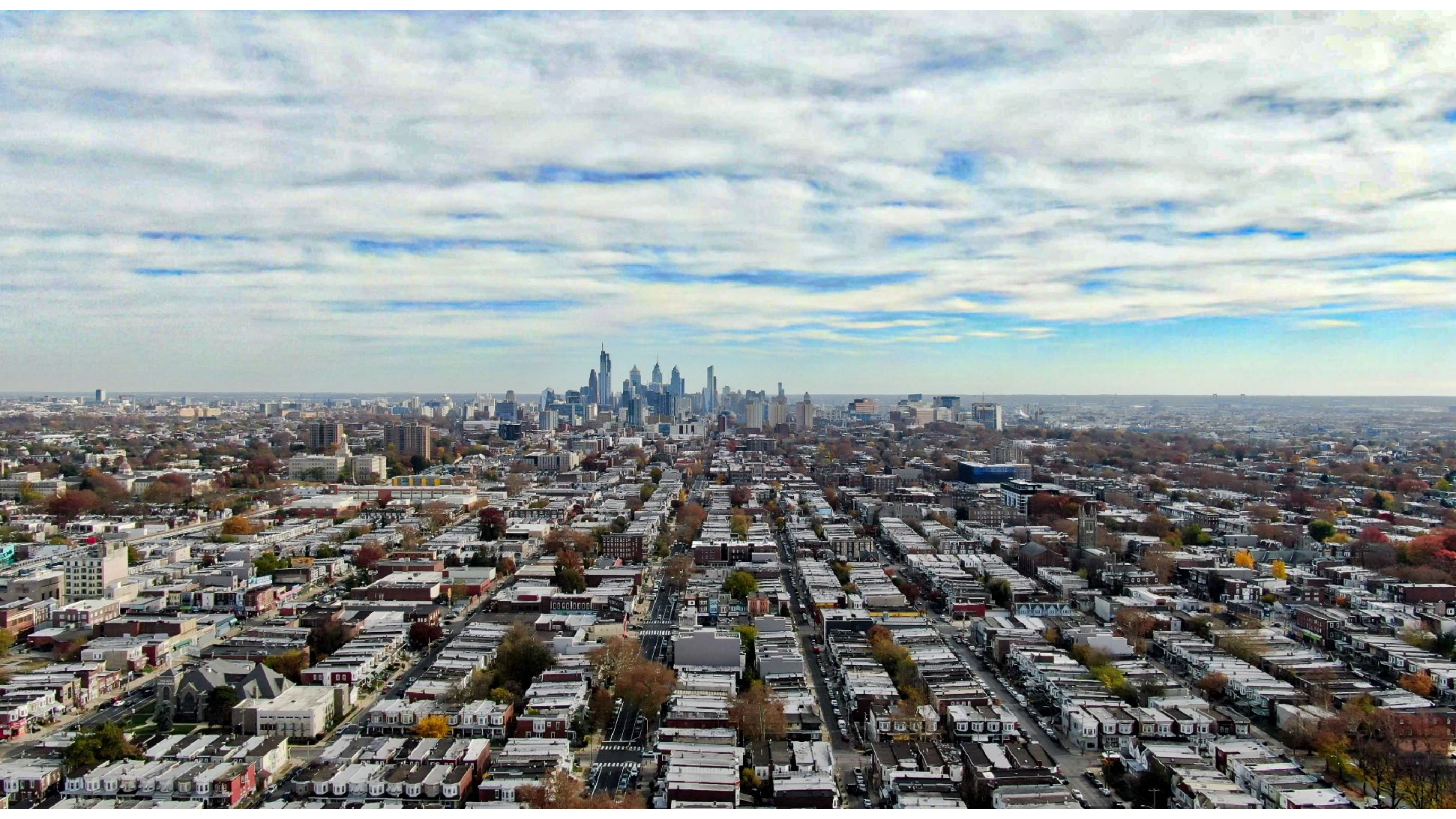




MixedUseRedevelopment.com
charles balducci 484-430-1632

KELLER WILLIAMS EMPOWER REAL ESTATE
1619 WALNUT STREET | PHILADELPHIA, 215-627-3500





Prime Redevelopment Opportunity in West Philadelphia's Walnut Street Corridor

Unlock the potential of this expansive corner commercial property located in the heart of West Philadelphia's Walnut Street corridor. As a Qualified Opportunity Zone (QOZ), this redevelopment gem offers savvy investors the chance to realize significant capital gains tax benefits while reshaping a prominent corner in the community. ||

