

# 5827 MORRIS STREET

GERMANTOWN, PHILADELPHIA 19144



## FOR SALE

±20,000 SF MIXED-USE DEVELOPMENT OPPORTUNITY IN GERMANTOWN



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GERMANTOWN, PHILADELPHIA 19144



## ABOUT THE PROPERTY

MPN Realty, Inc. is pleased to present the exclusive sale of 5827 Morris Street, located in the Germantown submarket of Philadelphia. The property is zoned CMX-2 and CMX-3, providing flexibility for a variety of mixed-use and multifamily development concepts, subject to applicable approvals. The lot is  $\pm 21k$  SF, with a  $\pm 1,700$  SF commercial building on site. Up to 53 units could be built by-right based on CMX-2 zoning (with a green roof bonus); while up to 66 units could be built based on CMX-3 zoning per a feasibility study conducted by a local architect. (Buyer to conduct their own diligence on zoning and density calculations.)

With favorable zoning, meaningful tax incentives, and a location within one of Northwest Philadelphia's established and growing neighborhoods, 5827 Morris Street represents an exceptional opportunity for developers and investors seeking to deliver a high-quality mixed-use project in a supply-constrained market.

Positioned just minutes from the Cheltenham Avenue SEPTA Regional Rail Station, the property offers convenient access to Center City Philadelphia and the broader regional transit network, making it well suited for transit-oriented residential development. The surrounding Cheltenham Avenue corridor has experienced a wave of recent investment, with several newly completed and under-construction multifamily developments reinforcing the neighborhood's ongoing revitalization and growing appeal. Continued public and private investment, combined with strong transit connectivity and walkable neighborhood amenities, has established Germantown as an increasingly attractive destination for both residents and developers.

The offering presents a compelling opportunity to capitalize on Philadelphia's continued demand for new residential and mixed-use projects. New construction may qualify for the City's 10-year property tax abatement (Ordinance 1456-A), enhancing long-term investment returns. Additionally, the property is located within a census tract identified as potentially eligible under proposed Opportunity Zone successor legislation ("QOZ 2.0"), creating the potential for future tax-advantaged investment benefits should the legislation be enacted.

Environmental reports available upon request. Remediation required, estimated at  $\pm \$50,000$ . Inquire for details.

\*Qualified Opportunity Zone status is subject to confirmation and may change under future federal redesignation cycles. Prospective purchasers and investors should independently verify current QOZ eligibility and consult their tax advisor prior to relying on any related tax benefits.

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## PROPERTY OVERVIEW

|                                                     |                                                                                                                                                                                                                                                            |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASKING PRICE                                        | \$1,100,000                                                                                                                                                                                                                                                |
| Parcel Number (OPA Numer)                           | 884352581                                                                                                                                                                                                                                                  |
| Zoning                                              | Split: CMX-3 and CMX-2                                                                                                                                                                                                                                     |
| Lot Area (Square Feet)*                             | 21,154                                                                                                                                                                                                                                                     |
| Lot Configuration                                   | Flag Lot                                                                                                                                                                                                                                                   |
| Lot Dimensions (Feet)*                              | <ul style="list-style-type: none"><li>• 127.14' x 156' (CMX-3 Portion)</li><li>• 28' x 100' (CMX-2 Portion)</li></ul>                                                                                                                                      |
| Frontage*                                           | 28' on Morris Street                                                                                                                                                                                                                                       |
| By-Right Unit Count**                               | <ul style="list-style-type: none"><li>±44 Apartments + Commercial Space with Base CMX-2 Zoning</li><li>±53 Apartments + Commercial Space with Green Roof Bonus</li><li>±66 units if CMX-3 zoning prevails</li></ul>                                        |
| Price Per Max By-Right Apartment Unit               | \$20,755/Unit (with Green Roof Bonus)                                                                                                                                                                                                                      |
| Zoning Overlays                                     | <ul style="list-style-type: none"><li>• Open Space and Natural Resources - Steep Slope Protection;</li><li>• NCO - Lower &amp; Central Germantown;</li><li>• Wissahickon Watershed Overlay District;</li><li>• Eighth District Overlay District"</li></ul> |
| Submarket                                           | Germantown                                                                                                                                                                                                                                                 |
| Environmental Studies                               | Phase I Report available upon request<br>(PCB soil remediation is required, cost estimate ±\$50,000 - inquire for details.)"                                                                                                                               |
| Tax Incentives                                      | <ul style="list-style-type: none"><li>• City of Philadelphia 10-Year Phased Tax Abatement †</li><li>• QOZ 2.0 Eligible ††</li></ul>                                                                                                                        |
| Site Shape                                          | Irregular                                                                                                                                                                                                                                                  |
| BUILDING ON SITE (FORMER PECO TRANSFORMER FACILITY) |                                                                                                                                                                                                                                                            |
| Year Built*                                         | 1955                                                                                                                                                                                                                                                       |
| Total Area of Building (Square Feet)*               | 1,720                                                                                                                                                                                                                                                      |

\*Per City of Philadelpha property records

\*\*Buyer to conduct their own due diligence on zoning and allowable density. Buyer to confirm existing conditions and construction permit status.

