



AVAILABLE FOR SALE

**5600-5614 CHESTNUT ST**  
**PHILADELPHIA, PA 19139**

**EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY**

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**THE FLYNN COMPANY**

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## PROPERTY DESCRIPTION

The Flynn Company is pleased to offer an exciting opportunity to purchase 5600-14 Chestnut St Chestnut St in West Philadelphia. 5600-14 Chestnut St is a 1-story, 6,914 SF office building previously occupied by a medical office user; currently vacant. The building was fully renovated in 2011 and is built out with numerous doctor's offices, exam rooms, labs, a large procedure room and a pre- and post- operative patient care area. The property has frontage along Chestnut St as well as 56th St and boasts an electrified signage pylon on the corner. The parcel also includes striped parking for approximately 30 vehicles.

The offering presents a great opportunity for a medical user, retail use or as a future development site. Please contact The Flynn Company with any questions or to schedule a property inspection.

**\*ALL OFFERS TO PURCHASE ARE SUBJECT TO BANKRUPTCY COURT APPROVAL AND ARE ALSO SUBJECT TO HIGHER AND BETTER OFFERS\***

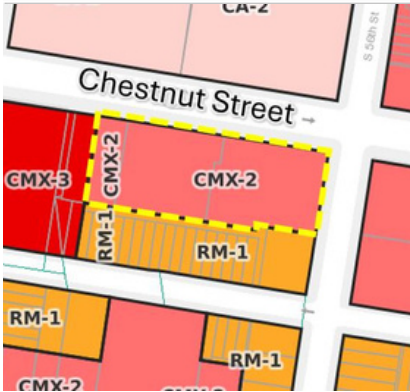
ADDRESS	5600-14 Chestnut St, Philadelphia, PA
OPA NUMBER	883078415
BUILDING SF	6,914 SF
LAND SF	20,070 SF
STORIES	1
BASEMENT	No
ELEVATOR	No
RENOVATED	2011
SPRINKLER	No
GAS	Yes
ON-SITE PARKING	Yes; 30 spaces
ZONING	CMX-2; Neighborhood Commercial Mixed-Use
HISTORIC REGISTER	No



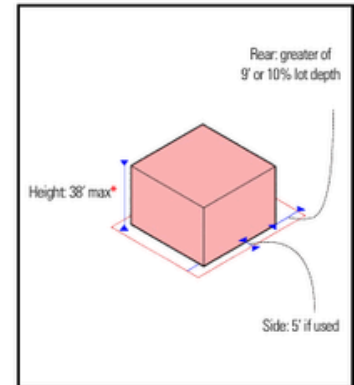
# ZONING

## 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 (\$14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (\$14-702(16))		n/a	25% increase in units permitted

**Primarily intended for Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors:**

\*Following are just some of the permitted uses



### Public, Civic, Institutional

- Adult Care
- Family Child Care
- Group Child Care
- Religious Assembly
- Safety Services



### Commercial Services

- Animal Services
- Business Support
- Financial Services
- Maintenance and Repair of Consumer Goods



### Office Use

- Business and Professional
- Medical, Dental, Health Practitioner (Sole practitioner)



### Retail Sales Use

- Consumer Goods
- Food, Beverages and Groceries

# PROPERTY PHOTOS



**Lobby**

*\*Space now vacant; furniture has been removed*



**Office**

*\*Space now vacant; furniture has been removed*



**Pre-, Post-Op Area**

*\*Space now vacant; furniture has been removed*



**Hallway**

*\*Space now vacant; furniture has been removed*



**Hallway**

*\*Space now vacant; furniture has been removed*



**Conference Room**

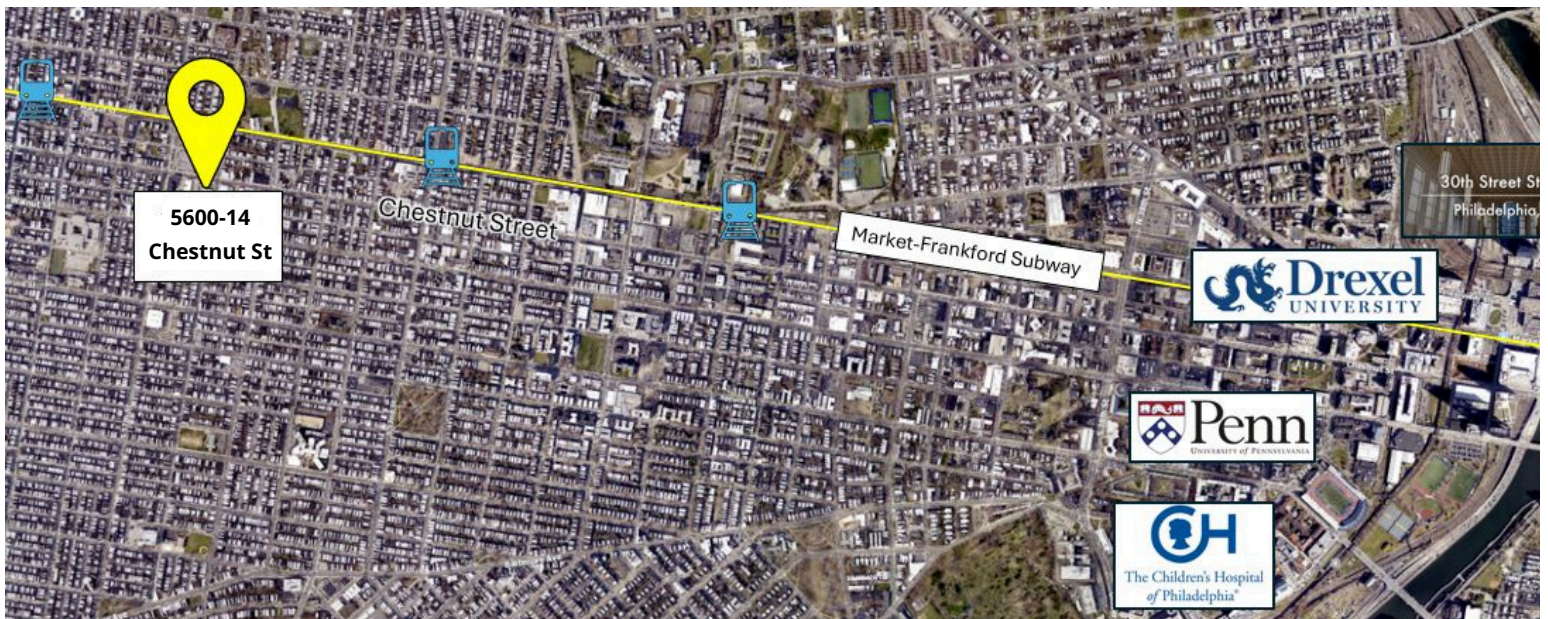
*\*Space now vacant; furniture has been removed*



## FLOOR PLAN



# LOCATION



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**For More Information Please Contact:**

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