

5912 RIDGE AVE

ROXBOROUGH, PHILADELPHIA 19128

TURN-KEY MEDICAL OFFICE IN ROXBOROUGH



| \$25/SF NNN

Built in 1901 as the residence of brick manufacturer David Murtha, this space on the ground floor has been a Sole Practitioner Medical Office since 1940. It's grandfathered permitting allows it to continue under Sole Practitioner Medical Office use under §14-305(5)(b)(2) of the Philadelphia Code*, despite the property's residential zoning designation. Additionally, due to this property's designation on the Philadelphia Register of Historic Places, it can allow uses that are allowed by CMX-3 zoning under §14-602(7) of the Philadelphia Code*. This means a new Sole Practitioner Medical Office and other uses can move into this space without a drawn-out zoning process!*

**Confirm with a Zoning Attorney*

- Available November 2026
- 2,900 SF
- Several private offices
- 1 Bathroom
- Kitchenette
- Reception Area
- Large basement storage area
- Zoning: RSD-1 with Sole Practitioner Medical Office Approval and CMX-3 Uses under §14-602(7) of the Philadelphia Code
- Roxborough is a Northwest Philadelphia neighborhood that has had a recent resurgence of growth and vitality over the past several years, with hundreds of units of new residential development and exciting new businesses. The neighborhood enjoys convenient transit and vehicular access to Center City Philadelphia while also being endowed with parks and outdoor recreation opportunities.

| NEIGHBORS INCLUDE



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PROPERTY PHOTOS



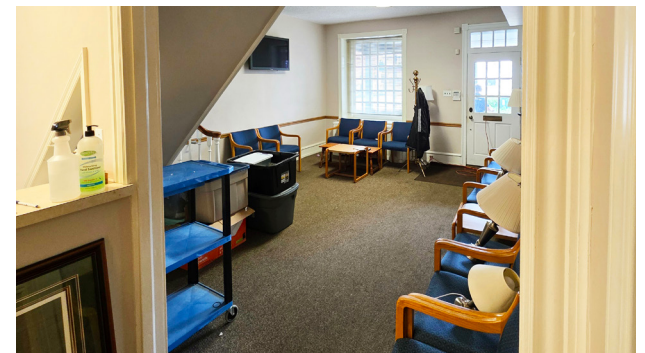
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ZONING RSD-1

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RSD RESIDENTIAL SINGLE-FAMILY DETACHED

INTENT: Detached houses on individual lots



Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

	RSD-1	RSD-2	RSD-3
Min. Lot Width	75 ft.	65 ft.	50 ft.
Min. Lot Area	10,000 sq. ft.	7,800 sq. ft.	5,000 sq. ft.
Max. Occupied Area	35%	35%	30%
Min. Front Setback	35 ft.	35 ft.	25 ft.
* Min. Side Yard Width - permitted residential uses [6]	Intermediate Lot: 2/15 ft. each Corner Lot: 15 ft.	Intermediate Lot: 2/10 ft. each Corner Lot: 10 ft.	Intermediate Lot: 2/10 ft. each, 25 ft. total Corner Lot: 7 ft.
Min. Rear Yard Depth	30 ft.	30 ft.	25 ft.
Max. Height	38 ft.	38 ft.	38 ft.
Building Types	Detached Only		

Table Notes:

- * Required sideyard widths for permitted nonresidential uses can be found in the full [zoning code](#).
- [6] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.

