

For Sale

401 Martin Street

Philadelphia, PA 19128

\$1,150,000

Adaptive Residential Re-Use/Institutional Owner Users Such as Churches, Schools, Non-Profit Organizations



401 Martin Street is located in an RSD-1 Residential Single-Family Detached-1 zoning district, which is subject to two zoning overlays, including: the *Fourth District Area and Neighborhood Conservation Overlay District – Central Roxborough* overlays.

The Philadelphia Historical Commission (PHC) confirms that the existing property satisfies the conditions of Section 14-602(7)(a)(1-3) of the Philadelphia Code in that 401 Martin Street is listed as a “contributing resource” in the Victorian Roxborough Historic District. PHC confirmed that the “historic structure has a documented former principal use that can be categorized as a Public, Civic, and Institutional use...”

Based on the PHC confirmation, the use registration of the existing “historic structure” is eligible for certain “over the counter” CMX-3 uses, including group living (i.e., personal care home or single-room residence) and/or visitor accommodations.

Property(s) can be converted
to Group Home on
By-Right basis

- Please refer to prototype plans
- All plans are for illustrative purposes



For more information:

Thomas Bond

tbond@geisrealty.com

215 568 1755

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Property Information



CHURCH/HOUSE-OF-WORSHIP BUILDING

- Year built: 1902
- Masonry construction (stone and stucco)
- Stained Glass windows throughout
- Large steeple
- Upper Level contains balcony seating with pipe organ, sacristy
- Ground Level contains several large community rooms, 2 offices, restroom, 2 car attached garage
- Lower Level contains large community room, commercial kitchen, restrooms, utility room, several storage rooms, boiler room (radiators)

RESIDENCE

- Year built: 1900
- Public utilities: electric, gas, water and sewer
- Single dwelling, 3 story with finished basement
- Stone exterior walls
- 5 bedrooms/2.5 bathrooms
- Open porch/balcony



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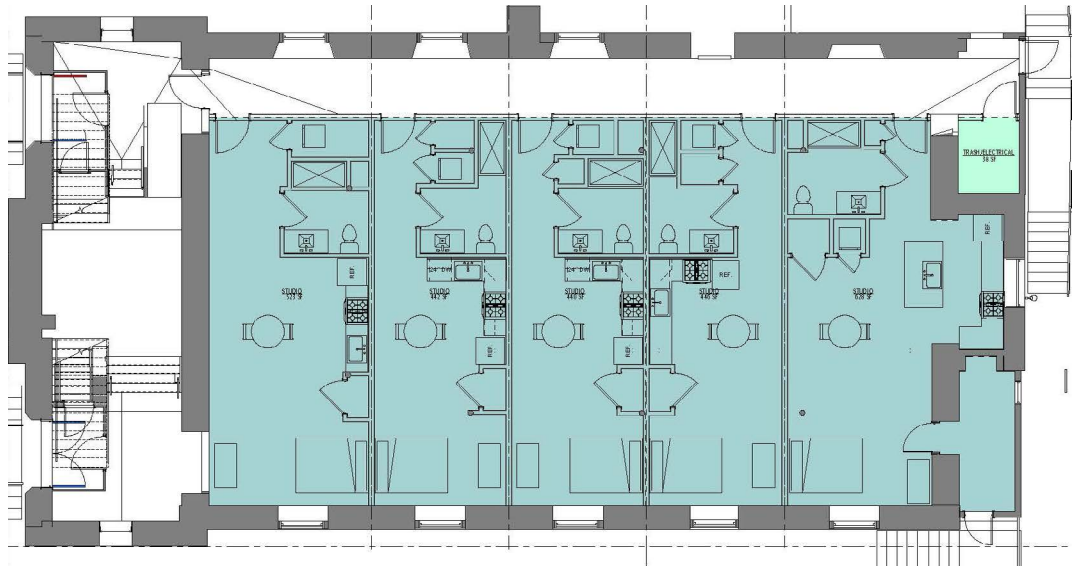
Schematic

Studio & 1 Bedroom Apartments
(23± Units)

Studio - Lower Level
(401 Martin Street)



Studio - 1st Floor
(401 Martin Street)