Currently zoned CMX2 with a 38' height restriction, this property invites developers to reimagine its potential. Explore the possibilities of rezoning to CMX2.5 for an increased height of 55', providing added versatility in design and functionality. Whether adding extra levels or constructing an entirely new mixed-use facility, the canvas is yours to craft. ||

Capitalizing on eight 24" full-span ironwork girders, developers can elevate their projects with bonus height and density. A mixed-income housing plan not only enhances the property's appeal but also aligns with the community's needs, offering a compelling canvas for innovation in residential or business development. ||

Tailor the property to suit your preferred development model. Whether envisioning a mixed-use residential facility, food and beverage retail sales, storage facility, food service-catering-commissary, day care center, learning center, or community center, the possibilities are vast. ||

Benefit from solid local traffic counts, excellent public transportation options, and easy access to Univ City and Center City. The property's strategic location enhances its appeal for a wide range of potential uses. ||

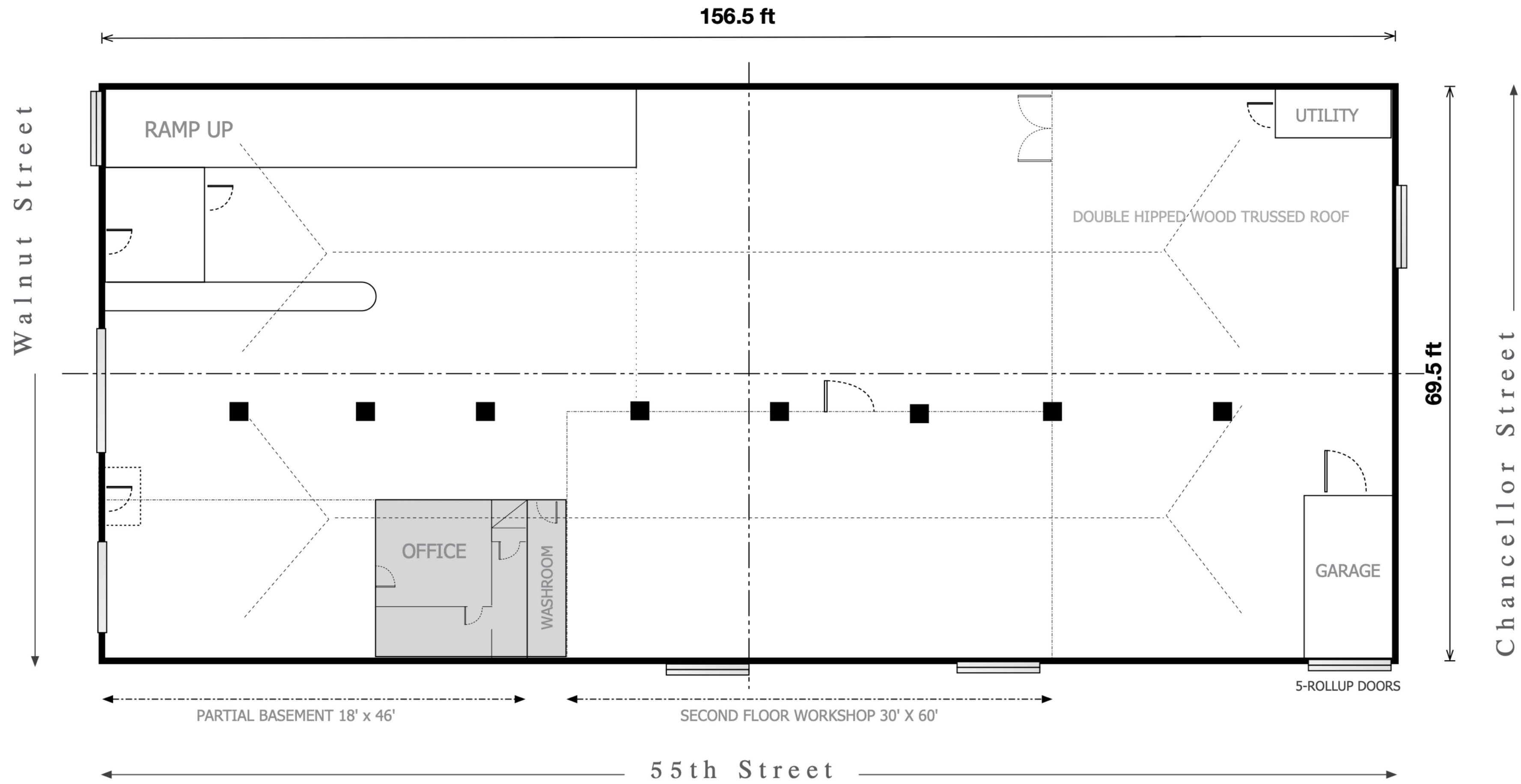
This development opportunity not only resides in a Qualified Opportunity Zone but is also eligible for a Philadelphia Tax Abatement and falls within a zone designated for New Market Tax Credit (NMTC). Investors can leverage these incentives to maximize returns and contribute to the growth of the community. ||

