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McCann  
COMMERCIAL

INDUSTRIAL PROPERTY FOR SALE

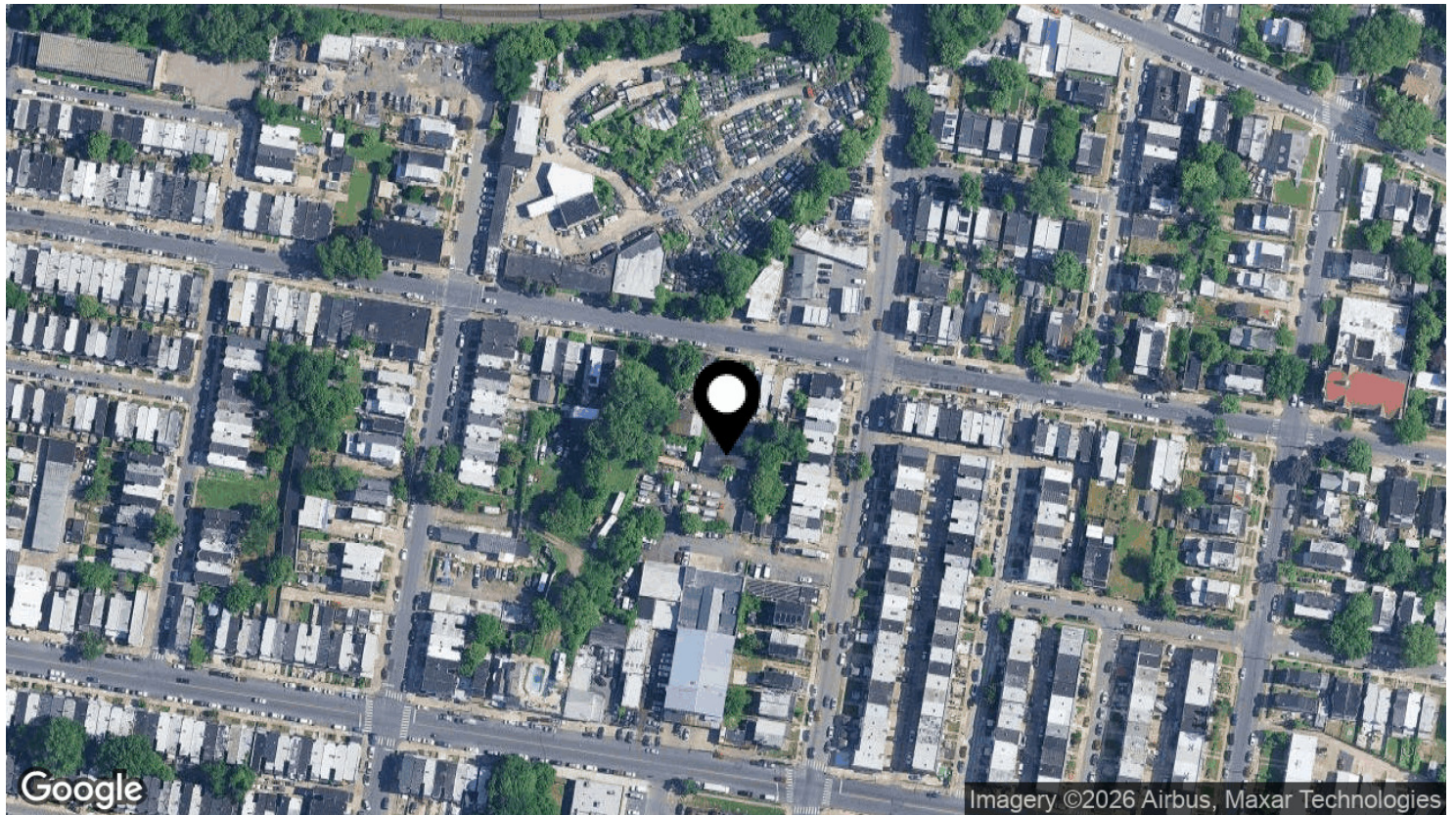
# 175 WEST WELLENS STREET

Philadelphia, PA 19120

# PROPERTY SUMMARY

175 West Wellens Street | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



## PROPERTY DESCRIPTION

Rare opportunity to acquire a fenced, gated industrial lot in Philadelphia with immediate access to Route 1. The property sits on approximately 17,728 square feet ( $\pm 160' \times 110'$ ) and is being delivered vacant and ready for its next use.

The site includes approximately 3,210 square feet of building area, anchored by a functional main building featuring five (5) drive-in garage doors and 10–14' ceiling heights — well-suited for fleet storage, contractors, or owner-users requiring covered vehicle or equipment capacity.

The lot is fully secured by a combination of perimeter fencing, gating, and stone wall enclosure. To illustrate the site's capacity: the current operator stores eight (8) full-size oil tanker trucks, a full-size bus, and has room for additional vehicles — a meaningful benchmark for fleet-oriented buyers.

Zoning permits vehicle storage use; buyers to verify permitted uses with the City of Philadelphia. The property was previously owner-occupied with no existing tenants, allowing for a clean transition at settlement.