† Tax abatement eligibility: <https://www.phila.gov/services/payments-assistance-taxes/taxes/property-and-real-estate-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>

†† QOZ 2.0 Information: <https://www.hud.gov/opportunity-zones>

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# 5827 MORRIS STREET

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## ZONING CMX-2

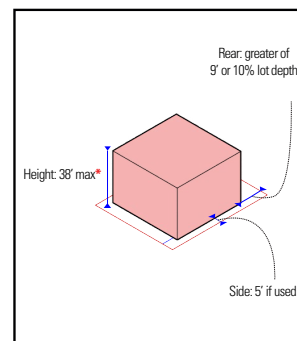
### CMX COMMERCIAL MIXED-USE

#### CMX-2

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



|                       |                                          |
|-----------------------|------------------------------------------|
| Max. Occupied Area    | Lot: Intermediate 75%; Corner 80%        |
| Min. Front Yard Depth | N/A                                      |
| Min. Side Yard Width  | 5 ft. if used                            |
| Min. Rear Yard Depth  | The greater of 9 ft. or 10% of lot depth |
| Max. Height           | 38 ft. *                                 |
| Min. Cornice Height   | N/A                                      |



| * Zoning Bonus Summary                |                 | CMX-2             |                                 |
|---------------------------------------|-----------------|-------------------|---------------------------------|
|                                       |                 | Additional Height | Housing Unit Bonus              |
| Mixed Income Housing<br>(\$14-702(7)) | Moderate Income | 7 ft.             | 25% increase in units permitted |
|                                       | Low Income      | 7 ft.             | 50% increase in units permitted |
| Green Roof<br>(\$14-702(16))          |                 | n/a               | 25% increase in units permitted |

For bonus restrictions in select geographic areas, see [page 49](#).

#### Dwelling Unit Density by Lot Size

| Council District | CMX-2                |                        |                      |
|------------------|----------------------|------------------------|----------------------|
|                  | < 1,440 sq. ft.      | 1,440 to 1,919 sq. ft. | > 1,919 sq. ft.      |
| 1                | 480 sq. ft. per unit |                        |                      |
| 2                | 480 sq. ft. per unit |                        |                      |
| 3                | 480 sq. ft. per unit |                        |                      |
| 4                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 5                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 6                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 7                | 480 sq. ft. per unit |                        |                      |
| 8                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 9                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 10               | 2 units              | 3 units                | 480 sq. ft. per unit |

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## ZONING CMX-2

**INTENT:** Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

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

| <b>Y</b> = Yes permitted as of right<br><b>S</b> = Special exception approval required<br><b>N</b> = Not allowed (expressly prohibited)<br>Uses not listed in this table are prohibited | <b>CMX-2</b> | <b>USE<br/>SPECIFIC<br/>STANDARDS</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------|
| <b>RESIDENTIAL USE CATEGORY</b>                                                                                                                                                         |              |                                       |
| Household Living (as noted below)                                                                                                                                                       |              |                                       |
| Single-family                                                                                                                                                                           | Y[3]         |                                       |
| Two-family                                                                                                                                                                              | Y[3]         |                                       |
| Multi-family                                                                                                                                                                            | Y [2] [3]    |                                       |
| Group Living (except as noted below)                                                                                                                                                    | N            |                                       |
| Personal Care Home                                                                                                                                                                      | S [3]        | 14-603 (11)                           |
| Single-Room Residence                                                                                                                                                                   | N            |                                       |
| <b>PARKS AND OPEN SPACES USE CATEGORY</b>                                                                                                                                               |              |                                       |
| Passive Recreation                                                                                                                                                                      | Y            |                                       |
| Active Recreation                                                                                                                                                                       | S            |                                       |
| <b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>                                                                                                                                    |              |                                       |
| 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                                                                                                                                                                         | S            |                                       |
| Utilities and Services, Basic                                                                                                                                                           | S            |                                       |
| Wireless Service Facility (as noted below)                                                                                                                                              |              |                                       |
| Freestanding Tower                                                                                                                                                                      | S            | 14-603 (16)                           |
| Building or Tower-Mounted Antenna                                                                                                                                                       | Y            | 14-603 (17)                           |
| <b>OFFICE USE CATEGORY</b>                                                                                                                                                              |              |                                       |
| Business and Professional                                                                                                                                                               | Y            |                                       |
| Medical, Dental, Health Practitioner (as noted below)                                                                                                                                   |              |                                       |
| Sole Practitioner                                                                                                                                                                       | Y            |                                       |
| Group Practitioner                                                                                                                                                                      | S            |                                       |
| Government                                                                                                                                                                              | Y            |                                       |
| Building Supplies and Equipment                                                                                                                                                         | Y            | 14-603 (3)                            |
| <b>RETAIL SALES USE CATEGORY</b>                                                                                                                                                        |              |                                       |
| 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.

| <b>Y</b> = Yes permitted as of right<br><b>S</b> = Special exception approval required<br><b>N</b> = Not allowed (expressly prohibited)<br>Uses not listed in this table are prohibited | <b>CMX-2</b> | <b>USE<br/>SPECIFIC<br/>STANDARDS</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------|
| <b>COMMERCIAL SERVICES USE CATEGORY</b>                                                                                                                                                 |              |                                       |
| Animal Services (except as noted below)                                                                                                                                                 | S            |                                       |
| 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                                                                                                                                                                       | N            |                                       |
| Business Support                                                                                                                                                                        | Y            |                                       |
| Eating and Drinking Establishments (as noted below)                                                                                                                                     |              |                                       |
| Prepared Food Shop                                                                                                                                                                      | Y            |                                       |
| Take-Out Restaurant                                                                                                                                                                     | S            | 14-603 (6)                            |
| Sit Down Restaurant                                                                                                                                                                     | Y            |                                       |
| Smoking Lounge                                                                                                                                                                          | N            | 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                                                                                                                                                                                  | N            |                                       |
| Parking, Non-Accessory (as noted below)                                                                                                                                                 |              |                                       |
| Surface Parking                                                                                                                                                                         | S            | 14-603 (10)                           |
| Structured Parking                                                                                                                                                                      | S            | 14-603 (10)                           |
| Personal Services (except as noted below)                                                                                                                                               | Y            |                                       |
| Body Art Service                                                                                                                                                                        | S            | 14-603 (2) (13)                       |
| Fortune Telling Service                                                                                                                                                                 | N            |                                       |
| Radio, Television, and Recording Services                                                                                                                                               | Y            |                                       |
| Visitor Accommodations                                                                                                                                                                  | N            |                                       |
| Commissaries and Catering Services                                                                                                                                                      | Y            |                                       |
| <b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>                                                                                                                               |              |                                       |
| Commercial Vehicle Sales and Rental                                                                                                                                                     | N            |                                       |
| Personal Vehicle Repair and Maintenance                                                                                                                                                 | N            |                                       |
| Personal Vehicle Sales and Rental                                                                                                                                                       | N            |                                       |
| Vehicle Fueling Station                                                                                                                                                                 | N            | 14-603 (8)                            |
| Vehicle Equipment and Supplies Sales 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                                                                                                                                                                        | Y            | 14-603 (15)                           |
| Market or Community-Supported Farm                                                                                                                                                      | Y            | 14-603 (15)                           |

