

**PRICE REDUCED!**  
INCREDIBLE OPPORTUNITY!

**GLORY**  
MEN'S FASHIONS 52 W CHELTEN AVE

★ ★ ★  
**GREAT OWNER / USER  
OR INVESTMENT  
OPPORTUNITY!**  
★ ★ ★

**52 W CHELTEN AVE,  
PHILADELPHIA 19144  
FOR SALE**

**NOW OFFERED AT**  
**\$299,999**  
WAS ~~\$325,000~~

**2,310 SF**  
PSF Price: ~\$130

**TIMELESS OWNERSHIP  
OPPORTUNITY IN THE  
HEART OF GERMANTOWN**

**FEATURES**



Commercial  
Mixed Use  
Zoning



Population of  
146k+ within  
2 miles



Open Floor  
Plan



Daily traffic  
~5,800+



EXCELLENT STREET FRONTAGE



OPEN FLOOR PLAN



DEDICATED PARKING

**PRESENTED BY:**  
Jim Wrigley  
215-519-2290



**ADDITIONAL  
PICTURES**



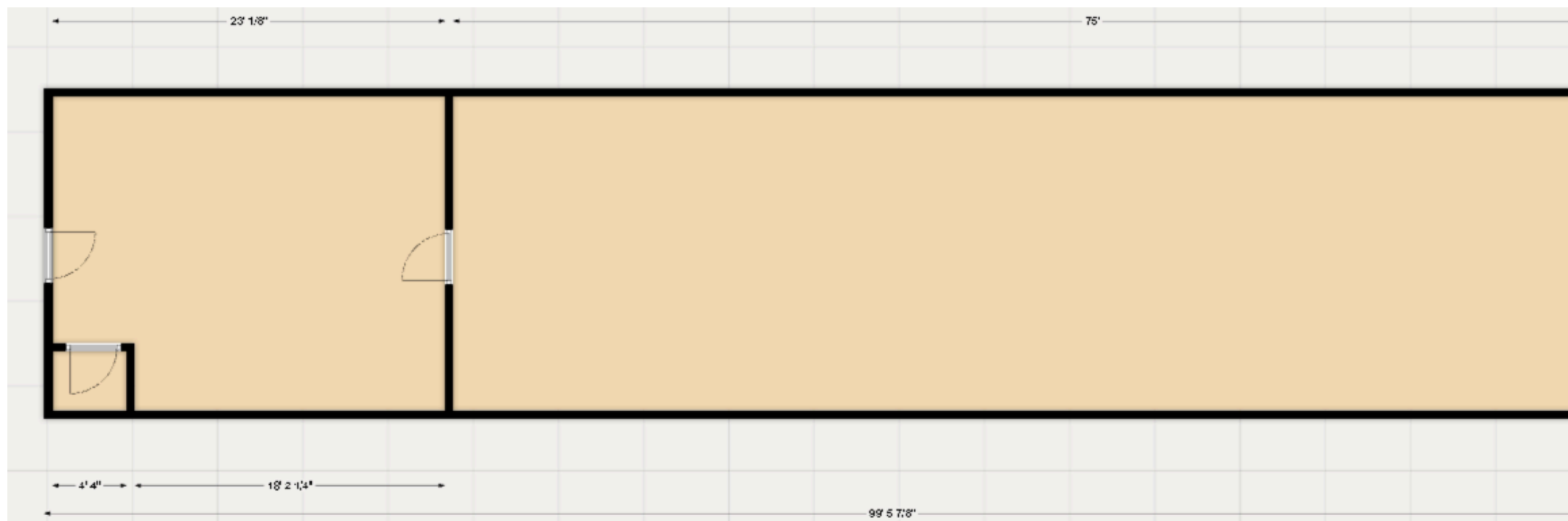
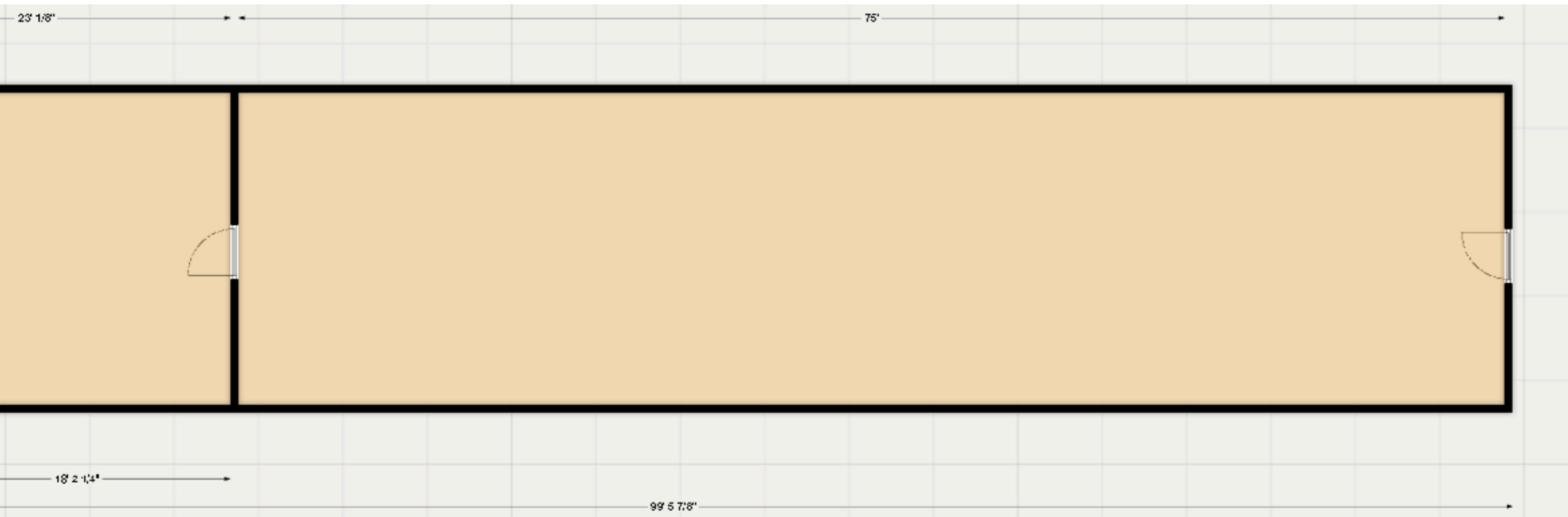


