

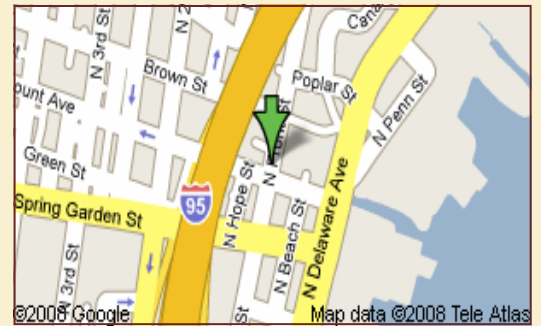
# 625 NORTH FRONT STREET

LOCATED BETWEEN SPRING GARDEN & FAIRMOUNT AVENUE  
PHILADELPHIA, PA



## Available for Lease

- 7,000 Sq Ft (two levels)
- Ideal for Retail or Office
- High Ceilings
- Available Parking
- Convenient to Public Transportation
- 1/2 Block to the Market Frankford El



## Amazing Northern Liberties Opportunity

- 1/2 Block from Spring Garden Street
- Easy Access to Major Roadways I-95, Route 676 and I-76
- Excellent Exposure



Information provided by reliable sources. Subject to errors, omissions, price change, prior sales or withdrawal from market without notice.

## Leasing Info:

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**625 North Front Street  
Philadelphia, PA**

<b>Lot Size:</b>	<b>Approx. 70x55 (3,850 Sq. Ft.)</b>	
<b>Total Sq. Ft.:</b>	<b>Lower Level</b>	<b>Approx. 3,500 Sq. Ft.</b>
	<b>First Level</b>	<b>Approx. 3,500 Sq. Ft.</b>
	<b>TOTAL</b>	<b>Approx. 7,000 Sq. Ft.</b>
<b>Construction:</b>	<b>Masonry</b>	
<b>Ceiling Heights:</b>	<b>Lower Level</b>	<b>Approx. 9 Ft.</b>
	<b>First Level</b>	<b>Approx. 25 Ft.</b>
<b>Floors:</b>	<b>Concrete</b>	
<b>Water/Sewer:</b>	<b>Public</b>	
<b>Heating:</b>	<b>None</b>	
<b>Clear span:</b>	<b>Yes</b>	
<b>Loading:</b>	<b>First Level (1) Tailgate Grade</b>	
<b>Lighting:</b>	<b>Throughout</b>	
<b>Zoning:</b>	<b>CMX-2 (Small Scale Neighborhood Commercial and Residential Mix)</b>	
<b>Miscellaneous:</b>	<b>Ideal for Restaurant/Retail use Convenient to public transportation – ½ block 1/4 block away from Spring Garden Street Excellent Exposure Available parking and easy access to major roadways</b>	

**For Further Information Please Contact:**

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