

13TH AND SPRING GARDEN STREET

LOCATED BETWEEN BROAD STREET AND 13TH STREET

PHILADELPHIA, PA



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USREALTY
ASSOCIATES, INC.

A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

T.215-557-9900 - F.215-701-3839 - www.eusrealty.com

The foregoing information was furnished by sources deemed reliable, but no warranty or representation as to its accuracy.

Subject to errors, omission, changes of price, prior sale or withdrawal from market without notice.

DEVELOPMENT OPPORTUNITY FOR SALE

LOCATION

1314-32 SPRING GARDEN STREET
(LOCATED ON SPRING GARDEN STREET
BETWEEN BROAD STREET AND 13TH STREET)

PHILADELPHIA, PA

PROPERTY HIGHLIGHTS

- **1314-32 SPRING GARDEN: 20,600 SQUARE FOOT LOT; 206 FEET OF FRONTAGE ALONG SPRING GARDEN STREET**
- **LOCATED IN QUALIFIED OPPORTUNITY ZONE**
- **ZONED CMX-4: ALLOWS FOR 500% FLOOR AREA RATIO TO YIELD 103,000 SQUARE FEET WITHOUT APPLYING ANY BONUSES**



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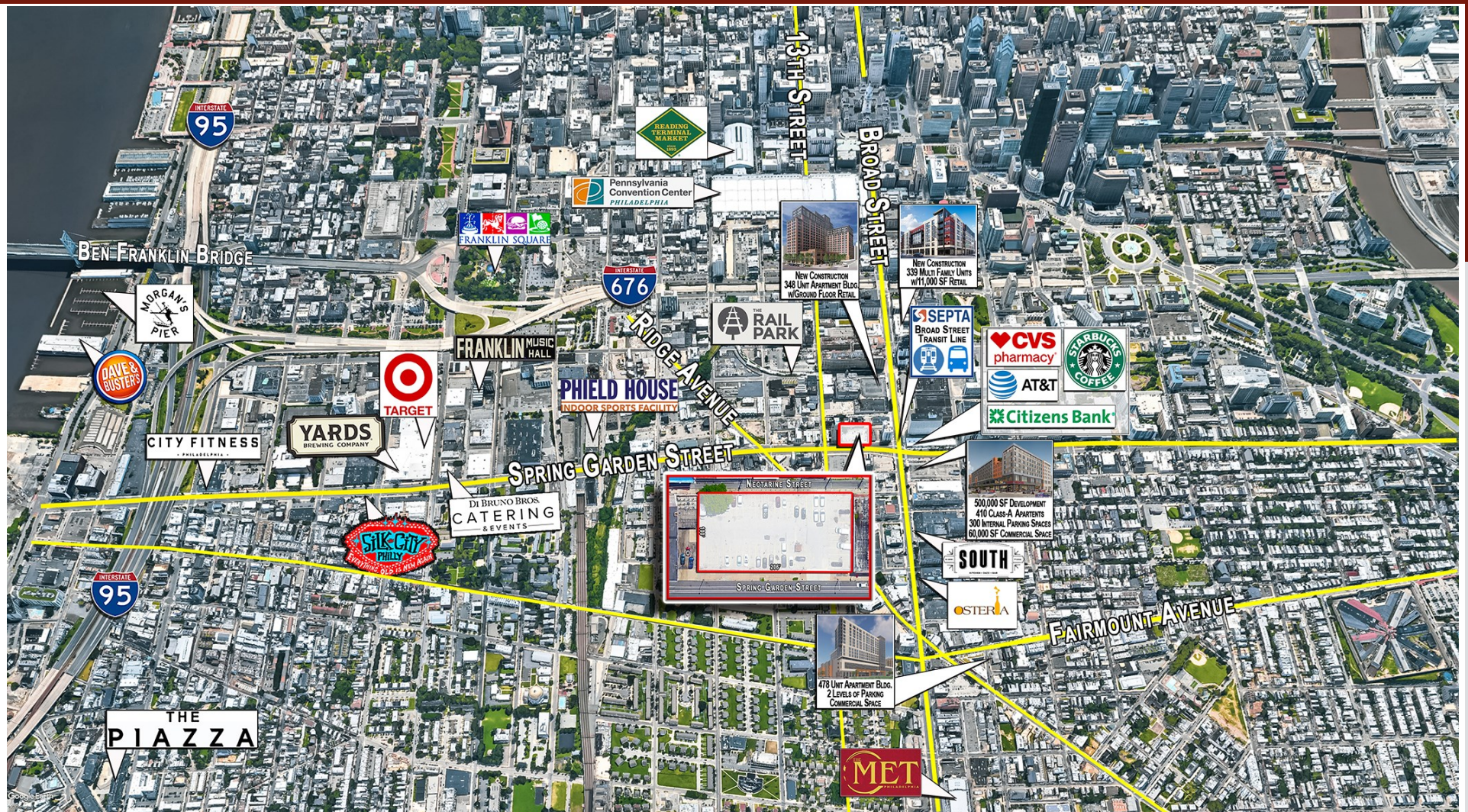
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