**ZONING CMX-3**

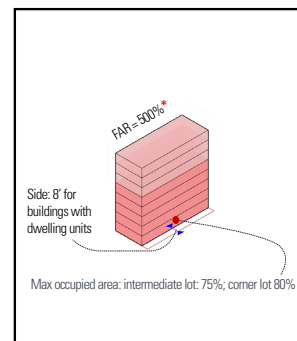
**CMX COMMERCIAL MIXED-USE**

**CMX-3**

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



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



| * Zoning Bonus Summary                                                                                                                                                                                                                                     |                 | CMX-3                                             |                           |                           |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------|---------------------------|---------------------------|---------------------------|
|                                                                                                                                                                                                                                                            |                 | Additional FAR in Applicable Areas <sup>1,2</sup> | 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.              |
| <sup>1</sup> The Center City Commercial District Control Area (§14-502(2)(b)).(29)<br><sup>2</sup> The Old City Residential Area, Bridge Approach (§14-502(2)(b)).(17)<br>For bonus restrictions in select geographic areas, see <a href="#">page 49</a> . |                 |                                                   |                           |                           |                           |



**ZONING CMX-3**

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

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

| <b>Y</b> = Yes permitted as of right<br><b>S</b> = Special exception approval required<br><b>N</b> = Not allowed (expressly prohibited)<br>Uses not listed in this table are prohibited | <b>CMX-3</b> | <b>USE<br/>SPECIFIC<br/>STANDARDS</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------|
| <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                                                                                                                                                                       | Y            |                                       |
| <b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>                                                                                                                                    |              |                                       |
| 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)                           |
| <b>OFFICE USE CATEGORY</b>                                                                                                                                                              |              |                                       |
| Business and Professional                                                                                                                                                               | Y            |                                       |
| 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)                                                                                                                                                  | 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            |                                       |

| <b>Y</b> = Yes permitted as of right<br><b>S</b> = Special exception approval required<br><b>N</b> = Not allowed (expressly prohibited)<br>Uses not listed in this table are prohibited | <b>CMX-3</b> | <b>USE<br/>SPECIFIC<br/>STANDARDS</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------|
| <b>COMMERCIAL SERVICES USE CATEGORY</b>                                                                                                                                                 |              |                                       |
| 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            |                                       |
| <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                                                                                                                                                                 | S            | 14-603 (8)                            |
| Vehicle Equipment and Supplies Sales 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                                                                                                                                                                        | Y            | 14-603 (15)                           |
| Market or Community-Supported Farm                                                                                                                                                      | Y            | 14-603 (15)                           |

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

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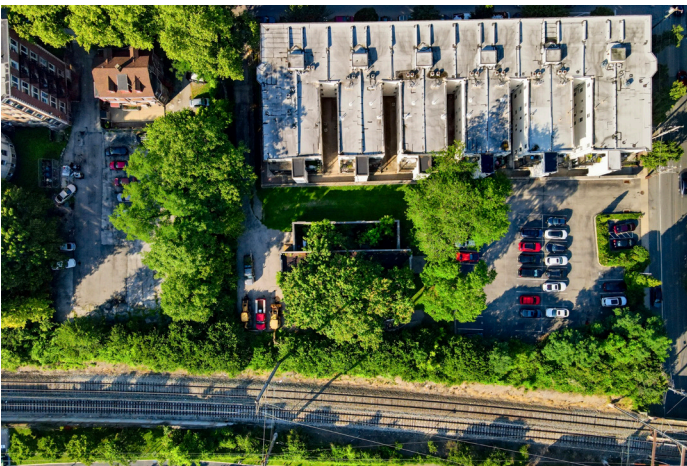


# 5827 MORRIS STREET

GERMANTOWN, PHILADELPHIA 19144



## AERIAL PHOTOS



**SAMANTHA MILLER** 267.238.1720 ■ [SMILLER@MPNREALTY.COM](mailto:SMILLER@MPNREALTY.COM)  
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## CONCEPTUAL DESIGN



**ARCHITECT**  
DESIGNBLENDZ ARCHITECTURE, LLP  
10121 Market Street, Suite 200  
Philadelphia, PA 19107  
215.805.8620  
info@designblendz.com  
www.designblendz.com

