

1423 SPRUCE STREET

(SPRUCE STREET AND S. BROAD STREET) PHILADELPHIA, PA



FOR SALE

LOCATION

1423 Spruce Street
(Spruce Street and S. Broad Street)
Philadelphia, PA

PROPERTY HIGHLIGHTS

- 2 Story Masonry Building
- Square Footage: 2,641 SF
- Ground Floor Retail Fit-out for a Bank
- Zoning: CMX-5
- 2nd Story Office Space with Front and Rear Entrances
- Reserved Private Parking in Rear
- Excellent Pedestrian and Vehicle Traffic



CONTACT:

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EUSREALTY
ASSOCIATES, INC.

A Full Service Real Estate Company

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www.eusrealty.com

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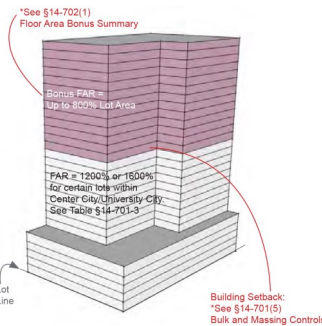


CMX-5

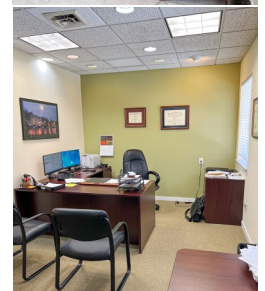
Description: Center City core commercial mixed use

Uses permitted as of right: Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden

Uses requiring special exception approval: Non-Accessory Above-ground Structured Parking



Min. District Area	NA
Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%
Min. Side Yard Width	Buildings ≤ 4 stories with 3 or fewer dwelling units: 5'; Others: 8'
Max. FAR	1200%; 1600% for certain lots within Center City/ University City FAR Map; up to an additional 800% with bonuses



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