

FOR LEASE

324-334 RICHMOND ST.

DELAWARE AVE. & RICHMOND ST., PHILADELPHIA, PA

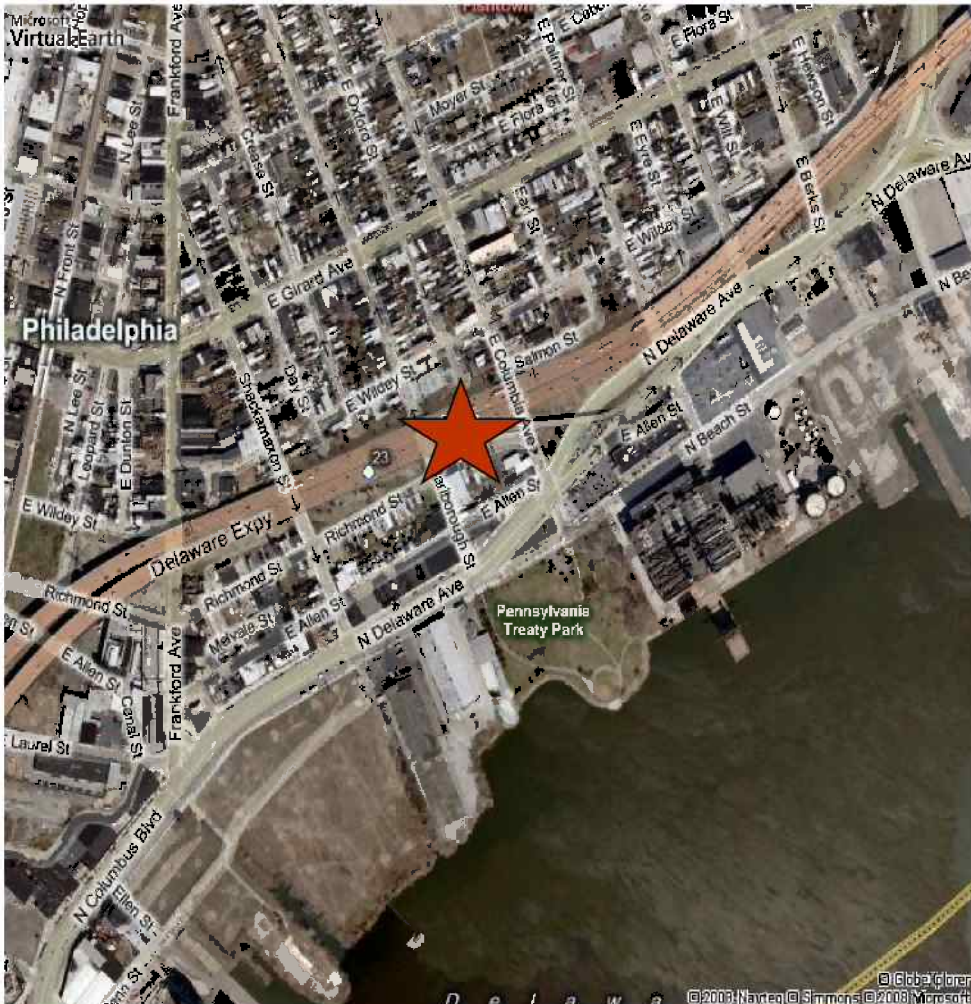
LEASE FOR LESS!!
\$5 PSF + UTILITIES
YEAR 1



Penn Treaty Park Area

Property Highlights

- 2,500 - 10,000 SF Office/Studio/Educational
- 5,000 SF Fenced Parking Lot (Common)
 - Ample On-Site Parking
- Convenient to Public Transportation Systems
- Easy Access to Major Highways (I-95, I-76, I-676)



Contact:

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Information provided by reliable sources. Subject to errors, omissions, price change, prior sales or withdrawal from market without notice.

USREALTY

ASSOCIATES, INC.

120-124 East Lancaster Avenue
Suite 101
Ardmore, PA19003
www.eusrealty.com

**LAVATORY FACILITIES:
IN OFFICE BUILDING**

1st floor: (1) ladies' room with (2) toilets
and (2) sinks.

(1) men's room with (3) toilets,
(2) urinals and (2) sinks.

1 bathroom 1 toilet and 1 sink
1 bathroom 1 toilet and 1 sink

LIGHTING:

Offices: Fluorescent

**SANITARY SEWER
SERVICE:**

Municipal service provided by The City of Philadelphia.

WATER SERVICE:

Municipal service provided by The City of Philadelphia.

NATURAL GAS SERVICE:

Service provided by Philadelphia Gas Works.

ZONING:

G-2

LOCATION:

Superbly located adjacent to Delaware Avenue and within minutes of I-95, the Betsy Ross and Ben Franklin Bridges to New Jersey are within minutes. Center City Philadelphia is 5 minutes away, and the Philadelphia International Airport is 20 minutes away.

PUBLIC TRANSPORTATION:

Route 43 SEPTA bus line is on Delaware Avenue and Route 25 and 5 buses are 3 blocks away. Girard El stop is 8 minutes walk.

NEARBY AMENITIES:

Virtually every convenience is close by, including a CASINO, variety of culinary, academic and recreational facilities, cultural attractions, and numerous affordable housing options. Several hotels/motels and commercial banks are also located within close proximity.



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