**CLIENT**  
MPN  
DENNIS CARLISLE  
215.805.8620

**PROJECT**

**5827 MORRIS STREET**

Project Number: 5827MORRIS



**PAGE**  
**FEASIBILITY STUDY**  
**F-001**  
247 X 361 | 0770800306

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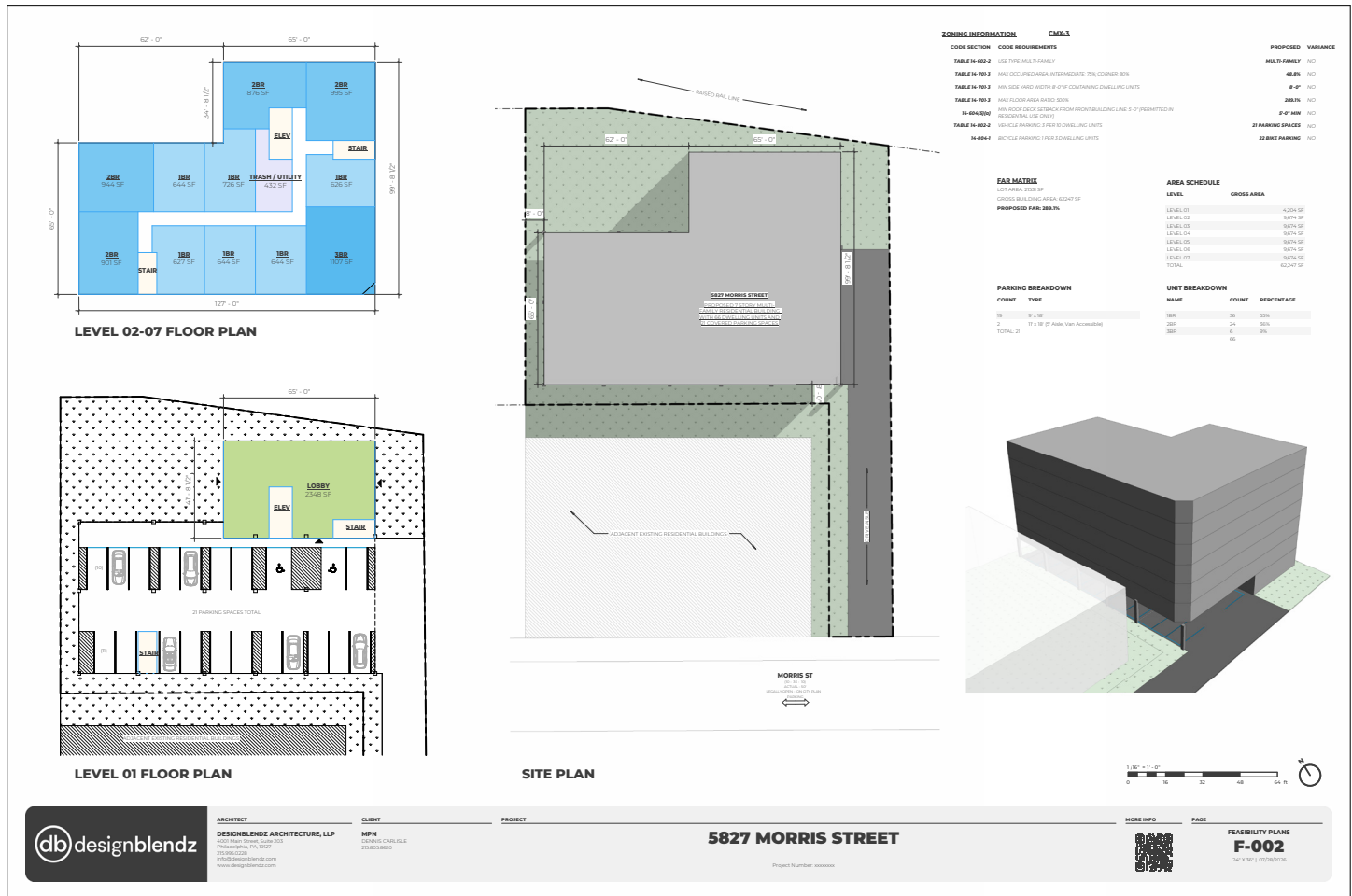


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## FEASIBILITY STUDY



Preliminary feasibility study conducted for informational purposes only - buyers to consult their own experts and conduct zoning diligence.

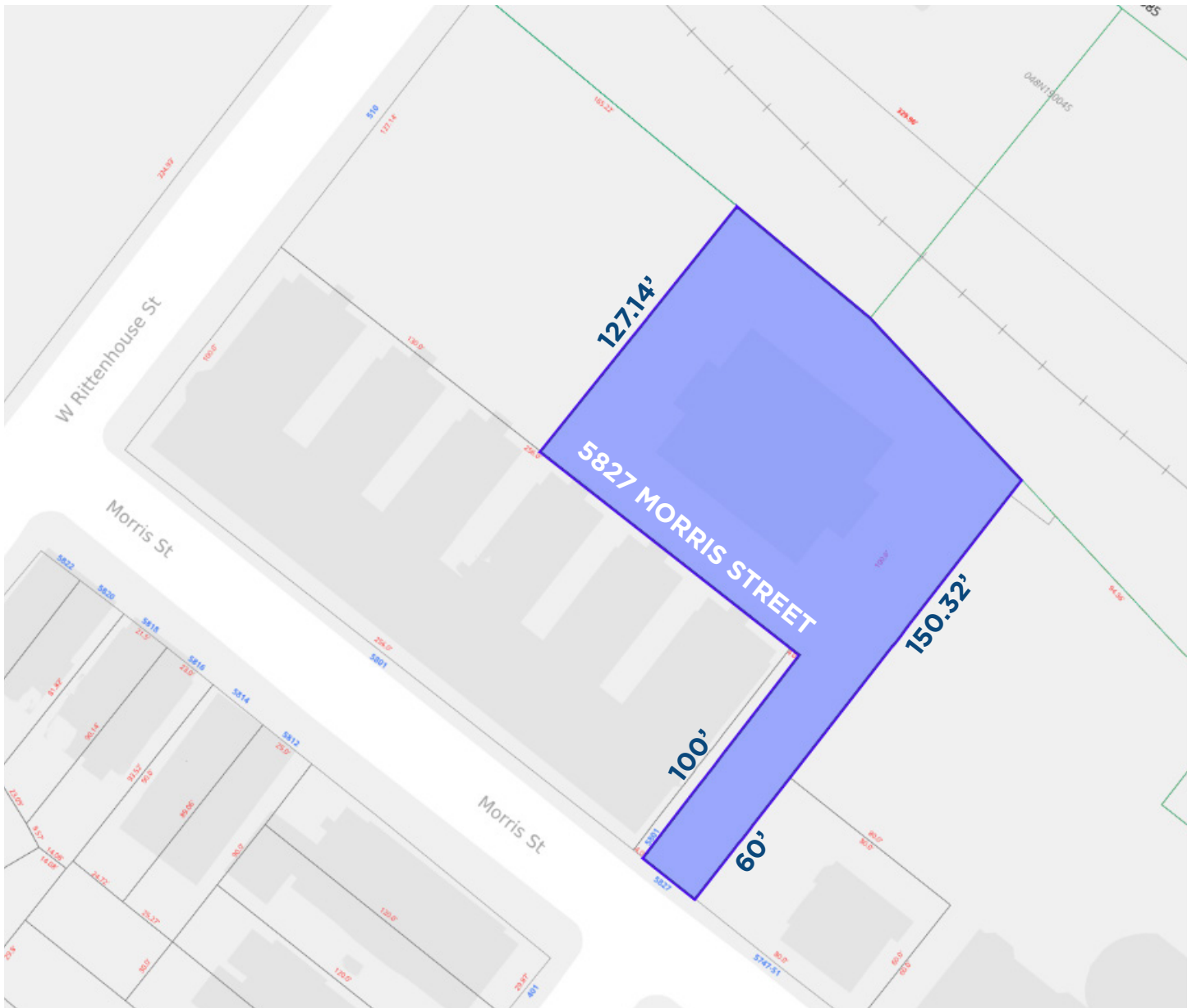
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## PARCEL MAP



