



# FOR SALE: HISTORIC GEM

## 146-148 N Bread Street & 217 Quarry Street

Philadelphia, Pennsylvania

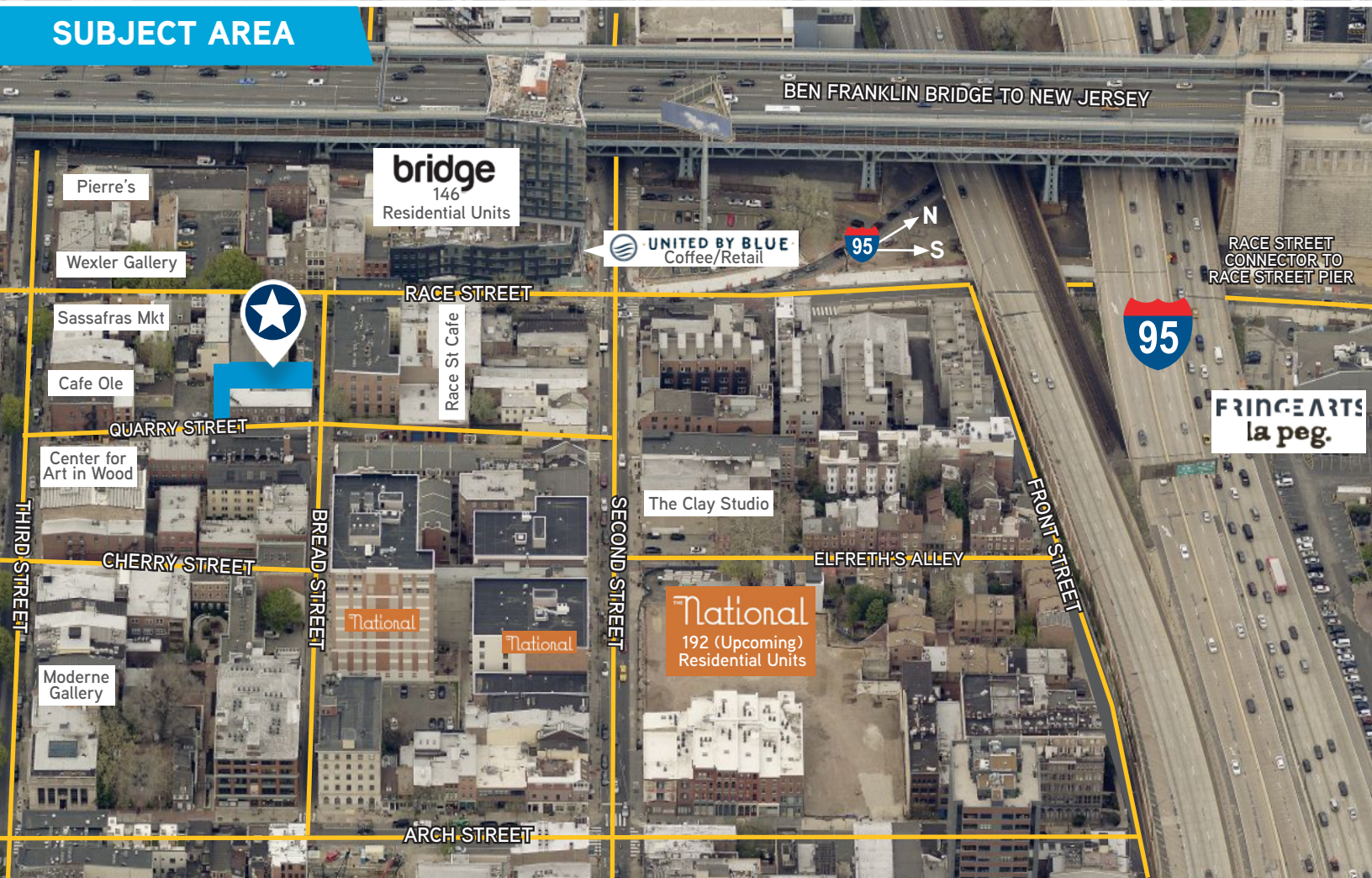
### PROPERTY FEATURES

- > A historic building with distinct character
- > Open floor plan includes: lower level, main floor
- > Features 35' to 40' trussed vaulted ceiling, brilliant natural light & a large green yard
- > Excellent active location in the oldest neighborhood of Philadelphia with proximity to many popular historic sites
- > Surrounded by apartments, condominiums, restaurants, art galleries and shops and is a quick walk to waterfront
- > Strong diverse vibrant community with convenience beyond compare
- > Superb access to I-95 and Delaware Ave via arterial Race Street and to NJ via Benjamin Franklin Bridge
- > CMX-3 zoning





## SUBJECT AREA



### DEMOGRAPHICS 1/4 MILE RADIUS



3,925  
people



\$127,051  
household income



2,510  
households



8,198  
daytime workers

### WALK SCORE:



99

Walker's Paradise

### TRANSIT SCORE



100

Rider's Paradise

### BIKE SCORE:



97

Biker's Paradise

## POTENTIAL USES



CREATIVE OFFICE



CAFE/RESTAURANT



LOFT RESIDENCE

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FOR SALE: **OLD CITY HISTORIC GEM**  
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PARCEL DETAILS	146-148 N BREAD		217 QUARRY	
	OPA Account	052057005	885811700	
	Land	3,864 sf	850 sf	
	Building	2,808 sf	0 sf	
	Zoning	CMX-3	CMX-3	
	Taxes	\$12,598	\$1,470	

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### PHOTOGRAPHS



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## CONCEPTUAL PLANS

### RESIDENTIAL CONCEPT

These conceptual plans have been previously prepared for the development of a five-story multi-tenanted residential concept on the site - utilizing both the existing building as well as the vacant land on Quarry Street.