Review the property details, plan view, and photos at your convenience. Drive by for a firsthand look, and then connect with us for more information. Qualified buyers and serious interests are invited to express their interest. This motivated seller encourages you to seize this unique opportunity. Contact us today and bring your vision to life! ||





DEVELOPMENT REDEVELOPMENT OPPORTUNITY



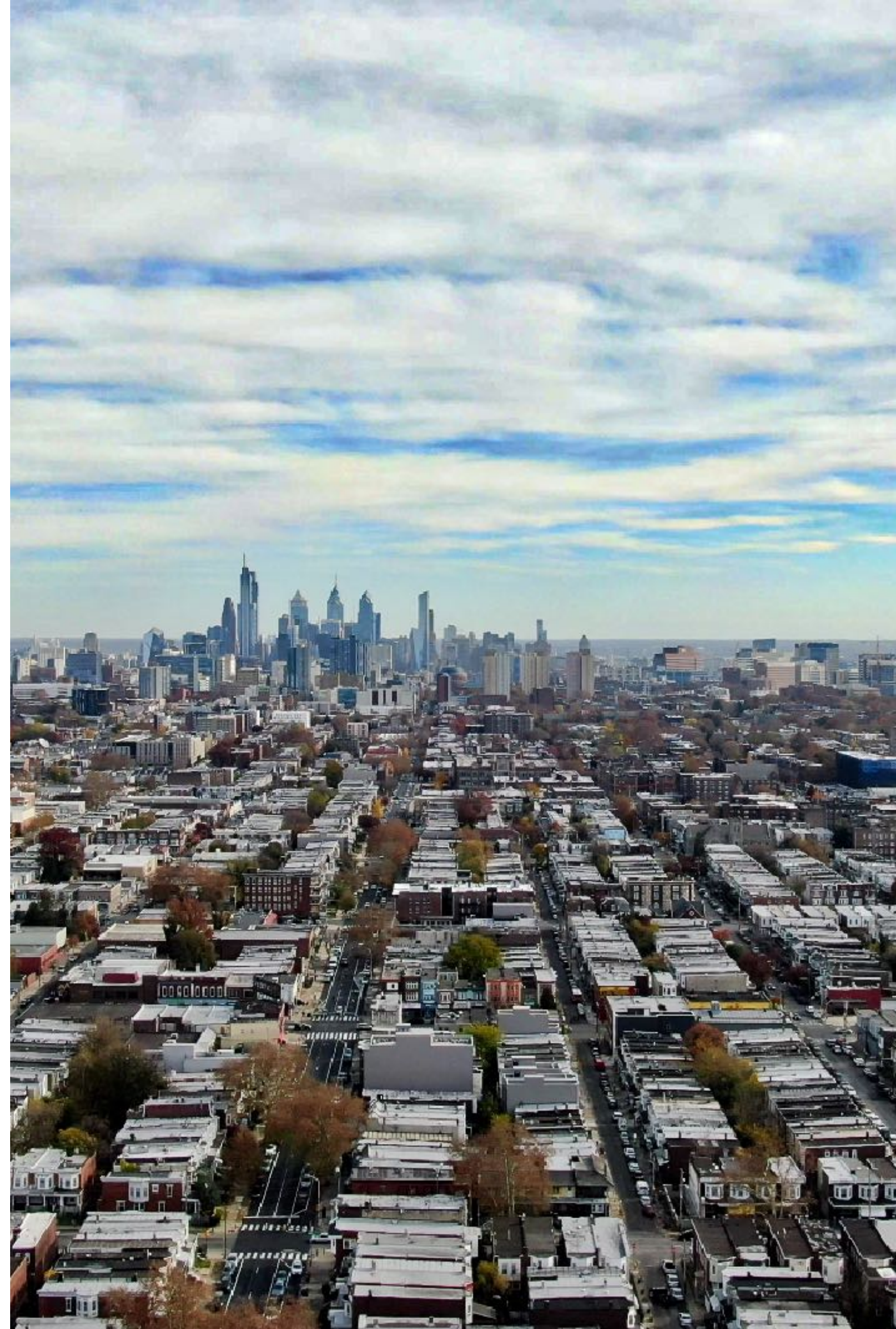
AS-BUILT APPROXIMATE GROSS MEASURES GROUND LEVEL - BASEMENT - SECOND LEVEL - ROOF WEST PHILADELPHIA REDEVELOPMENT SITE