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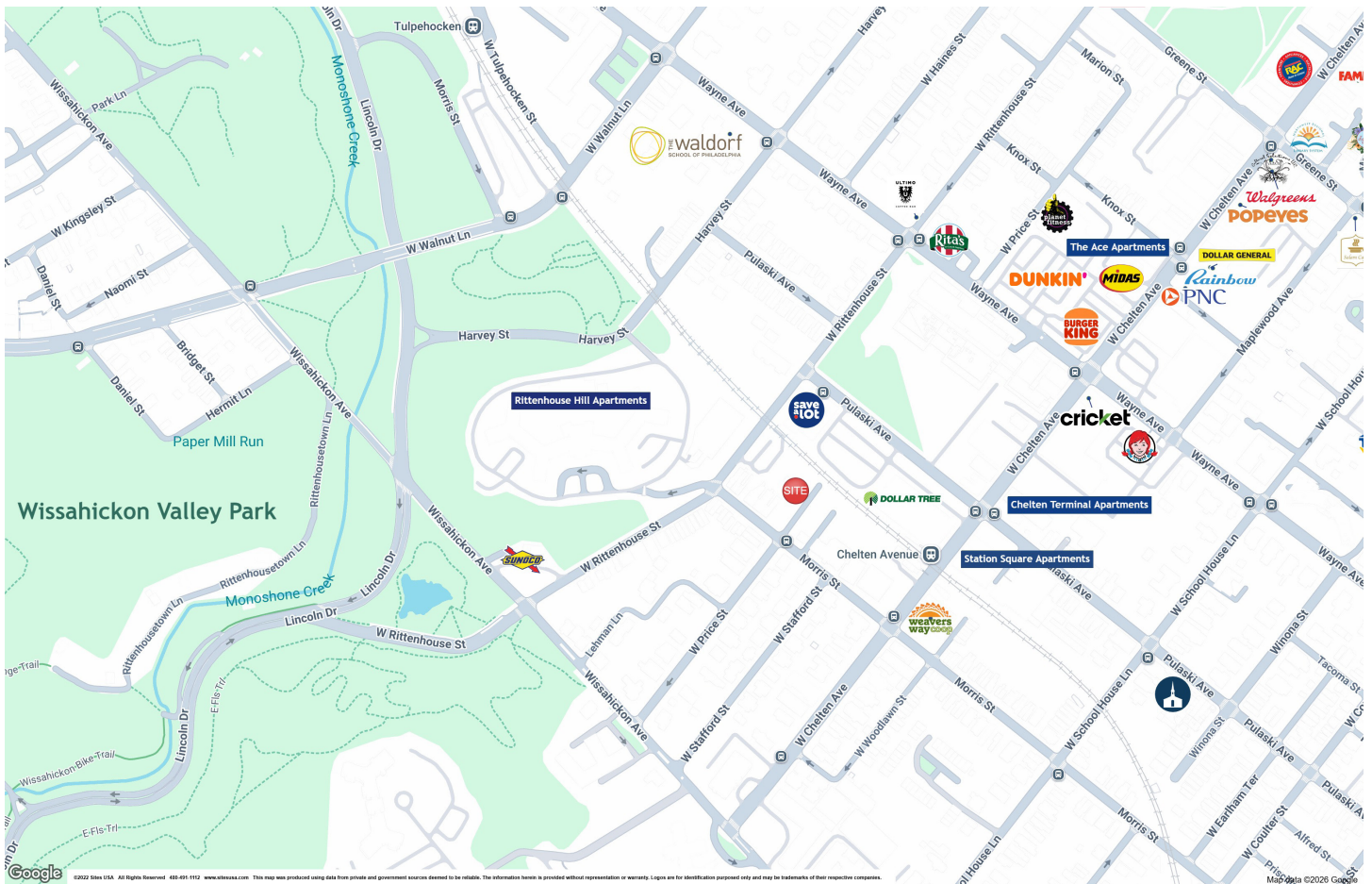


