

2400 1800ft2 (, USD)

Location **Pennsylvania**<https://www.genclassifieds.com/x-652584-z>**DONT MISS OUT ON THIS UNIQUE LIVE/WORK SPACE!!**

Please, read all the features so you fully comprehend what this is, since this space is not comparable to anything else on Craigslist or anywhere for that matter.

1 Car parking included and attached to the private yard with direct back door access.

Located at Frankford and Montgomery on the Frankford Ave arts corridor,

Steps from the Market-Frankford train Line

Corner location, with rare legal zoning that is approved for Residential OR Commercial live/work space.

approximately 1600 Square feet Bi-Level, very much like a large town-home / loft

this is not a typical narrow and long converted philly apartment home, this is a custom and purpose condo complex, this unit alone is about 37' by 27' wide

Four Oversized 10' high huge windows street level windows, with tons of natural light, (2 on Montgomery and 2 on Blair)

This particular location has more foot Traffic than a typical frankford ave location because of the additional foot traffic from people walking down Montgomery ave from Frankford ave to directly in front of this location to walk through the park as a shortcut to get to the berks st train station. Therefore allot more fishtown residents walk past this property regualrly twice a day, every day, more so than frankrod ave.

This corner unit has approximately 65ft of street frontage that you can use to advertize your business or art

View of the dog park & recreational center and nice water fountain that shoots up daily, baseball park

and has overflow parking that they dont mind you park when there are not games on weekend

Highly located in the heart of Fishtown, walk

to the stairs, great appliances

stained concrete flooring and all the hardware you need out,

reference and more. plus, everything included.

Prime opportunity with excellent potential unique multi-use property located in the midst of many trendy

successful bars, restaurants, coffee shops and businesses.

This commercial district of Fishtown is currently experiencing EXPLSIVE development!

Gorgeous Bi-Level, Live/Work Space has 2 Bedroom 2 Baths, 20 foot high Ceilings, and is a corner

Property, so it pours in tons of natural light, this space is one of the few legally Legally Zoned live/work

spaces in the Heart of Fishtown which is extremely rare especially to have street frontage and private



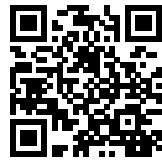
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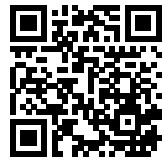
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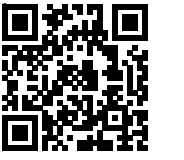
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entrance.

Not only can you live here, but if you so choose, you can also have an architectural office, Real Estate, Insurance, Art Gallery, Vintage Clothing, Antiques, Photography Studio, Yoga Classes, workshops, Perfect for an already established business wanting to expand in Trendy Fishtown, or for the Entrepreneur who is looking for the perfect corner to introduce their business to the many Fishtown residents and or tourists who flood the fishtown neighborhood seeking the next trendy business!! All this for \$2400.00 per month, all applicants must have good credit to qualify. 1st, last and 1 month security needed to move in. This property will NOT last contact Annette immediately for a showing, The Photos do not do this unit.