On the corner of N 5th Street and Willow Street in Northern Liberties, Center City, Philadelphia
CURRENT USE:	Office/Banquet Hall
COUNTY:	Philadelphia

ZONING

MAX. OCCUPIED AREA:	Lot: Intermediate 75%; Corner 80%
MIN. SIDE YARD WIDTH:	8 ft. if used for buildings containing dwelling units
MAX. FLOOR AREA RATIO:	500% With additional bonuses



There is one community commercial mixed use (CMX-3) zoning district. This zoning district can accommodate larger-scale commercial uses and retail. This zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology.

CMX-3 PERMITTED USES:

RESIDENTIAL USES

- Single-Family
- Two-Family
- Multi-Family
- Personal Care Home
- Single-Room Residence

PARKS & OPEN SPACE

- Passive Recreation
- Active Recreation

PUBLIC, CIVIC, & INSTITUTIONAL

- Family Day Care
- Group Day Care
- Day Care Center
- Educational Facilities
- Fraternal Organization
- Hospital
- Libraries and Cultural Exhibits
- Religious Assembly
- Safety Services
- Transit Station
- Utilities and Services, Basic*
- Freestanding Tower
- Building or Tower-Mounted Antenna

OFFICE USE

- Business and Professional
- Sole Practitioner
- Group Practitioner
- Government

RETAIL SALES USE

- Building Supplies and Equipment
- Food, Beverages and Groceries
- Pets and Pet Supplies
- Sundries, Pharmaceuticals, Convenience Sales
- Wearing Apparel and Accessories

COMMERCIAL SERVICES USE

- Assembly and Entertainment*
- Nightclubs and Private Clubs*
- Building Services
- Prepared Food Shop
- Take-Out Restaurant
- Sit Down Restaurant
- Funeral and Mortuary Services
- Maintenance & Repair of Consumer Goods
- On-Premise Dry Cleaning
- Marina
- Surface Parking*
- Structured Parking
- Personal Services
- Fortune Telling Service
- Radio, Television, and Recording Services
- Visitor Accommodation
- Commissaries and Catering Services

VEHICLE AND VEHICULAR SERVICES

- Personal Vehicle Repair and Maintenance
- Personal Vehicle Sales and Rental
- Vehicle Fueling Station*
- Vehicle Equipment and Supplies Sales and Rental

