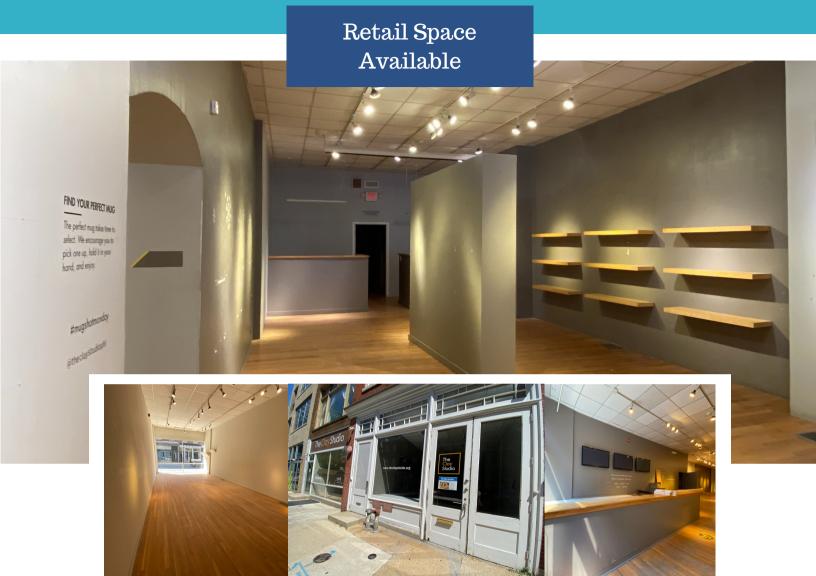
## 137-139 N 2nd St Philadelphia, PA 19106



## Located in the Heart of Old City

An amazing 3,600 sq ft retail space with two large window storefronts. Located next to Elfreth's Alley, making it an ideal location with heavy foot traffic from tourists and the multiple residential properties nearby. Easy access to I-95, I-676, and the Ben Franklin Bridge. Movein ready with high-ceilings, 2 bathrooms, back office, and more!

- 24/7 Access
- Security Alarm
- Can be broken out into 2 separate spaces, each with has its own entrance, restroom, and HVAC control
- Large basement with direct street access
- Large parking lot next door. A parking spot or use of the entire lot can be included for an additional fee.
- Various options for Retail Signage
- Direct lease, Terms negotiable
- Onsite manager and owner
- Zoned CMX-3

Get in touch for more information

1-844-246-2368 x 3961

Pricing: \$30/sq/yr Terms: Negotiable Type: Triple Net (NNN)

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#### Retail Space Available

## Additional Photos of the Property

















Get in touch for more information

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