

Submitted By

HEADQUARTERS:  
PHILADELPHIA, PA

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**209 E. Price Street**  
**Philadelphia, PA**  
**Tax Parcel #59-1079315**

**PROPERTY:** Approximately 6,175 sq. ft., three (3) story residence with basement on 0.36 acres.

**DESCRIPTION:** A three (3) story residence of approximately 6,175 sq. ft., built in 1920, formerly used as a convent for St. Vincent de Paul Parish.

The first floor consists of entry foyer, one (1) office, chapel, dining room, kitchen and laundry room.

The second floor consists of five (5) single bedrooms, two (2) full bathrooms, each containing one (1) sink, one (1) toilet, and one (1) tub/shower and one (1) powder room.

The third floor consists of eight (8) single bedrooms, two (2) full bathrooms, each containing one (1) sink, one (1) toilet, and one (1) tub/shower.

The basement is full and unfinished, containing a Weil McLain gas fired boiler with hot water heating system and 50 gallon gas fired hot water heater.

**CONSTRUCITON:** Masonry foundation with stone exterior walls and flat built-up composition roof with Mansard façade.

Interior walls are painted plaster and/or gypsum wallboard, floors are hardwood with some carpeting, ceramic tile in bathrooms and vinyl flooring in kitchen.

**UTILITIES:** Water and sewer provided by the City of Philadelphia

150 Amp Electric service provided by PECO Energy

Gas provided by Philadelphia Gas Works

**ZONING:** R5 Residential

**Colliers Lanard & Axilbund**

399 MARKET STREET ● PHILADELPHIA, PA 19106-2183 ● TELEPHONE: 215-925-4600 ● FAX: 215-925-1040 ● www.collierslanard.com  
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- TAXES:** Annual Real Estate Taxes: currently exempt.
- LOCATION:** Located in the Germantown neighborhood Philadelphia one block from Germantown Avenue.
- PUBLIC TRANSPORTATION:** SEPTA Bus Routes 26 and 65
- MISCELLANEOUS:**
- User will be responsible for complying with City Code and Ordinance and receive City of Philadelphia Use and Occupancy permit.
  - “As is, where is” condition, no representation or warranties
  - Subject to Disclaimer attached
  - All Offers subject to final approval of the Archdiocese of Philadelphia and executed Agreement of Sale and/or Lease.

**For More Information or to set up an Inspection Contact:  
215-925-4600**

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## INFORMATION DISCLAIMER

This offering has been prepared solely for informational purposes and does not constitute all or any part of an offer or contract. It is designed to assist a potential Buyer/Tenant in determining whether to proceed with an in-depth investigation of the subject property. The information is offered subject to errors, omissions, cancellation, modification or withdrawal from the market without notice.

The information in this package has been compiled from sources deemed to be reliable. However, neither the information, nor the reliability of the sources, is guaranteed by Colliers L&A. While we have no reason to doubt the accuracy of the information profiling the property, it is the responsibility of all prospective Buyers/Tenants to independently confirm the accuracy of the same to their satisfaction. Prospective Buyers are recommended to seek professional advice, including legal, tax, real estate, environmental, or other as deemed necessary relative to a purchase or leasing of this property.

Seller/Lessor may remove all personal property, sacred or religious articles prior to leasing or selling, including such items as stain glass windows, statues, altars, crucifixes, pews and in some cases marble rails, etc. Buyer/Tenant should clarify with Seller/Lessor what items may remain.

In addition, neither the Seller/Lessor nor Colliers L&A make any representation or warranty of any kind or nature regarding the condition, future use, environmental status, or code compliance of the property. It is the responsibility of each prospective Purchaser/Tenant to make an independent investigation of the Property and to rely solely upon such investigation.