## LOCATION DESCRIPTION

Discover the endless potential of Philadelphia – a city rich in industrial history and poised for continued development. Located in the heart of the city, the area surrounding the property offers proximity to major transportation arteries and a skilled labor force. Situated within a short distance are iconic landmarks such as the Philadelphia Museum of Art and Fairmount Park, providing access to world-class cultural experiences. Additionally, the location boasts easy access to diverse dining and entertainment options, making it an attractive destination for employees and visitors alike. With a vibrant industrial landscape and a burgeoning entrepreneurial spirit, Philadelphia presents an unparalleled opportunity for industrial and manufacturing investors.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$755,000
<b>Building Size:</b>	17,728 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,264	6,105	23,315
<b>Total Population</b>	3,667	17,897	63,545
<b>Average HH Income</b>	\$73,857	\$65,319	\$63,817

# PHOTOS

175 West Wellens Street | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



# PHOTOS

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INDUSTRIAL PROPERTY FOR SALE



# CMX2 ZONING

175 West Wellens Street | Philadelphia

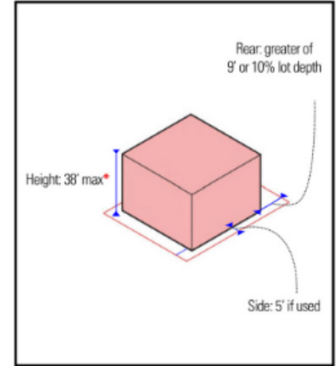
INDUSTRIAL PROPERTY FOR SALE

## 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

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

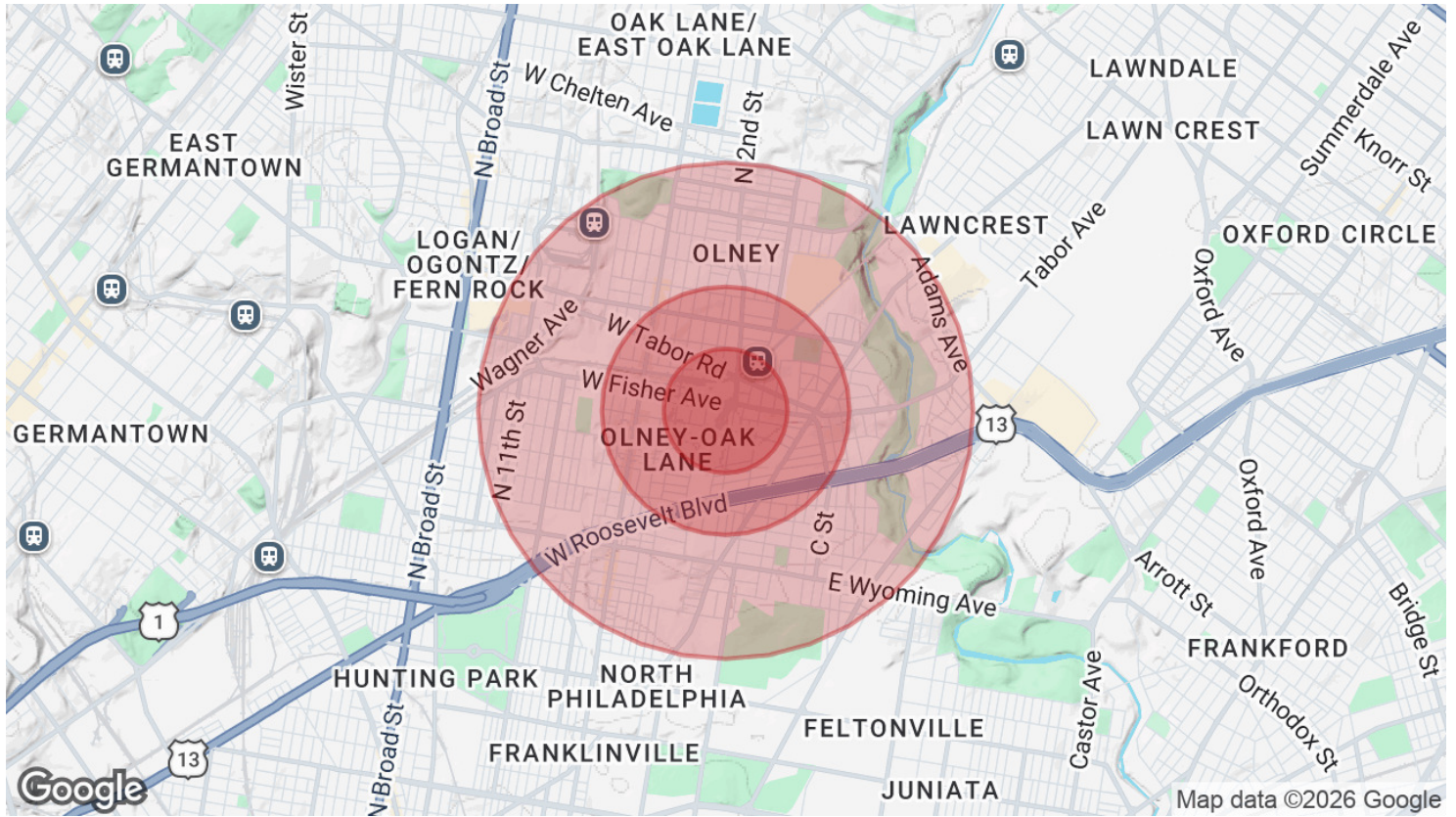
### Dwelling Unit Density by Lot Size

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

# DEMOGRAPHICS MAP & REPORT

175 West Wellens Street | Philadelphia

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,667	17,897	63,545
Average Age	33.7	33.6	37.3
Average Age (Male)	28.6	27.8	31.5
Average Age (Female)	35.0	35.7	39.1