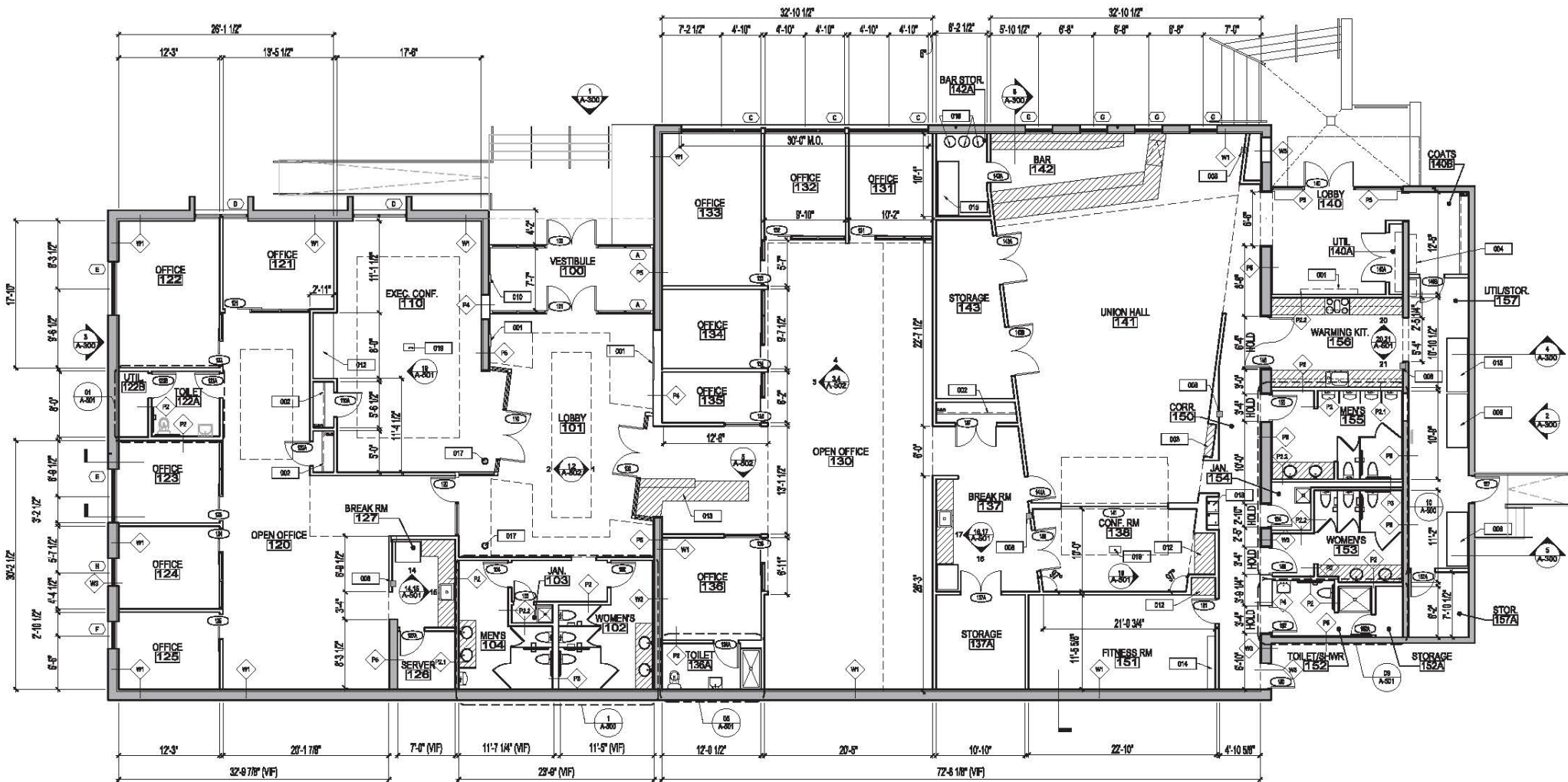
INDUSTRIAL USE

- Research and Development
- Artist Studios and Artisan Industrial

URBAN AGRICULTURAL USE

- Community Garden
- Market or Community-Supported Farm

AS-BUILT FLOOR PLAN



SITE PLAN

GENERAL SITE PLAN NOTES

1. ALL FOUNDATION, CURBS, WALKWAYS, FENCES, & FLOOR AREAS SHALL BE REPAIRED TO THE ORIGINAL SYSTEMS WHERE POSSIBLE. NEW REPAIR CONNECTIONS SHALL OCCUR AS CLOSE TO EXISTING CONNECTIONS AS POSSIBLE & BE CONSIDERED AS NEW UNLESS OTHERWISE NOTED.
2. EXISTING ELECTRICAL TRANSFORMER SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO COORDINATE WITH THE ELECTRICAL ENGINEER'S REQUIREMENTS.
3. EXISTING ELECTRICAL TRANSFORMER SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO COORDINATE WITH THE ELECTRICAL ENGINEER'S REQUIREMENTS.
4. EXISTING PARKING LOT IS TO REMAIN WITH ALTERNATIONS AS NOTED.