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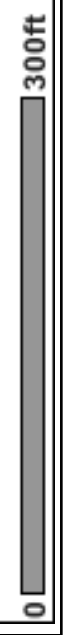
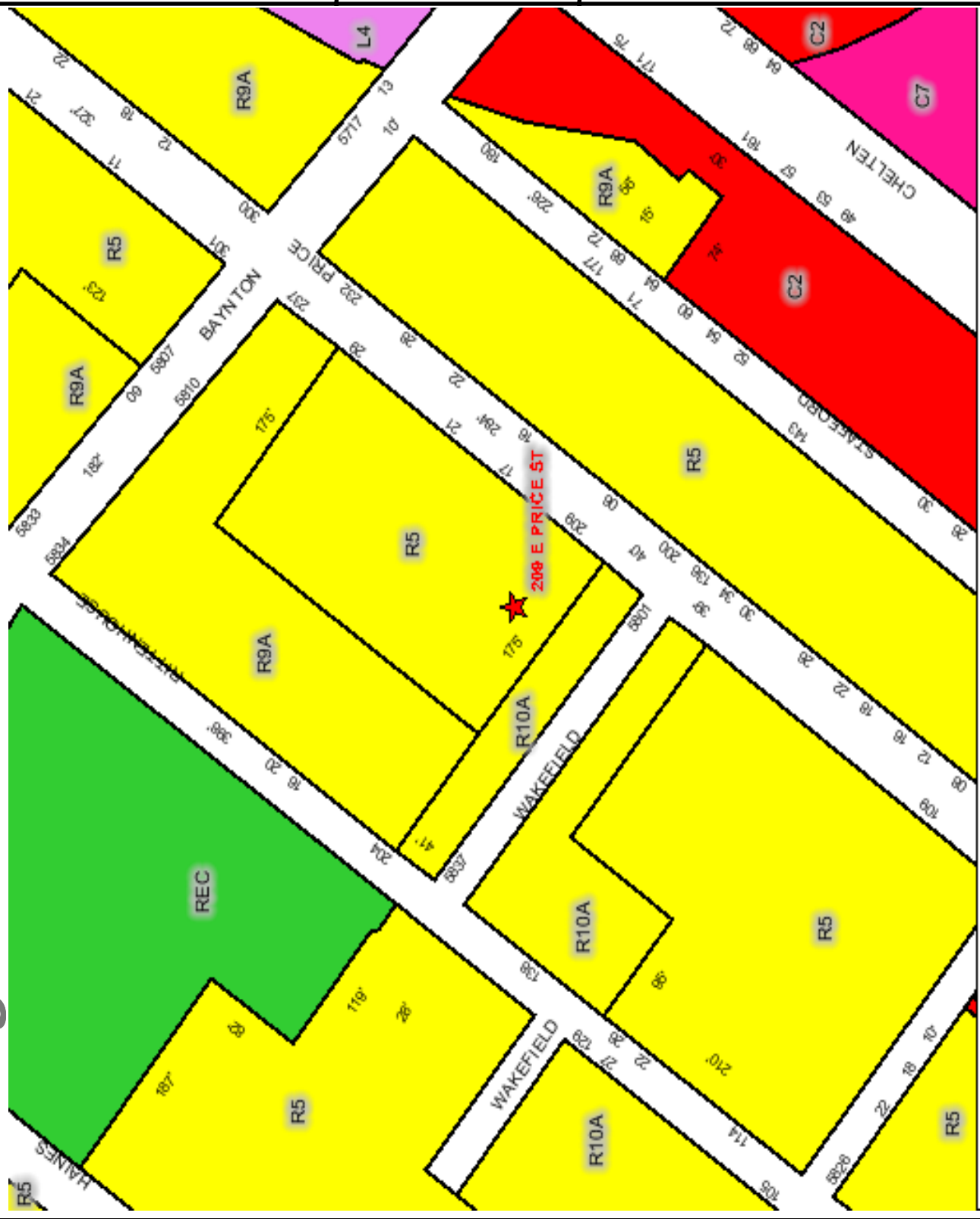


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# Zoning: 209 E PRICE ST



Zoning Annotation DIM and ORD  
Parcel Annotation MISC and ADD  
Street Names  
Zoning

Commercial (C1,C2)
Commercial w. Parking (C6,C7)
Shopping Center (ASC,NSC)
Office Commercial (OC)
Multi Story Office (C3,C4,C5)
Driveway (DW)
Hydrology (HY,HYD)
Institutional Dev District (EDD)
Limited Industrial (L1,L2,L3,L4,L5)
General Industrial (G1,GDC)
Heavy Industrial (G2)
Least Restrictive (LR)
Port Industrial (PI)
Recreation (REC)
Single Family Detached (R1,R2)
Single Family Twin/Row (R3,R4,R5,R9A,R10A,R20)
Multi Family Twin/Row (R6A,R7,R8,R9,R10,R10B)
Multi Family Multi-Family (R11,R11A,R12,R13)
Low Density Multi-Family (R14-R19)
Residential/Commercial (RC1-RC4)
Planned Unit Dev (R5)
Railroad (RR)
Right-of-Way (RW)
Sports Stadium (SS)
Unknown (UNK,ND)



**GSG**  
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