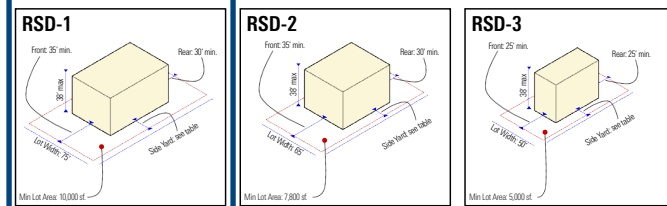


Table 14-602-1: Uses Allowed in Residential Districts

	RSD-1	RSD-2	RSD-3	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	N	N	N	
Multi-Family	N	N	N	
Group Living (except as noted below)	N	N	N	
Personal Care Home	N	N	N	14-603 (11)
Single-Room Residence	N	N	N	
PARKS AND OPEN SPACES USE CATEGORY				
Passive Recreation	Y	Y	Y	
Active Recreation	N	N	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY				
Adult Care	N	N	N	
Child Care (as noted below)				
Family Child Care	N	N	Y	14-603 (5)
Group Child Care	N	N	N	14-603 (5)
Child Care Center	N	N	N	14-603 (5)
Community Center	N	N	N	
Educational Facilities	N	N	N	
Fraternal Organization	N	N	N	
Hospital	N	N	N	
Libraries and Cultural Exhibits	N	N	N	
Religious Assembly	N	N	N	
Safety Services	N	N	N	
Transit Station	N	N	N	
Utilities and Services, Basic	N	N	N	
Wireless Service Facility	N	N	N	14-603 (16)(17)
OFFICE USE CATEGORY				
Business and Professional	N	N	N	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	N	N	N	
Group Practitioner	N	N	N	
RETAIL SALES USE CATEGORY				
Consumer Goods (except as noted below)	N	N	N	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Medical Marijuana Dispensary	N	N	N	
Food, Beverages, and Groceries	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	
Wearing Apparel and Accessories	N	N	N	
COMMERCIAL SERVICES USE CATEGORY				
Business Support	N	N	N	
Eating and Drinking Establishment (except as noted below)	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	
Personal Services	N	N	N	
Visitor Accommodations	N	N	N	
Commissaries and Catering Services	N	N	N	
URBAN AGRICULTURE USE CATEGORY				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	S	S	S	14-603 (15)

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

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ZONING CMX-3

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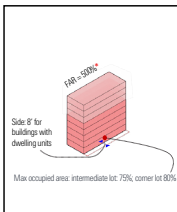
ZONING QUICK GUIDE | 31

CMX COMMERCIAL MIXED-USE

INTENT: Community- and region-serving mixed use development, including retail and service uses

CMX-3

Table 14-701-3: Dimensional Standards for Commercial Districts

	Max. Occupied Area	Lot: Intermediate 75% Corner 80%	
	Min. Side Yard Width	8 ft. if used for buildings containing dwelling units	
	Max. Floor Area Ratio	500%* With additional bonuses	

* Zoning Bonus Summary		CMX-3			
		Additional FAR in Applicable Areas ^{1,2}	Additional Height in /TOD	Additional Height in /CDO	Additional Height in /ECO
Public Art (\$14-702(5))		N/A	N/A	Up to 12 ft.	Up to 12 ft.
Public Space (\$14-702(6))		N/A	Up to 50%	Up to 48 ft.	Up to 24 ft.
Mixed Income Housing (\$14-702(7))	Moderate Income	150%	200%	Up to 48 ft.	Up to 48 ft.
	Low Income	250%	300%	Up to 60 ft.	Up to 60 ft.
Transit Improvements (\$14-702(8))		N/A	Up to 100%	Up to 72 ft.	N/A
Underground Accessory Parking and Loading (\$14-702(9))		N/A	50%	N/A	N/A
Green Building (\$14-702(10))		Up to 100%	Up to 100%	Up to 36 ft.	Up to 36 ft.
Trail (\$14-702(11))		N/A	N/A	Up to 72 ft.	N/A
Street Extension (\$14-702(12))		N/A	N/A	Up to 72 ft.	N/A
Retail Space (\$14-702(13))		N/A	N/A	Up to 36 ft.	Up to 48 ft.
Stormwater Management (\$14-702(14))		N/A	N/A	Up to 36 ft.	Up to 72 ft.
Through-Block Connection (\$14-702(15))		N/A	N/A	N/A	Up to 48 ft.
1 The Center City Commercial District Control Area (\$14-502(2)(b), 29) 2 The Old City Residential Area, Bridge Approach (\$14-502(2)(b), 17) For bonus restrictions in select geographic areas, see page 49.					

Due to this property's designation on the Philadelphia Register of Historic Places and its documented history of a non-residential principal use over 2,500 square feet, CMX-3 uses are allowed here under §14-602(7) of the Philadelphia Code, Exceptions to Use Tables for certain Historic Structures. [Click here to learn more](#)

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

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-3	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	Y(7)	
Multi-family	Y	
Group Living (except as noted below)	NY	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional		
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-3	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	Y	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	S	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

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COMING SOON

COMING SOON NEXT DOOR: 5914 RIDGE AVENUE!