### PROJECT SUMMARY

**4,706 sf**

site area

**5**

stories

**3,526 sf**

per floor

**14,782**

total GFA

**12**

total dwelling units

**720 sf**

1 bdrm size

**860 sf**

2 bdrm size

**2nd Flr**

1 Bdrm: 1

2 Bdrm: 2

**3rd Flr**

1 Bdrm: 1

2 Bdrm: 2

**4th Flr**

1 Bdrm: 1

2 Bdrm: 2

**5th Flr**

1 Bdrm: 1

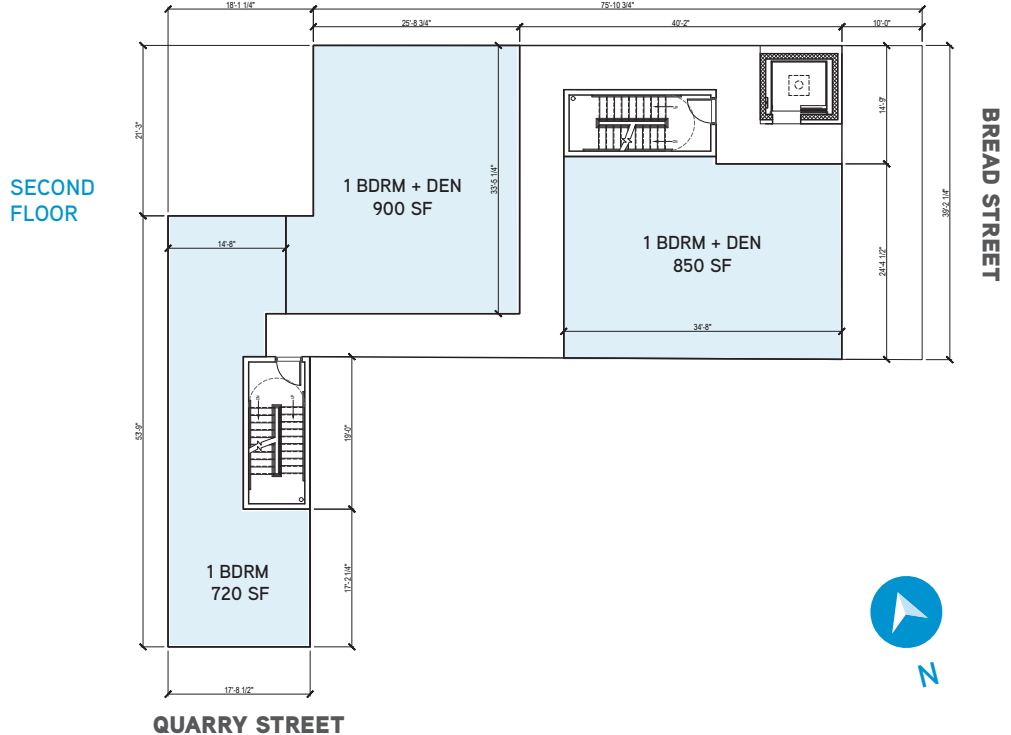
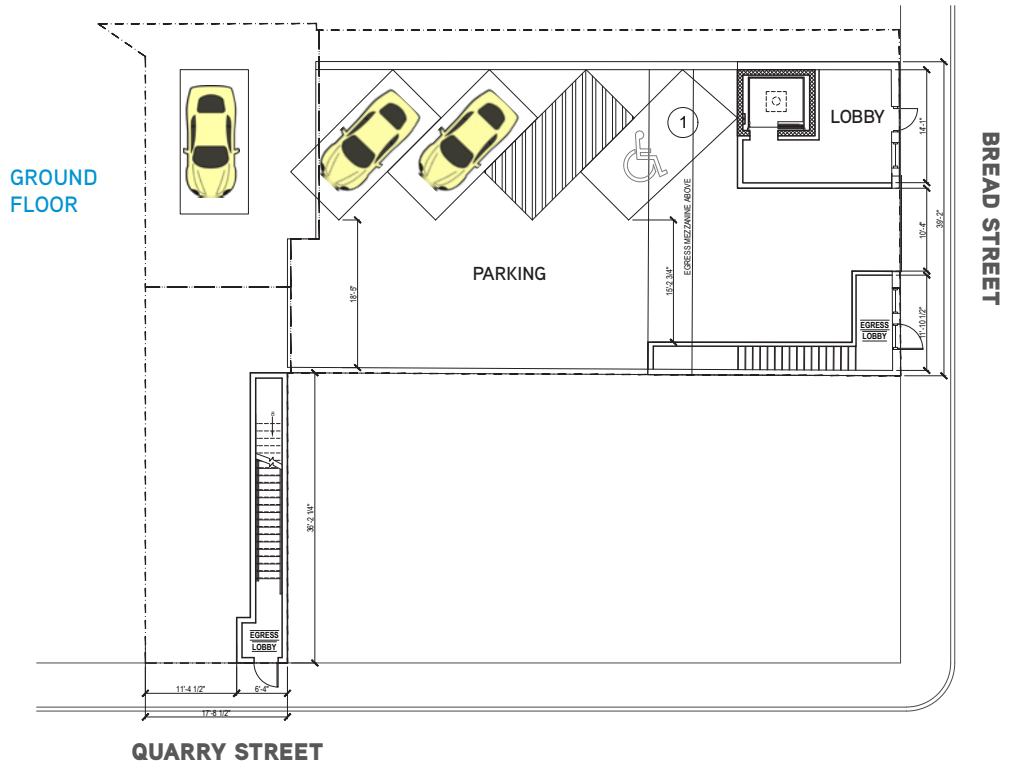
2 Bdrm: 2

**Total Units**

1 Bdrm: 4

2 Bdrm: 8

Total: 12



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