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## AERIAL MAP



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## PWD STORMWATER PLAN 2015



BRT/OPA Account Number: 884352581

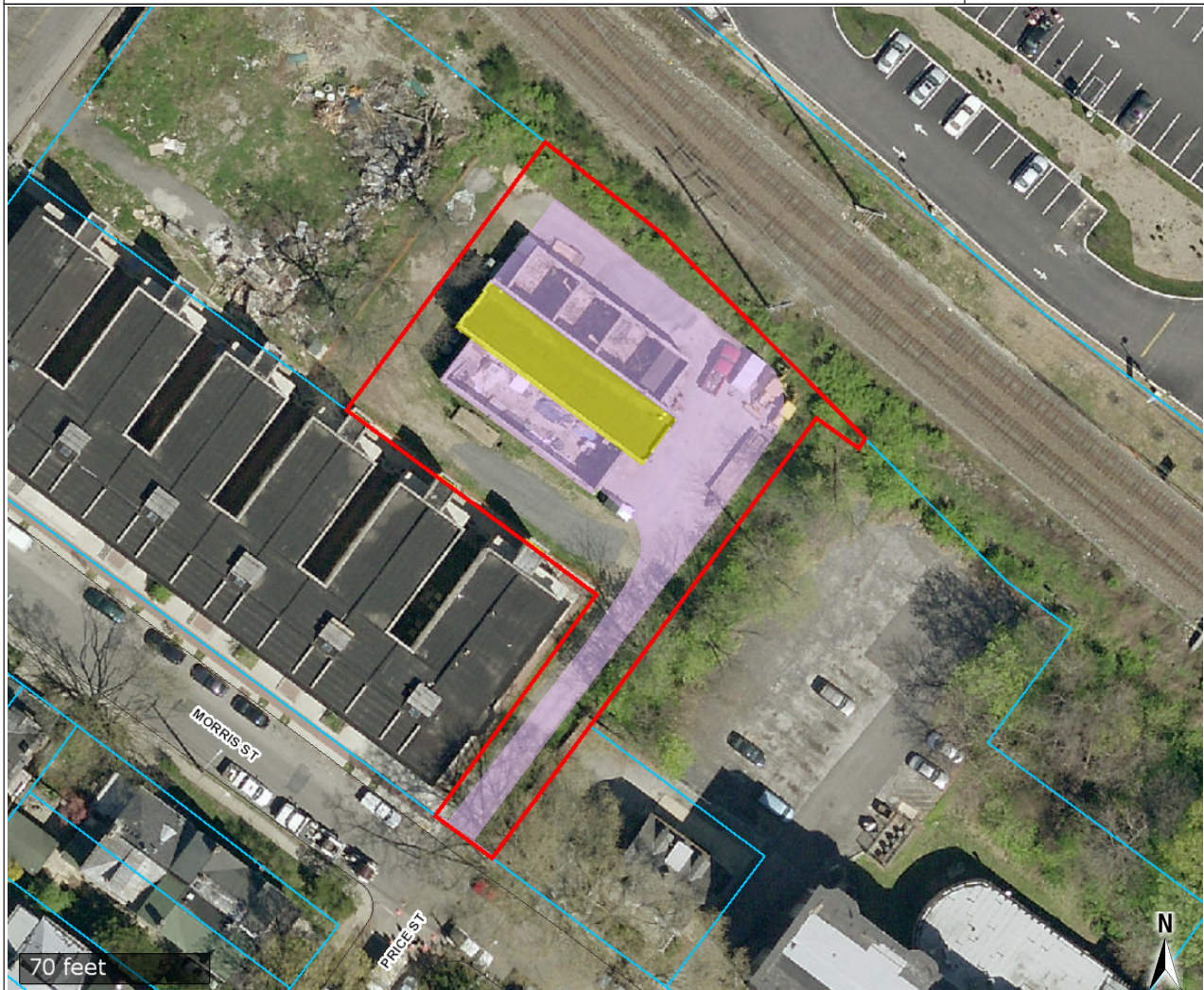
Stormwater Billing Class: Non-Residential

Parcel Address: 5827 MORRIS ST

Parcel Owner: OXFORD ENGINEERING CO

### Legend

- Selected Parcel
- Other Parcels
- Impervious Surfaces
  - Roof
  - Other Impervious



### Parcel Area (square feet)

|         | Gross Area | Impervious Area |
|---------|------------|-----------------|
| Total:  | 19,467     | 10,600          |
| Credit: | 0          | 0               |

### Monthly Stormwater Charge

| Fiscal Year                     | 07/01/2011 - 06/30/2012 | 07/01/2012 - 12/31/2012 | 01/01/2013 - 06/30/2013 | 07/01/2013 - 06/30/2014 | 07/01/2014 - 06/30/2015 |
|---------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Parcel - Total                  | \$64.31                 | \$89.64                 | \$85.20                 | \$122.92                | \$129.61                |
| Account # - 035-57100-05827-001 | \$64.31                 | \$89.64                 | \$85.20                 | \$122.92                | \$129.61                |