Immediately next door to the space, a new, 11-unit apartment building has been approved and will be starting construction later this year. This building, designed to match 5912 Ridge Avenue, is yet another exciting new addition representing Roxborough's continued growth.



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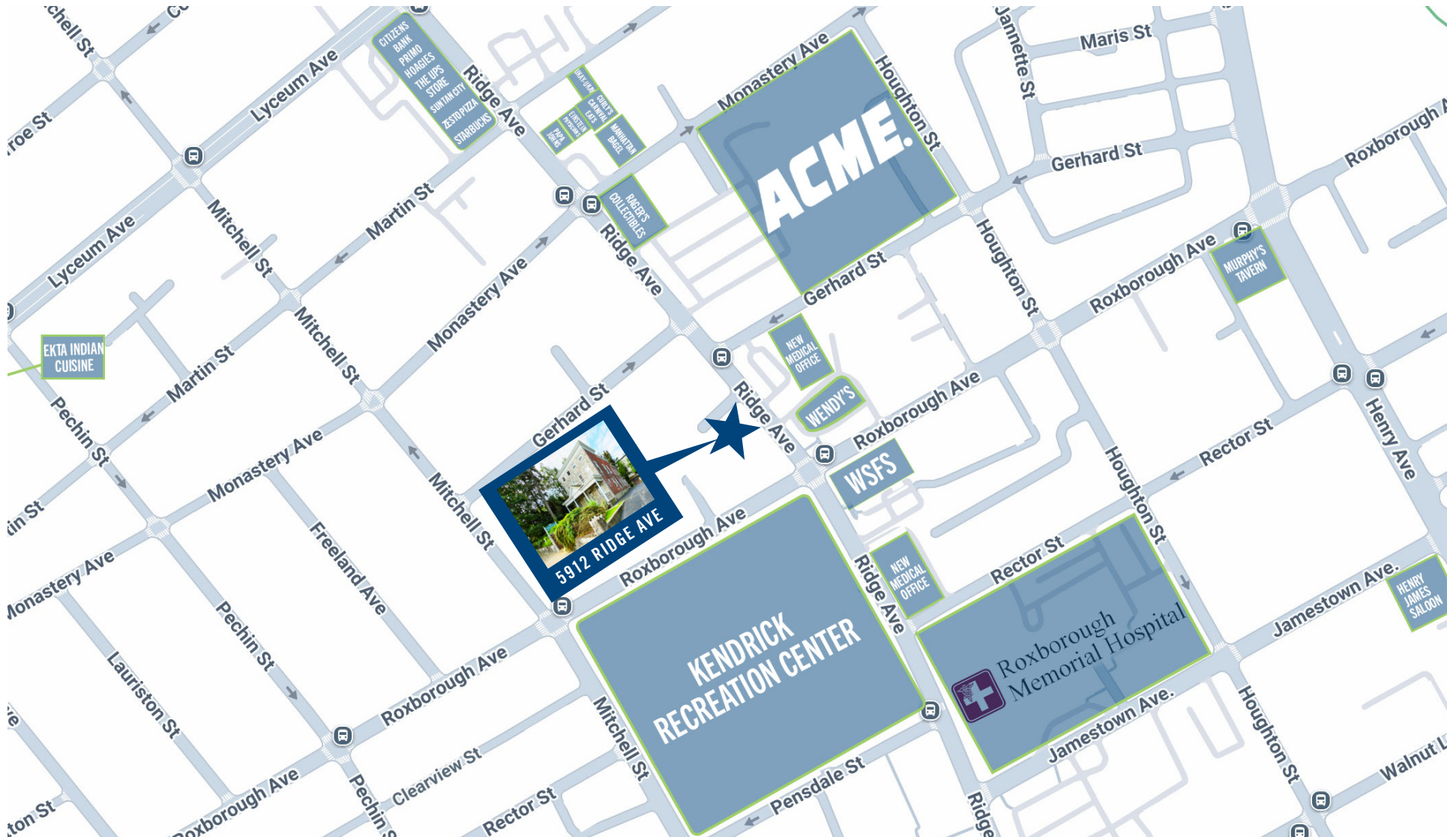
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NEIGHBORHOOD MAP



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