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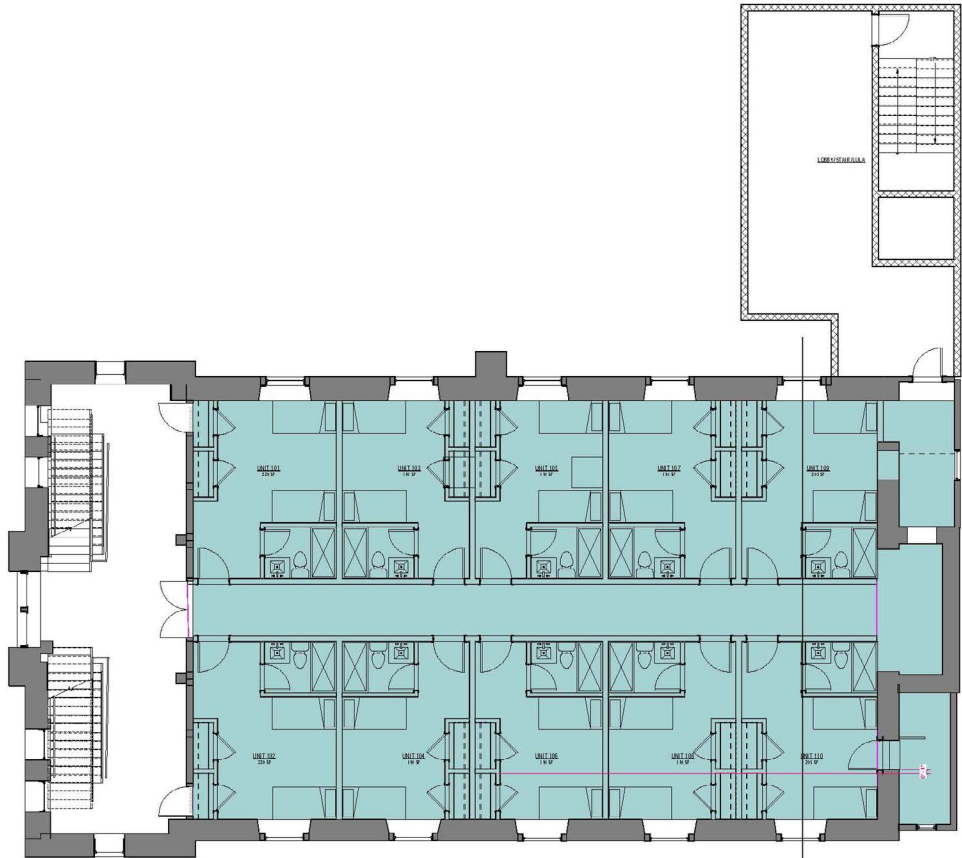
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Schematic (cont'd)

Studio & 1 Bedroom Apartments
(23± Units)

Studio - 2nd Floor
(401 Martin Street)