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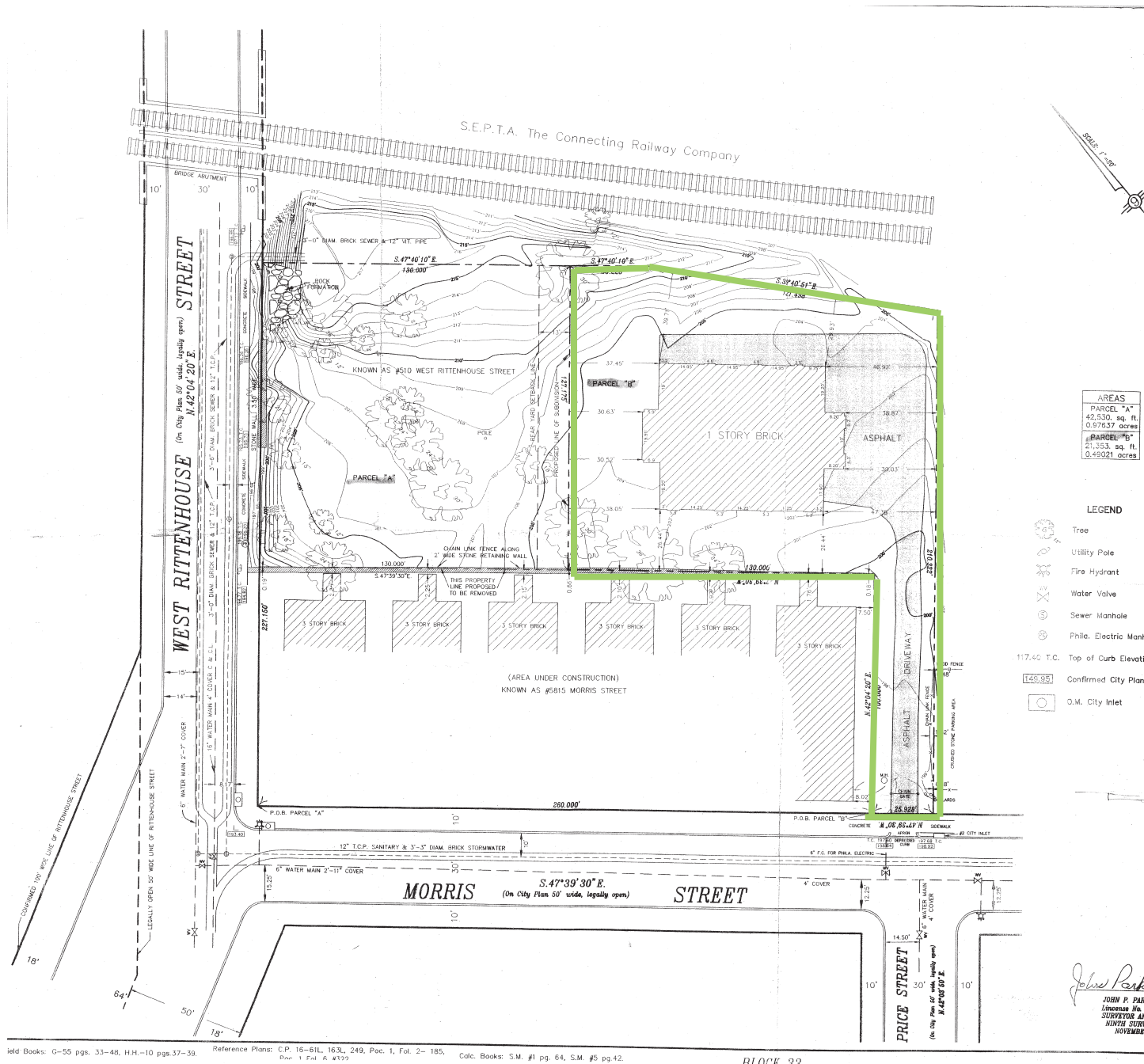


GERMANTOWN, PHILADELPHIA 19144

# SUBDIVISION PLAN 2007



**MPN**  
MALLIN PANCHELLI NADEAU  
REALTY



field Books: G-55 pgs. 33-48, H.H.-10 pgs.37-39

Reference Plans: C.P. 16-61L, 163L, 249, Poc. 1, Fol. 2- 185

Calc. Books: S.M. #1 pg. 64, S.M. #5 pg.42.

BLOCK 33

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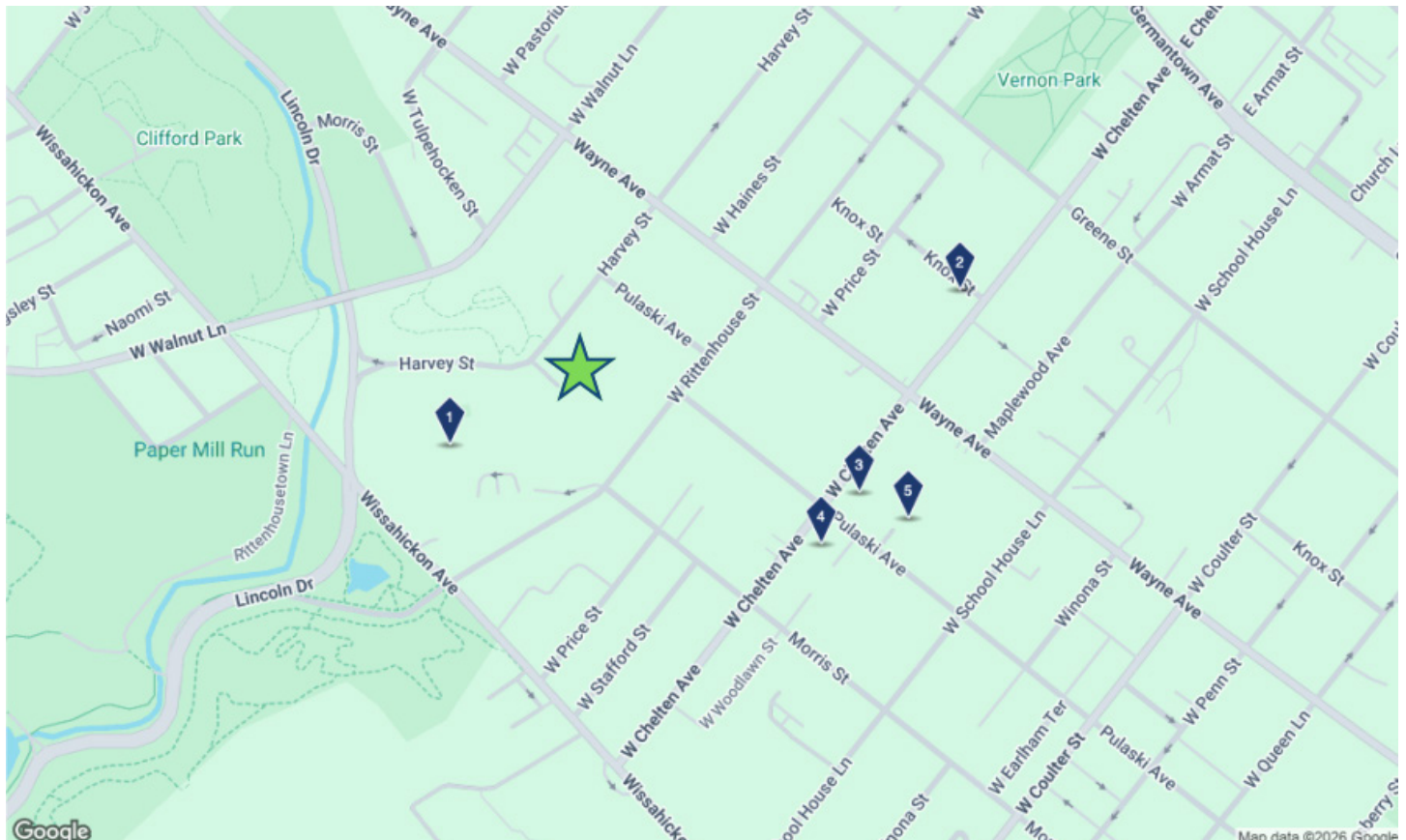
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## RENTAL SURVEY