**AERIAL  
PICTURE**





**EST. FLOORPLAN  
/ LAYOUT**





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

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

| Y = Yes permitted as of right<br>S = Special exception approval required<br>N = Not allowed (expressly prohibited)<br>Uses not listed in this table are prohibited | CMX-3 | USE<br>SPECIFIC<br>STANDARDS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------|
| <b>RESIDENTIAL USE CATEGORY</b>                                                                                                                                    |       |                              |
| 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     |                              |
| <b>PARKS AND OPEN SPACES USE CATEGORY</b>                                                                                                                          |       |                              |
| Passive Recreation                                                                                                                                                 | Y     |                              |
| Active Recreation                                                                                                                                                  |       |                              |
| <b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>                                                                                                               |       |                              |
| Adult Care                                                                                                                                                         | Y     |                              |
| Child Care (as noted below)                                                                                                                                        |       |                              |
| Family Child Care                                                                                                                                                  | Y     | 14-603                       |
| Group Child Care                                                                                                                                                   | Y     | (5) 14-                      |
| Child Care Center                                                                                                                                                  | Y     | 603 (5)                      |
| Community Center                                                                                                                                                   | Y     | 14-603                       |
| Educational Facilities                                                                                                                                             | Y     | (5)                          |
| Fraternal Organization                                                                                                                                             | Y     |                              |
| Hospital                                                                                                                                                           | Y     |                              |
| Libraries and Cultural Exhibits                                                                                                                                    | Y     |                              |
| Religious Assembly                                                                                                                                                 | Y     |                              |
| Safety Services                                                                                                                                                    | Y     |                              |
| Transit Station                                                                                                                                                    | Y     |                              |
| Utilities and Services, Basic                                                                                                                                      | Y     |                              |
| Wireless Service Facility (as noted below)                                                                                                                         | Y     |                              |
| Freestanding Tower                                                                                                                                                 | Y     | 14-603                       |
| Building or Tower-Mounted Antenna                                                                                                                                  |       | (16) 14-                     |
| <b>OFFICE USE CATEGORY</b>                                                                                                                                         |       |                              |
| Business and Professional                                                                                                                                          |       | 603 (17)                     |
| Medical, Dental, Health Practitioner (as noted below)                                                                                                              |       |                              |
| Sole Practitioner                                                                                                                                                  | Y     |                              |
| Group Practitioner                                                                                                                                                 | Y     |                              |
| Government                                                                                                                                                         | Y     |                              |
| Building Supplies and Equipment                                                                                                                                    | Y     | 14-603 (3)                   |
| <b>RETAIL SALES USE CATEGORY</b>                                                                                                                                   |       |                              |
| Consumer Goods (except as noted below)                                                                                                                             | N     |                              |
| Drug Paraphernalia Sales                                                                                                                                           | Y     | 14-603 (13)                  |
| Gun Shop                                                                                                                                                           | Y     | 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,<br>and Convenience Sales Wearing                                                                                                        |       |                              |
| Apparel and Accessories                                                                                                                                            |       |                              |