SITE PLAN KEY NOTES

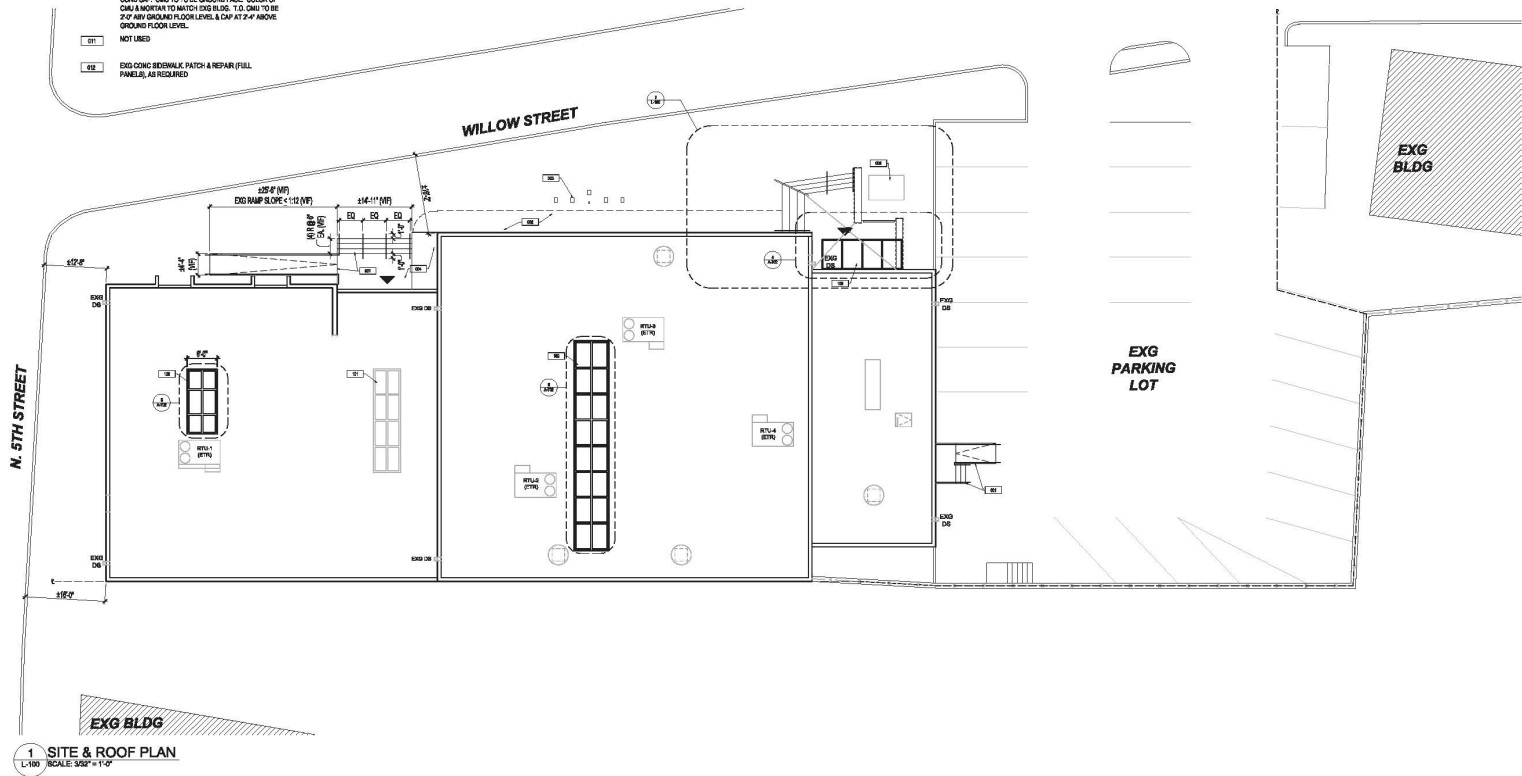
- 001 EXISTING CONC STAIR & RAMP TO REMAIN. PATCH & REPAIR AS NECESSARY. PROVIDE NEW ADA AND ICC COMPLIANT 1" X 12" DIA. MET. PIPE (PT) HAND RAILS & GUARD RAILS AT STAIRS. PROVIDE HAND RAIL & GUARD RAIL SERVICE RAMP.
- 002 PATCH & REPAIR SIDEWALK WHERE EXISTING PLANTER IS REMOVED. MATCH EXISTING CONTROL JOINTS.
- 003 EXISTING FLAG POLE & PAVING PLACQUES TO REMAIN.
- 004 EXISTING MEMORIAL PAVERS TO REMAIN. RESET AS REQUIRED TO MAKE FLUSH & FOR DRAINAGE. (4" X 12" MAX).
- 005 EXISTING ELECTRICAL TRANSFORMER TO REMAIN. COORD WITH ELECTRICAL ENGINEER & UTILITY FOR ADDL. INFO.
- 006 CONC. STEPS W/ FLOOR-TO-14" DIA. MET. PIPE (PT) HANDRAILS AS SHOWN.
- 007 NOT USED.
- 008 CONC. SLOPE ON GRADE, SLOPE AWAY FROM BLDG @ 1/4" PER FOOT (MAX).
- 009 NOT USED.
- 010 CALL SITE WALL W/ 12" HIGH W.A. 4" TALL PRECAST CONC. CURB. CALL TO BE GROUND FLOOR. COLOR OF CURB & MORTAR TO MATCH EXISTING BLDG. T.O. CURB TO BE 2" OF ANY EXISTING FLOOR LEVELS & 4" AT 2" ABOVE GROUND FLOOR LEVEL.
- 011 NOT USED.
- 012 EXISTING CONC. SIDEWALK PATCH & REPAIR (FILL PANELS) AS REQUIRED.

GENERAL ROOF PLAN NOTES

1. EXISTING ROOF SHALL BE BLACK EPDM MEMBRANE OR MODIFIED BITUMEN/ROOFING SYSTEM AND ALL CURBS AT AN EAVE. TO REMAIN. PROVIDE CALLS FOR ANY AREAS IN NEED OF REPAIR. ALERT ARCHITECT IMMEDIATELY IF ANY EXISTING AREAS IN NEED OF REPLACEMENT OR REMOVAL.
2. EXISTING ROOF TO REMAIN. PROVIDE ADDL. PRICING TO REPLACE SKYLIGHT IN HAND.
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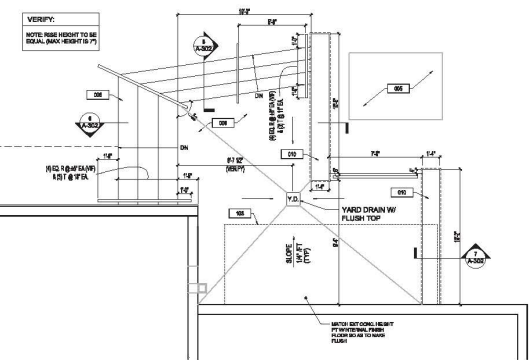
ROOF PLAN KEY NOTES

- 101 EXISTING SKYLIGHT TO REMAIN. PROVIDE ADDL. PRICING TO REPLACE SKYLIGHT IN HAND.
- 102 FIXED CURB AND INSULATED GLASS SKYLIGHT WITH THERMALLY BROKEN ALUM. FRAME. SEE SKYLIGHT DTLS ON L-101.
- 103 GLASS CANOPY



1 SITE & ROOF PLAN
L-100 SCALE: 3/32" = 1'-0"

2 EAST ENTRY DTL PLAN
L-100 SCALE: 1/4" = 1'-0"



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