| #        | PROPERTY ADDRESS         | PROPERTY NAME       | BUILDING CLASS | NUMBER OF UNITS | YEAR BUILT (RENOVATED) | AVG UNIT SIZE (SF) | AVG RENT/SF | STUDIO RENT | 1 BED RENT | 2 BED RENT | 3 BED RENT |
|----------|--------------------------|---------------------|----------------|-----------------|------------------------|--------------------|-------------|-------------|------------|------------|------------|
| AVERAGES |                          |                     |                |                 |                        | 739 SF             | \$2.85      | \$1,209     | \$1,469    | \$1,875    | \$3,205    |
| 1        | 633 W Rittenhouse St     | Rittenhouse Hill    | B              | 625             | 1951 (2014)            | 631                | \$2.54      | \$1,423     | \$1,713    | \$2,057    | \$3,205    |
| 2        | 139-145 W Cheltenham Ave | The Ace             | B              | 50              | 2024                   | 774                | \$1.85      | \$1,104     | \$1,390    | \$1,732    | N/A        |
| 3        | 234 W Cheltenham Ave     | Cheltenham Terminal | B              | 46              | 2024                   | 546                | \$2.61      | \$1,193     | \$1,325    | \$1,877    | N/A        |
| 4        | 308-316 W Cheltenham Ave | Station Square      | B              | 49              | 2023                   | 625                | \$2.47      | \$1,132     | \$1,558    | \$1,850    | N/A        |
| 6        | 5545 Pulaski Ave         | The Nook            | B              | 34              | 2022                   | 729                | \$1.93      | \$1,193     | \$1,361    | \$1,859    | N/A        |

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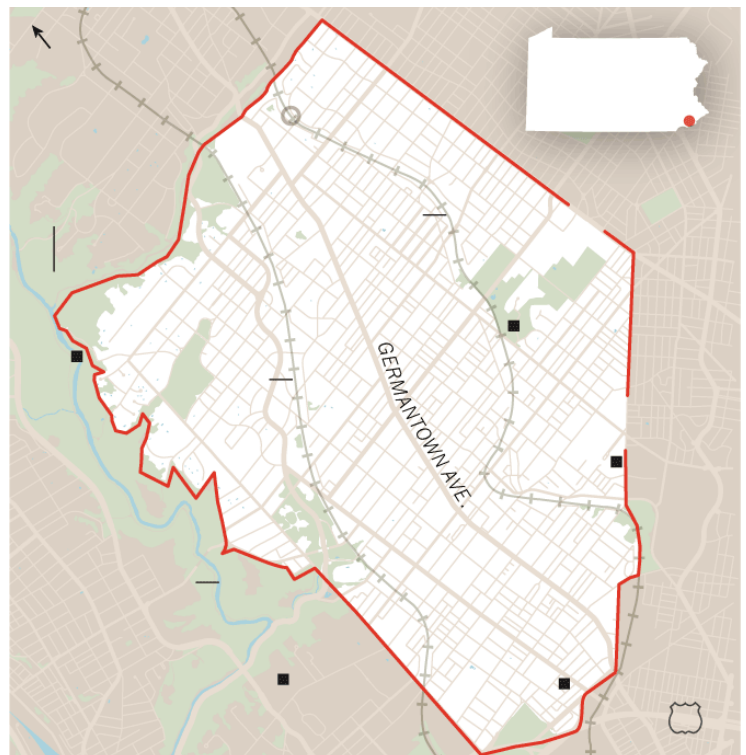
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GERMANTOWN, PHILADELPHIA 19144



## NEIGHBORHOOD OVERVIEW: GERMANTOWN

Germantown is a historic residential neighborhood in northwest Philadelphia, located about six miles from Center City along Germantown Avenue. Founded in 1683, it contains one of the city's largest concentrations of 18th- and 19th-century architecture, including colonial stone houses, Victorian twins, rowhomes, and early apartment buildings, many constructed from Wissahickon schist. The neighborhood was the site of the 1777 Battle of Germantown during the American Revolutionary War, and historic properties such as Cliveden still stand along Germantown Avenue. In recent years, Germantown has experienced gradual reinvestment, including the renovation of long-vacant historic properties, new mixed-use and multifamily housing developments, streetscape improvements along commercial corridors like Germantown and Chelten Avenues, and expanded small-business activity. Infrastructure upgrades, residential rehabs, and transit-oriented development near SEPTA Regional Rail stations have contributed to rising property value and increased homeownership, while the area continues to function primarily as a residential neighborhood with retail and services concentrated along its main avenues.



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