

Large Development Assemblage Available with Opportunity for Short Term Cash Flow

6731 Musgrave Street / 6732 Chew Avenue

Philadelphia, Pennsylvania 19119

Chew & Simon Development

ADDRESS	6732 Chew St
APN	88-1-2100-25
BUILDING SIZE	17,347
LOT SIZE	0.43 Acres
YEAR BUILT	1927
ZONING	RM2
ZONING CATEGORY	Residential
STANDARD USE CODE	Multi-Family Residential



ADDRESS	6731 Musgrave St
APN	88-1-2100-20
BUILDING SIZE	32,976 SF
LOT SIZE	1.78 Acres
YEAR BUILT	1950
ZONING	RM2
ZONING CATEGORY	Residential
STANDARD USE CODE	Multi-Family Residential
UNIT COUNT	44 Apartments



For more information:

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Concept Plan

SITE AREA: 34,000 SF

72 APARTMENTS -48,940 SF LEASABLE

TOTAL BUILDING AREA- 57,500 SF PLUS BASEMENT

PARKING - 22 SPACES REQUIRED - 39 SPACES PROVIDED

PROVIDED HEIGHT= 55 FT.

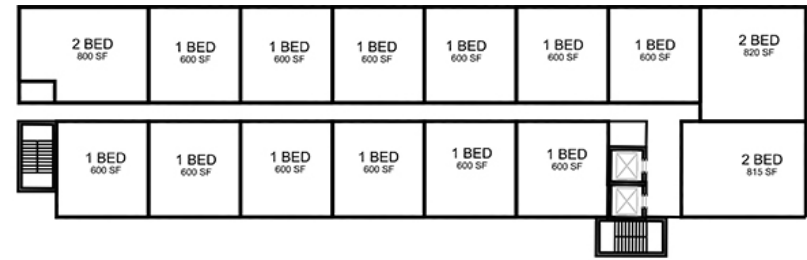
FRONT YARD REQUIRED - 41'3" - 48' PROVIDED

REAR YARD REQUIRED - 41'3" - 215' PROVIDED

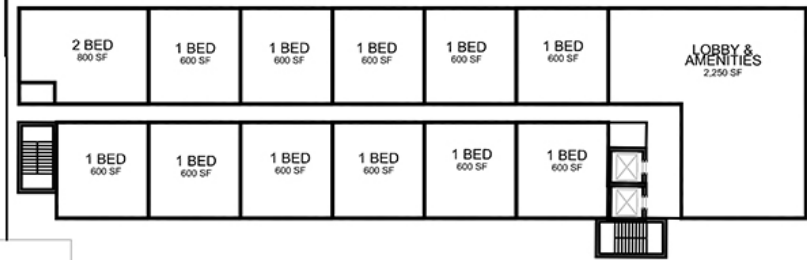
REAR YARD REQUIRED - 41'3" - 41'6" PROVIDED

ALLOWABLE FAR= 70

PROVIDED FAR = 170



TYPICAL FLOOR - 2-5
11,500 SF
10,235 SF LEASABLE



FIRST FLOOR
11,500 SF
8,000 SF LEASABLE

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