<p>ZONING: CMX2 MIXED USE COMMERCIAL</p> <p>BLDG 21,390 GSF PUBLIC RECORD BUILT 1925</p> <p>LOT: DEED 69.3' X 162.9' PUBLIC RECORD 10,785</p> <p>TWO-STORY MASONRY + PARTIAL BASEMENT</p> <p>EIGHT 24" FULL SPAN IRON GIRDERS</p> <p>DOUBLE-HIPPED WOOD TRUSSED ROOF</p>	<p>5 4 5 2 - 5 4 5 6 W A L N U T S T R E E T</p> <p>P H I L A D E L P H I A , P A 1 9 1 3 9</p> <p>M I X E D U S E R E D E V E L O P M E N T . C O M</p>	<p>ELIGIBLE FOR PHILA TAX ABATEMENT</p> <p>QOZ OPPORTUNITY ZONE CAPITAL GAINS BENEFITS</p> <p>ELIGIBLE NMTC NEW MARKET TAX CREDIT PROGRAM</p> <p>REZONE TO CMX2.5 FOR 55'+ HEIGHT BENEFIT</p> <p>BONUS CORNER HEIGHT</p> <p>MIXED INCOME HOUSING BONUS DENSITY</p>
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highlights

ELIGIBLE FOR PHILA TAX ABATEMENT
QOZ OPPORTUNITY ZONE CAPITAL GAINS BENEFITS
ELIGIBLE NMTC NEW MARKET TAX CREDIT PROGRAM
REZONE TO CMX2.5 FOR 55'+ HEIGHT BENEFIT
BONUS CORNER HEIGHT

ZONING: CMX2 MIXED USE COMMERCIAL
BLDG 21,390 GSF PUBLIC RECORD BUILT 1925
LOT: DEED 69.3' X 162.9' | PUBLIC RECORD 10,785
TWO-STORY MASONRY + PARTIAL BASEMENT
EIGHT 24" FULL SPAN IRON GIRDERS
DOUBLE-HIPPED WOOD TRUSSED ROOF



