

**625 North Front Street
Philadelphia, PA**

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|-------------------------|--|------------------------------|
| Lot Size: | Approx. 70x55 (3,850 Sq. Ft.) | |
| Total Sq. Ft.: | Lower Level | Approx. 3,500 Sq. Ft. |
| | First Level | Approx. 3,500 Sq. Ft. |
| | TOTAL | Approx. 7,000 Sq. Ft. |
| Construction: | Masonry | |
| Ceiling Heights: | Lower Level | Approx. 9 Ft. |
| | First Level | Approx. 25 Ft. |
| Floors: | Concrete | |
| Water/Sewer: | Public | |
| Heating: | None | |
| Clear span: | Yes | |
| Loading: | First Level (1) Tailgate Grade | |
| Lighting: | Throughout | |
| Zoning: | G-2 Industrial | |
| Miscellaneous: | Ideal for Restaurant/Retail use Convenient to public transportation – ½ block 1/4 block away from Spring Garden Street Excellent Exposure Available parking and easy access to major roadways | |

For Further Information Please Contact:

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The above subject to errors, change in size, location and withdrawal without notice.