

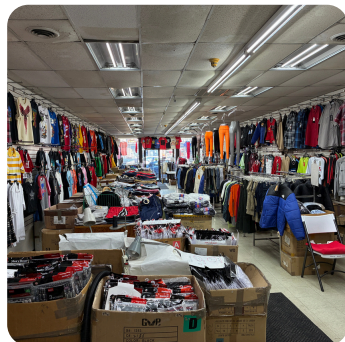


**52 W CHELTEN AVE,
PHILADELPHIA 19144
FOR SALE**

2,310 SF

Price: \$325,000
PSF Price: ~\$141

**TIMELESS OWNERSHIP
OPPORTUNITY IN THE
HEART OF GERMANTOWN**



FEATURES

- Commercial Mixed Use Zoning
- Open Floor Plan
- Population of 146k+ within 2 miles
- Daily traffic ~5,800+

PRESENTED BY:
Guido Iammateo
908-334-6636

Jim Wrigley
215-519-2290

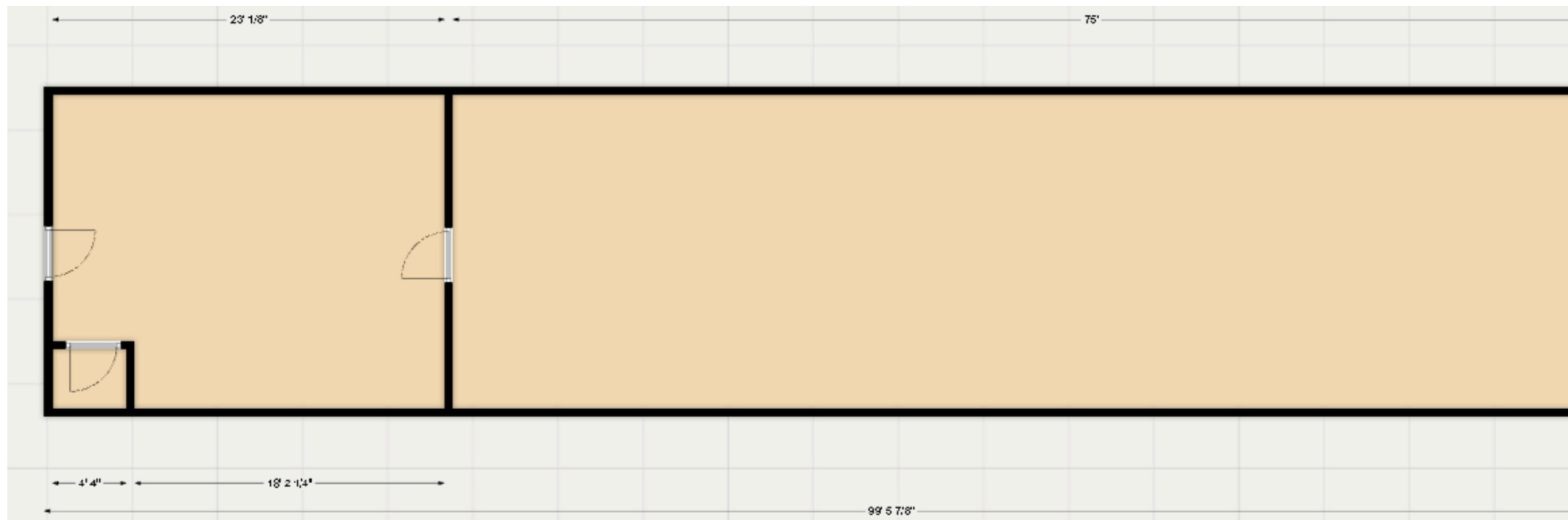
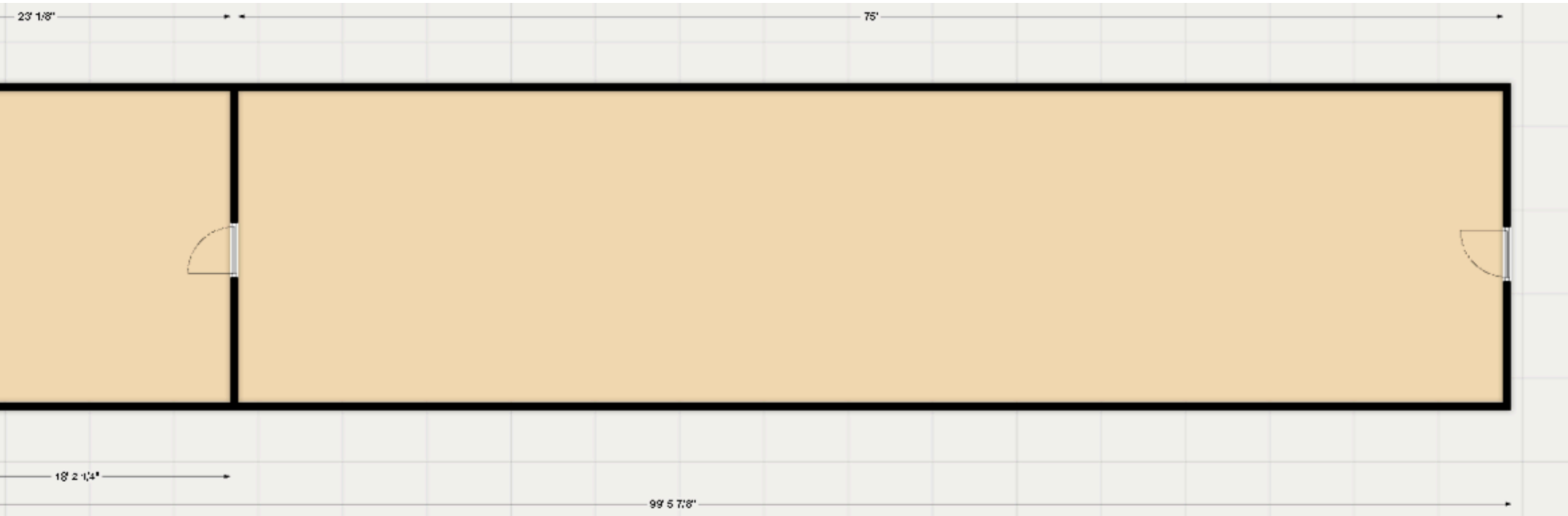
**ADDITIONAL
PICTURES**



**AERIAL
PICTURE**



**EST. FLOORPLAN
/ LAYOUT**



INTENT: Community- and region-serving mixed use development, including retail and service uses

Table 14-602-2: Uses Allowed in Commercial Districts

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-3	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	Y[7]	
Multi-family	Y	
Group Living (except as noted below)	NY	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation		
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603
Group Child Care	Y	(5) 14-
Child Care Center	Y	603 (5)
Community Center	Y	14-603
Educational Facilities	Y	(5)
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility (as noted below)	Y	
Freestanding Tower	Y	14-603
Building or Tower-Mounted Antenna		(16) 14-
		603 (17)
OFFICE USE CATEGORY		
Business and Professional		
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	N	
Drug Paraphernalia Sales	Y	14-603 (13)
Gun Shop	Y	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales Wearing		
Apparel and Accessories		

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-3	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	S	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support		
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)	S	
Surface Parking	Y	14-603 (10)
Structured Parking	Y	14-603 (10)
Personal Services (except as noted below)	Y	14-603 (2)
Body Art Service	Y	(13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations		
Commissaries and Catering Services		
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
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	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden		14-603
Market or Community-Supported Farm		(15) 14-
		603 (15)

See page 48 for information pertaining to bracketed numbers (e.g., “[2]”) in use table cells.