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D & D

THRIFT STORE

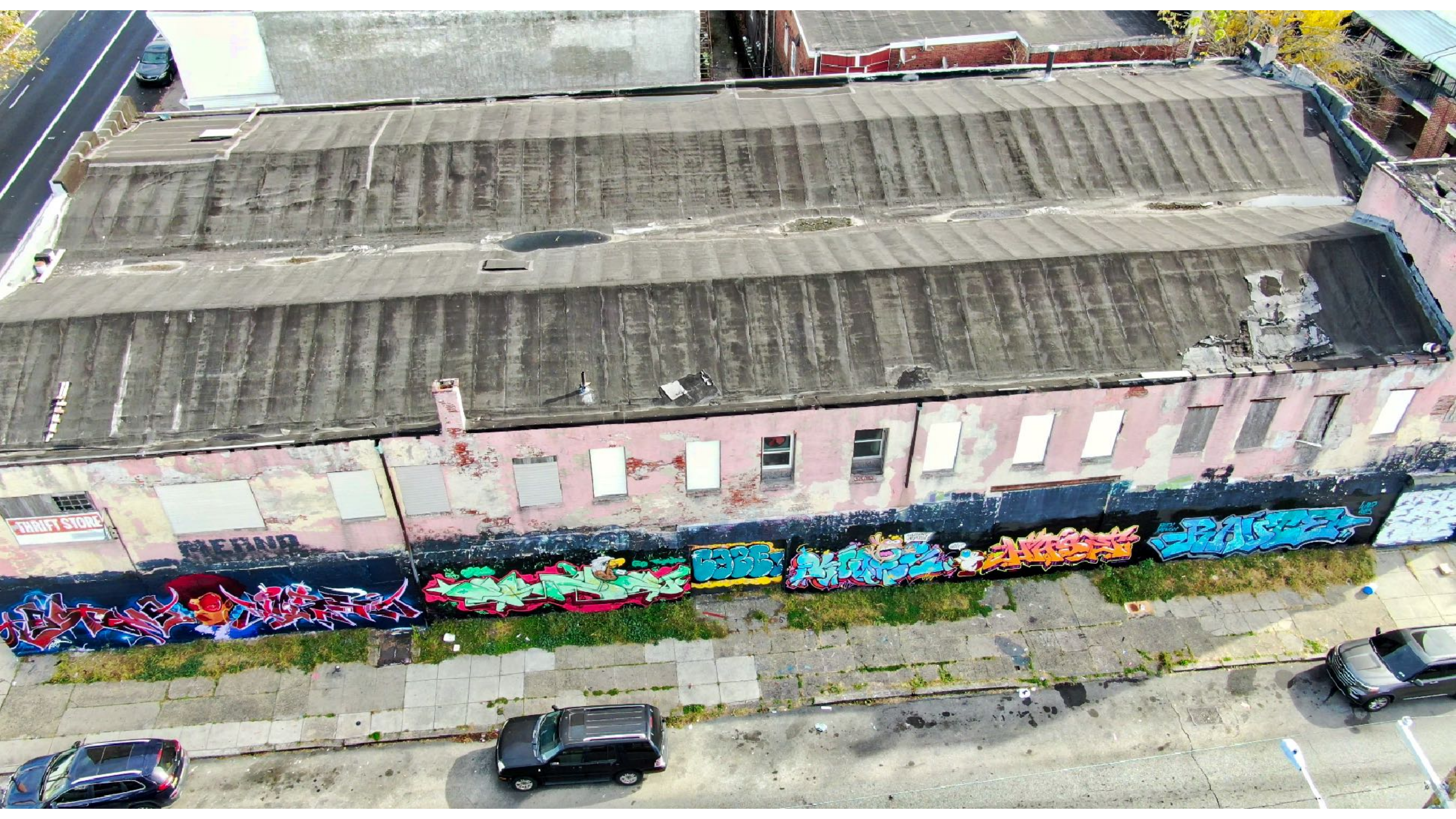
INC.
215 476-0066
M.J.
Mya

Large, colorful graffiti piece featuring stylized letters and abstract shapes in blue, red, and white.



DRIFT STORE
215 476-0066
INC. M.J. Mya.

Large stylized graffiti letters in red, blue, and black, possibly reading "KORE" or "KOREA".