1 Bedroom
(4351 Pechin Street)



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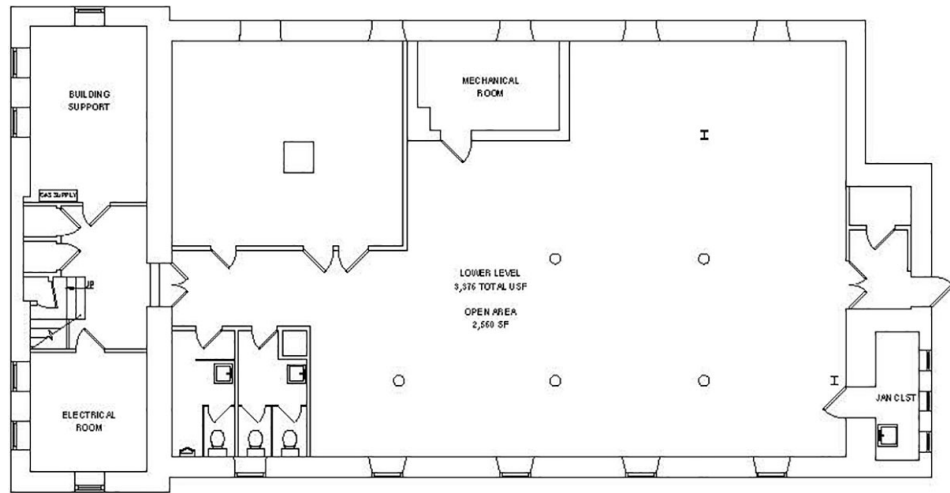
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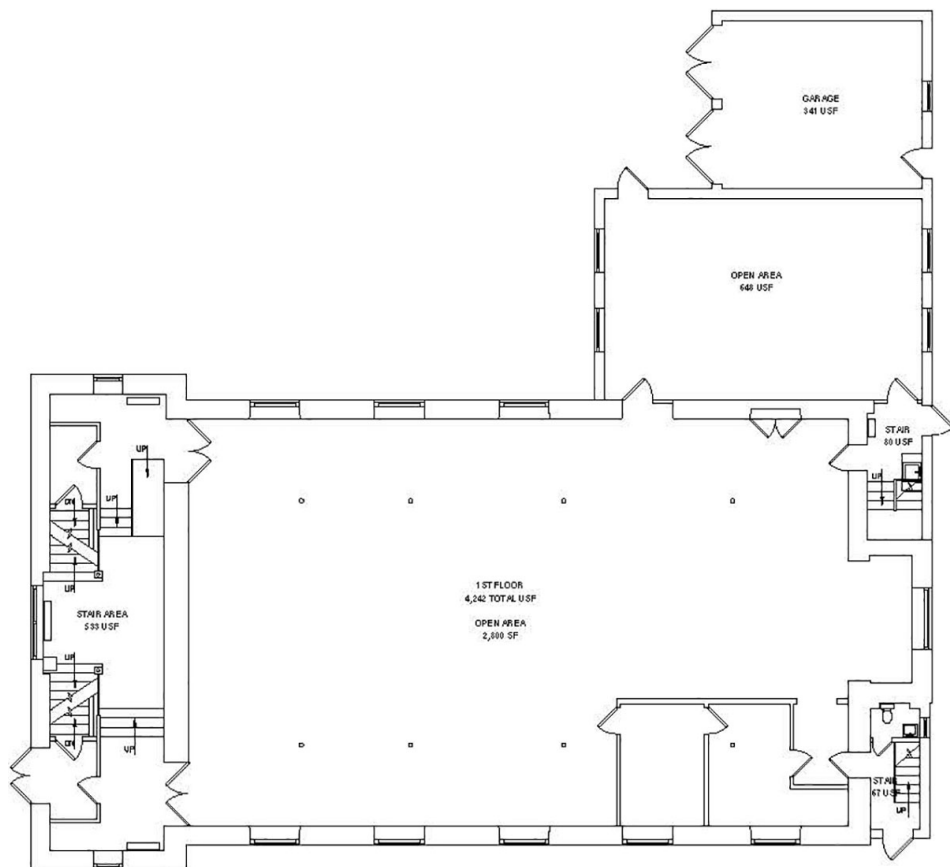
Existing Conditions