## HOUSEHOLDS & INCOME

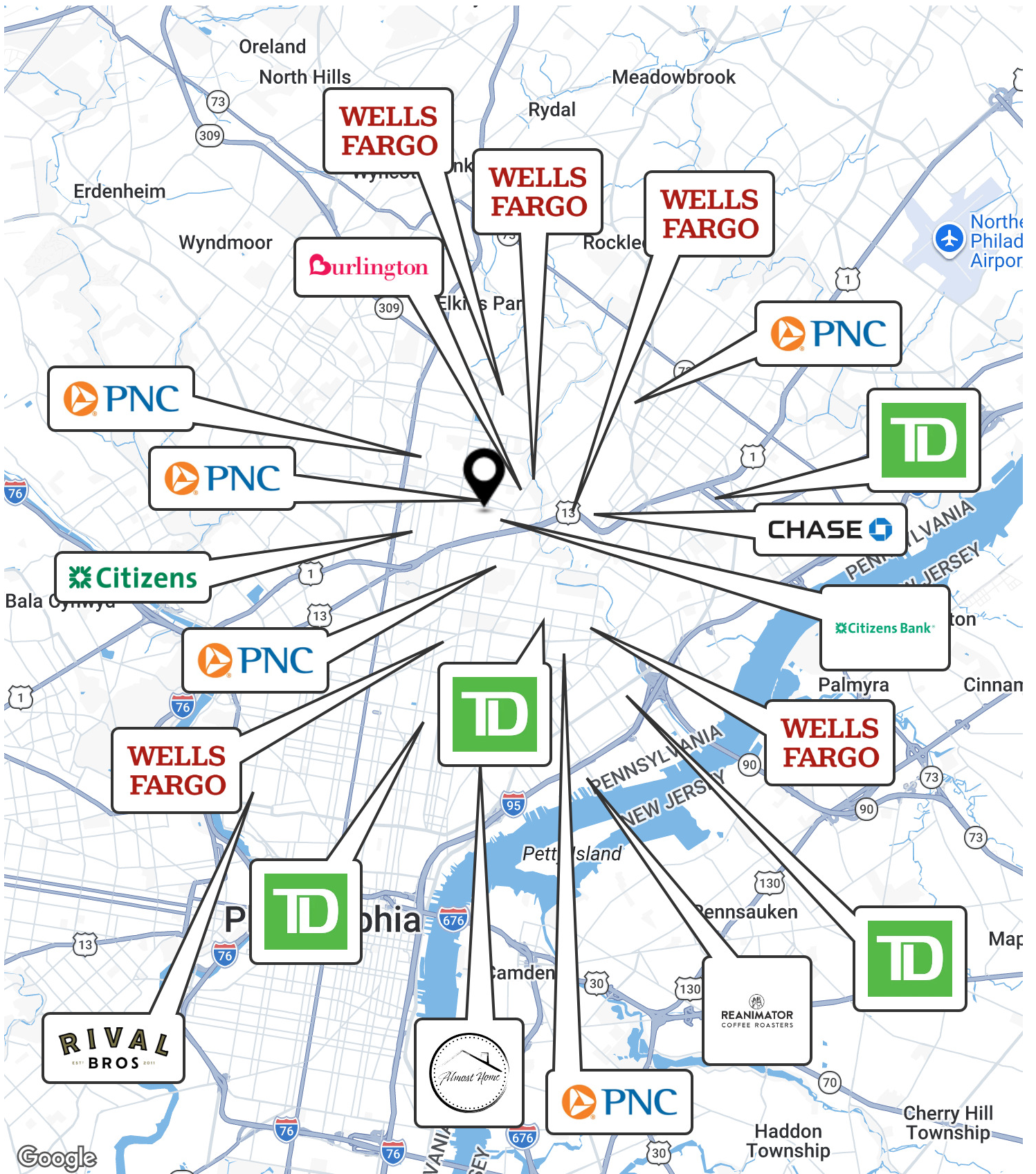
	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,264	6,105	23,315
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$73,857	\$65,319	\$63,817
Average House Value	\$130,793	\$127,943	\$137,126

2023 American Community Survey (ACS)

# RETAILER MAP

175 West Wellens Street | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



# TEAM DEAL

175 West Wellens Street | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



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# CMX2 ZONING

175 West Wellens Street | Philadelphia

INDUSTRIAL PROPERTY FOR SALE

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-2</b>	<b>USE SPECIFIC 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 <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-2</b>	<b>USE SPECIFIC 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)