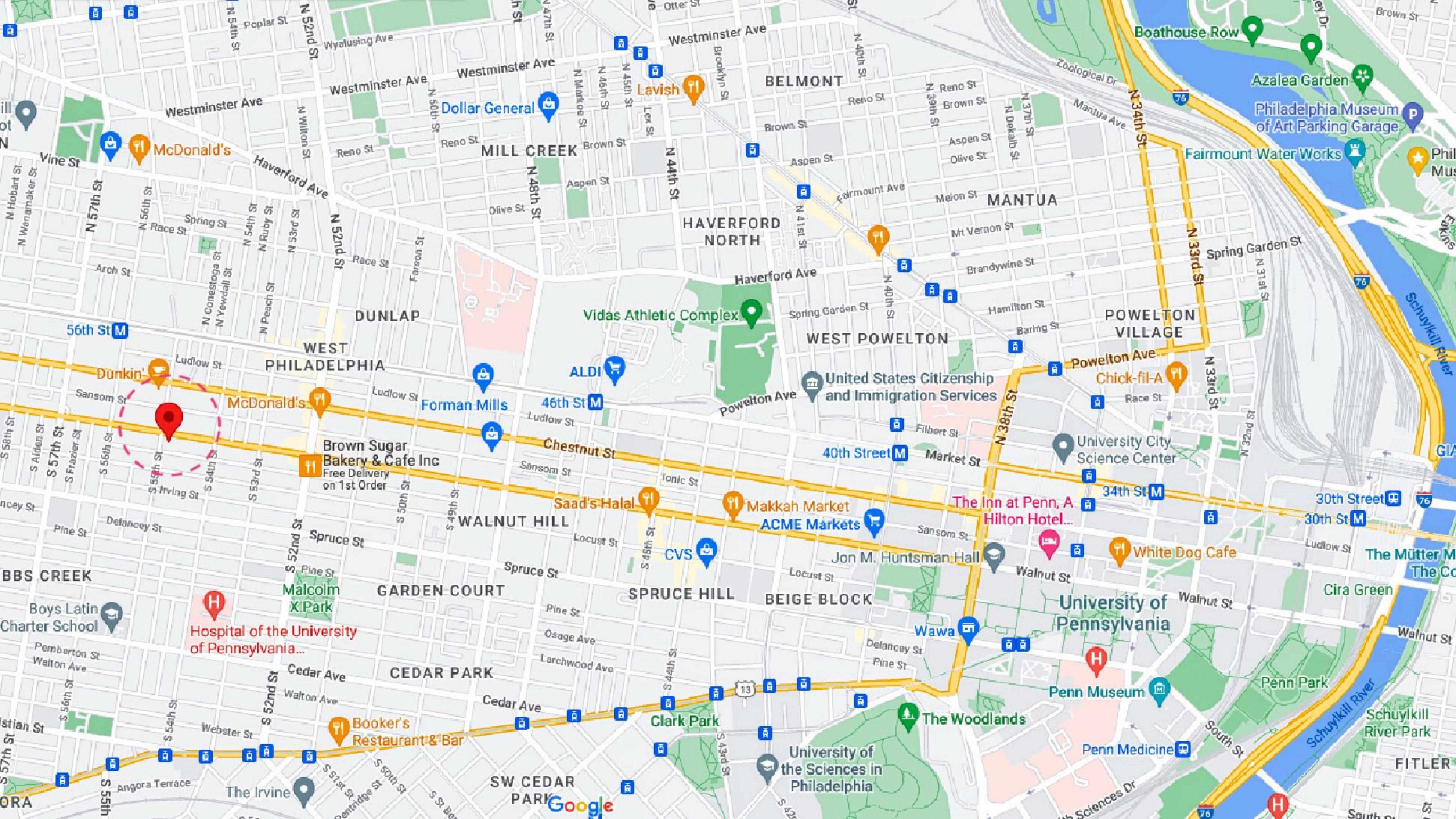


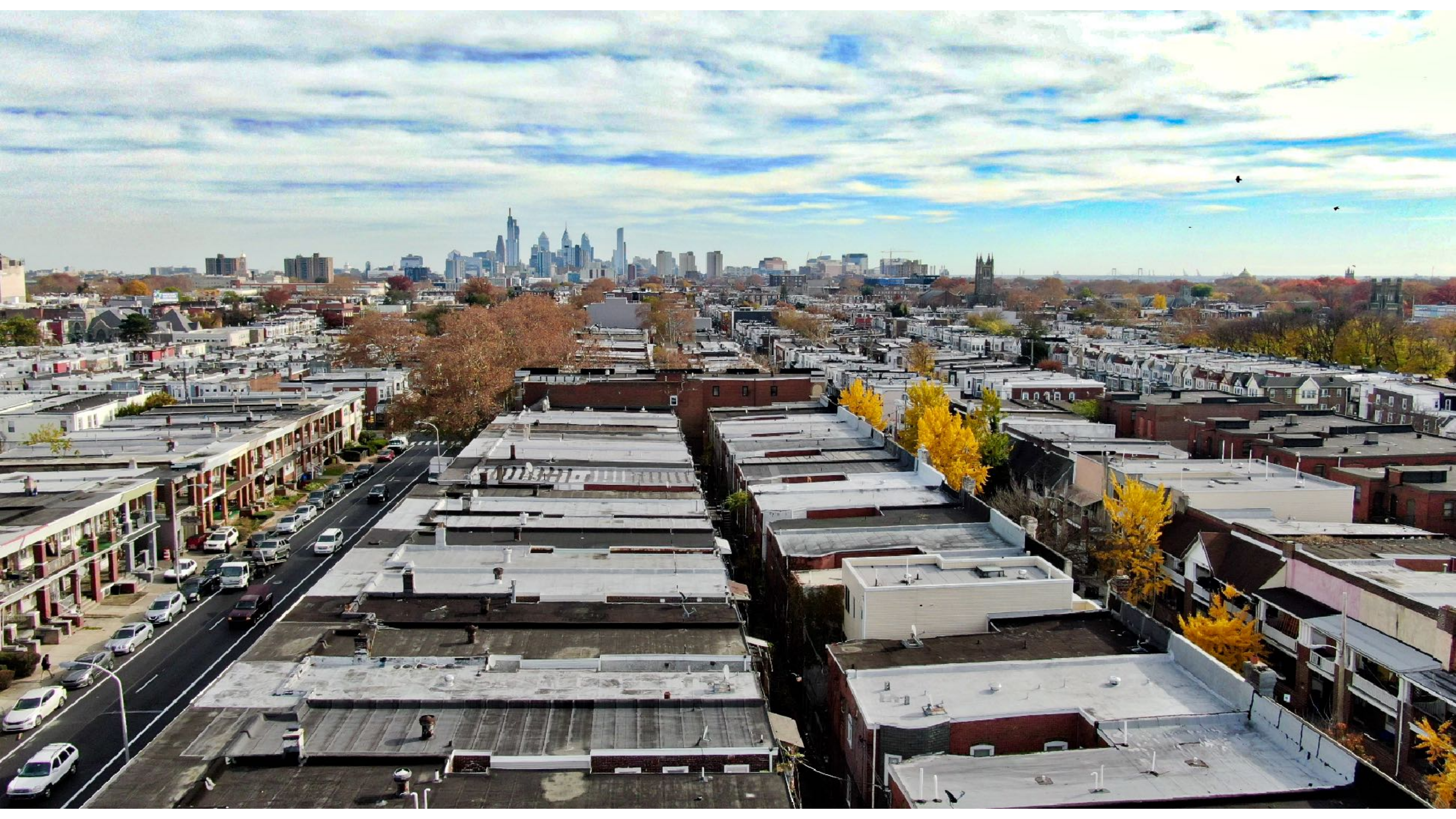




NO
TRUCKS

NO
TRUCKS





CMX

NEIGHBORHOOD COMMERCIAL MIXED-USE

Description: Intended to accommodate neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

There are three neighborhood commercial mixed-use zoning districts. CMX-1 is intended for small-scale, low-impact, neighborhood-serving commercial uses. CMX-2 accommodates a wider range and size of commercial uses. CMX-2.5 is intended to accommodate commercial uses in a pedestrian-friendly environment in commercial nodes and along commercial corridors. CMX-1, CMX-2, and CMX-2.5 all accommodate residential uses, but CMX-2 and CMX-2.5 require a non-residential use on the ground floor.