| Y = Yes permitted as of right<br>S = Special exception approval required<br>N = Not allowed (expressly prohibited)<br>Uses not listed in this table are prohibited | CMX-3 | USE<br>SPECIFIC<br>STANDARDS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------|
| <b>COMMERCIAL SERVICES USE CATEGORY</b>                                                                                                                            |       |                              |
| Animal Services (except as noted below)                                                                                                                            | Y     |                              |
| Boarding and Other Services                                                                                                                                        | N     | 14-603 (14)                  |
| Assembly and Entertainment<br>(except as noted below)                                                                                                              | S     |                              |
| Casino                                                                                                                                                             | N     |                              |
| Nightclubs and Private Clubs                                                                                                                                       | S     |                              |
| Building Services                                                                                                                                                  | Y     | 14-603 (18)                  |
| 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)                                                                                                                            | S     |                              |
| Surface Parking                                                                                                                                                    | Y     | 14-603 (10)                  |
| Structured Parking                                                                                                                                                 | Y     | 14-603 (10)                  |
| Personal Services (except as noted below)                                                                                                                          | Y     | 14-603 (2)                   |
| Body Art Service                                                                                                                                                   | Y     | (13)                         |
| Fortune Telling Service                                                                                                                                            | Y     |                              |
| Radio, Television, and Recording Services                                                                                                                          | Y     |                              |
| Visitor Accommodations                                                                                                                                             |       |                              |
| Commissaries and Catering Services                                                                                                                                 |       |                              |
| <b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>                                                                                                          |       |                              |
| Commercial Vehicle Sales and Rental                                                                                                                                | N     |                              |
| Personal Vehicle Repair and Maintenance                                                                                                                            | Y     |                              |
| Personal Vehicle Sales and Rental                                                                                                                                  | Y     |                              |
| Vehicle Fueling Station                                                                                                                                            | Y     | 14-603 (8)                   |
| Vehicle Equipment and Supplies Sales<br>and Rental                                                                                                                 | Y     |                              |
| <b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>                                                                                                               |       |                              |
| Moving and Storage Facilities                                                                                                                                      | N     |                              |
| Wholesale Sales and Distribution                                                                                                                                   | N     | 14-603 (1)                   |
| <b>INDUSTRIAL USE CATEGORY</b>                                                                                                                                     |       |                              |
| Artist Studios and Artisan Industrial                                                                                                                              | Y     |                              |
| Research and Development                                                                                                                                           | Y     |                              |
| <b>URBAN AGRICULTURE USE CATEGORY</b>                                                                                                                              |       |                              |
| Community Garden                                                                                                                                                   |       | 14-603                       |
| Market or Community-Supported Farm                                                                                                                                 |       | (15) 14-                     |
|                                                                                                                                                                    |       | 603 (15)                     |

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