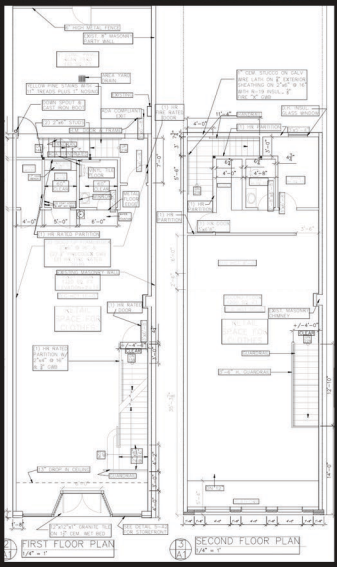




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302 Market St. Philadelphia PA 19106 | [Aerial View: ShirtCornerisForSale.com](http://AerialView:ShirtCornerisForSale.com)

- ✓ Development Rights
- ✓ Five New 100+ unit residential buildings nearby
- ✓ Prime location in a high traffic corner with direct access to I-95
- ✓ Blocks from the Durst Organization's \$2.2 billion dollar Penn's Landing Re-development project.

## Highlights

Prime retail space in the heart of Old City- 22' of frontage on Market Street. One storefront from the corner of 3rd & Market Streets.

- New Construction
- Sprinkler System
- Yard with rear-entry to 3rd street
- Sale-Leaseback (Optional)

## Details

Mixed-Use Building  
 Zoning: CMX-3  
 Square Footage: 2640 ( interior)  
 Lot Size: 22'x80  
 Electric Service: 225 Amp  
 Gas Service: 1" line

Property	REAL ESTATE TAX	INSURANCE	OLD CITY TAX	WATER
2-Floors	\$18,379 /YEAR	\$11,985/YEAR	\$946/ YEAR	\$65/ MONTH



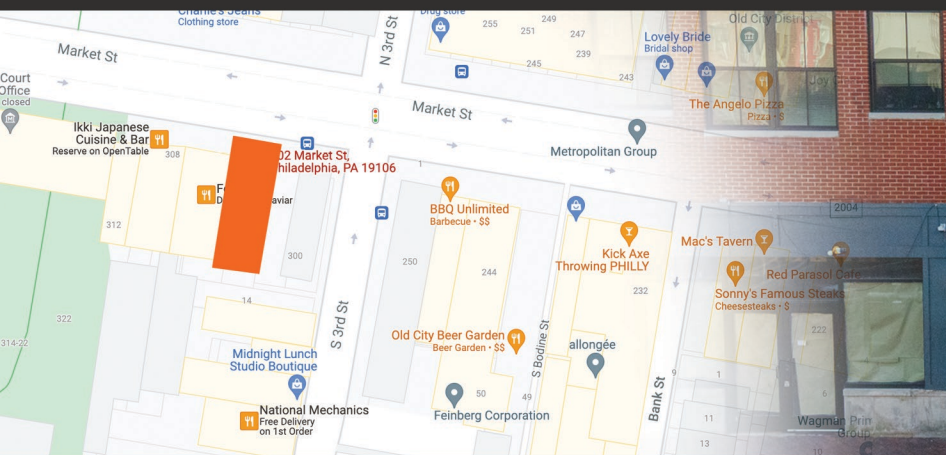
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**Billy Creagh, Broker PA | NJ | NY**  
Commercial • Business Broker

**267.439.6926**



**Aerial Video:  
ShirtCornerisForSale.com**



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