See page 38 for dimensional standard notes.

CMX-1



CMX-2



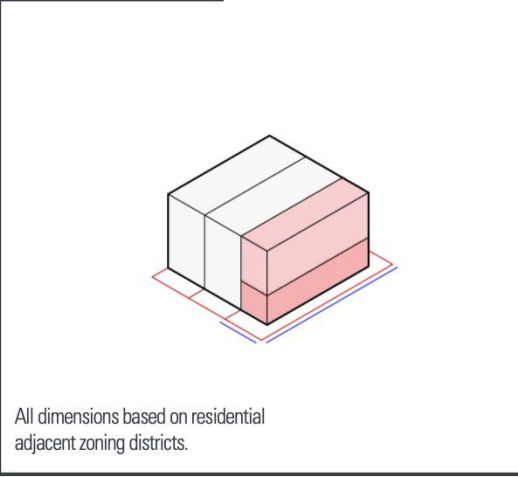
CMX-2.5



See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

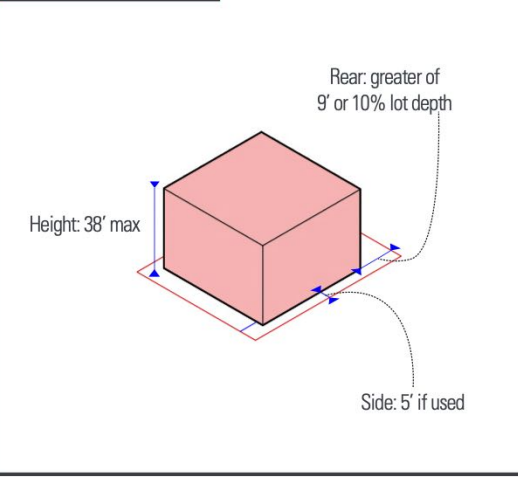
Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1]	Lot: Intermediate 75%; Corner 80%	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth		N/A	Must be built to front lot line
Min. Side Yard Width		5 ft. if used	5 ft. if used
Min. Rear Yard Depth		The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth
Max. Height		38 ft.	55 ft.

CMX-1



All dimensions based on residential adjacent zoning districts.

CMX-2



CMX-2.5

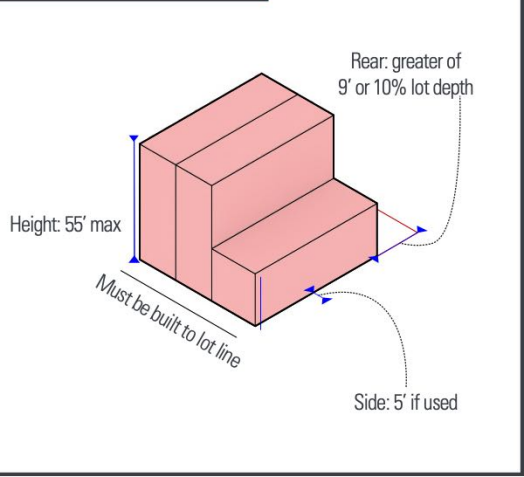


Table 14-602-2: Uses Allowed in Commercial Districts

	CMX-1	CMX-2	CMX-2.5	USE SPECIFIC STANDARDS
	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.			
Residential Use Category	Household Living (as noted below)			
	Single-family	[1]	Y[3]	Y[4]
	Two-family	[1]	Y[3]	Y[4]
	Multi-family	[1] [2]	Y[2] [3]	Y[2] [4]
	Group Living (except as noted below)	N	N	N
	Personal Care Home	N	S	S[4]
Parks and Open Spaces Use Category	Single-Room Residence	N	N	N
	Passive Recreation	Y	Y	Y
	Active Recreation	S	S	S
	Day Care (as noted below)			
	Family Day Care	Y	Y	Y
	Group Day Care	Y	Y	Y
Public, Civic, and Institutional Use Category	Day Care Center	S	Y	Y
	Educational Facilities	N	Y	N
	Fraternal Organization	N	Y	S
	Hospital	N	Y	Y
	Libraries and Cultural Exhibits	Y	Y	Y
	Religious Assembly	Y	Y	S
Office Use Category	Safety Services	Y	Y	Y
	Transit Station	Y	S	S
	Utilities and Services, Basic	S	S	N
	Wireless Service Facility (as noted below)			
	Freestanding Tower	S	S	S
	Building or Tower-Mounted Antenna	Y	Y	Y
Retail Sales Use Category	Business and Professional	Y[5]	Y	Y
	Medical, Dental, Health Practitioner (as noted below)			
	Sole Practitioner	Y[5]	Y	Y
	Group Practitioner	S[5]	S	S
	Government	Y[5]	Y	Y
	Building Supplies and Equipment	Y[5]	Y	Y
Commercial Services Use Category	Consumer Goods (except as noted below)	Y[5]	Y	Y
	Drug Paraphernalia Sales	N	N	N
	Gun Shop	N	N	N
	Food, Beverages, and Groceries	Y[5]	Y	Y
	Pets and Pet Supplies	Y[5]	Y	Y
	Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	Y	Y
Vehicle and Vehicular Equipment Sales and Services Use Category	Wearing Apparel and Accessories	Y[5]	Y	Y
	Animal Services (except as noted below)	Y[5]	S	S
	Boarding and Other Services	N	N	N
	Assembly and Entertainment (except as noted below)	N	S	S
	Amusement Arcade	N	N	N
	Casino	N	N	N
Wholesale, Distribution, and Storage	Nightclubs and Private Clubs	N	S	N
	Pool or Billiards Room	N	N	N
	Building Services	N	N	N
	Business Support	Y[5]	Y	Y
	Eating and Drinking Establishments (as noted below)			
	Prepared Food Shop	S[5]	Y	Y
Industrial Use Category	Take-Out Restaurant	N	S	S
	Sit Down Restaurant	N	Y	Y
	Financial Services (except as noted below)	Y[5]	Y	Y
	Personal Credit Establishment	N	N	N
	Funeral and Mortuary Services	S[5]	Y	N
	Maintenance & Repair of Consumer Goods (except as noted below)	Y[5]	Y	Y
Urban Agriculture Use Category	On-Premise Dry Cleaning	Y[5]	Y	Y
	Marina	N	N	N
	Parking, Non-Accessory (as noted below)			
	Surface Parking	N	S	N
	Structured Parking	N	S	S
	Personal Services (except as noted below)	Y[5]	Y	Y
Wholesale, Distribution, and Storage	Body Art Service	N	N	N
	Fortune Telling Service	N	N	N
	Radio, Television, and Recording Services	N	Y	Y
	Visitor Accommodations	N	N	N
	Commissaries and Catering Services	N	Y	Y
	Commercial Vehicle Sales and Rental	N	N	N
Industrial Use Category	Personal Vehicle Repair and Maintenance	N	N	N
	Personal Vehicle Sales and Rental	N	N	N
	Vehicle Fueling Station	N	N	N
	Vehicle Equipment and Supplies Sales and Rental	N	Y	N
	Moving and Storage Facilities	N	N	N
	Wholesale Sales and Distribution	N	N	N
Urban Agriculture Use Category	Artist Studios and Artisan Industrial	N	Y	Y
	Research and Development	N	Y	Y
	Community Garden	Y	Y	Y
	Market or Community-Supported Farm	Y	Y	Y



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*“The only limit to our achievement is the limit of
our imagination.”*

–Albert Einstein