401 Martin Street

Lower Level



1st Floor



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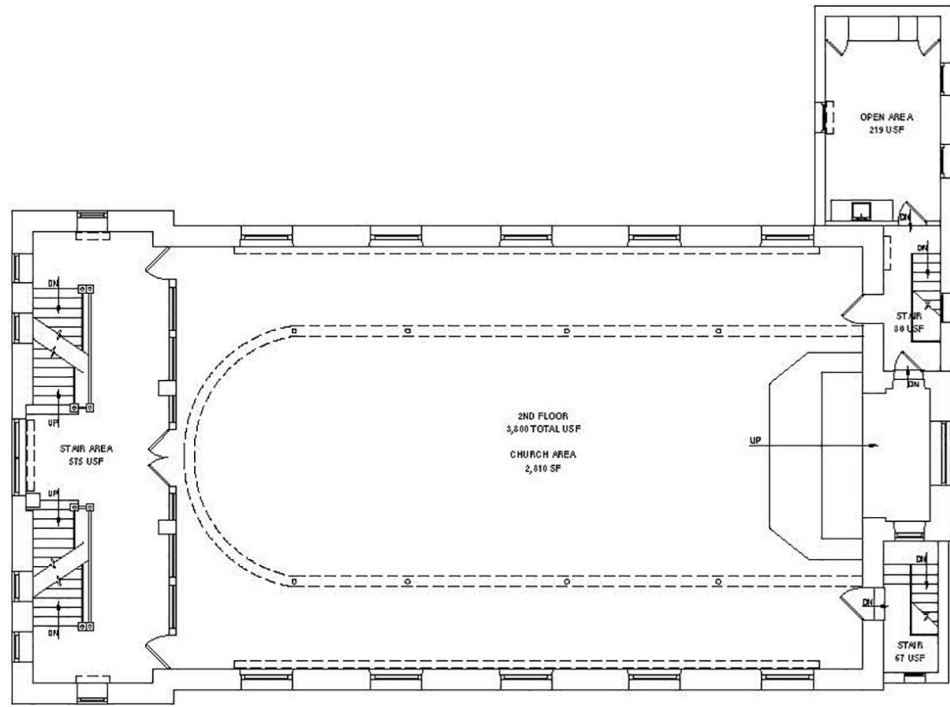
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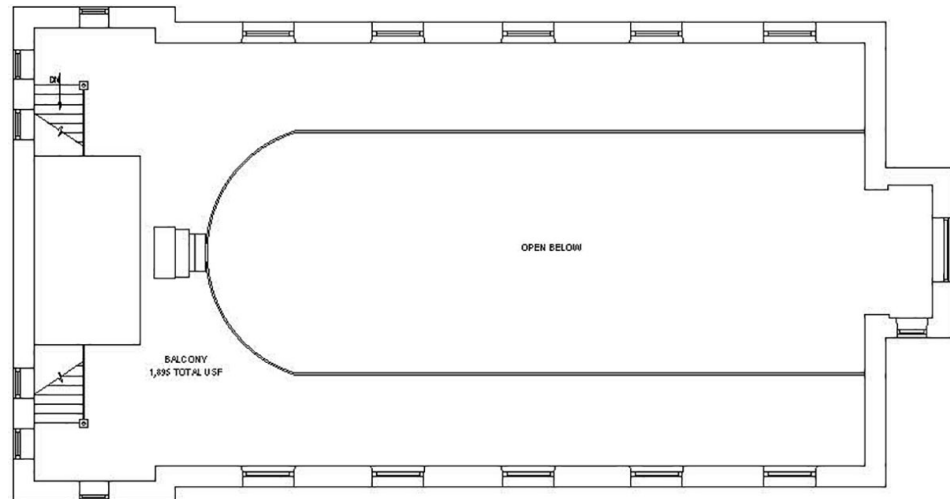
Existing Conditions

401 Martin Street

2nd Floor



Mezzanine



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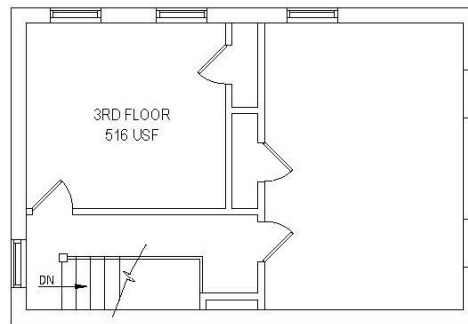
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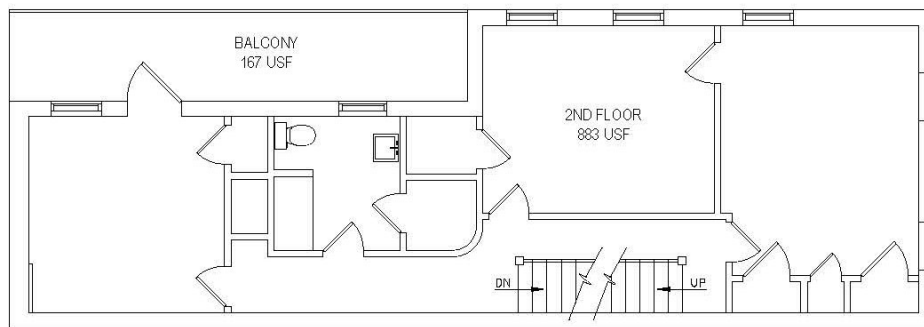
Existing Conditions

3251 Pechin Street

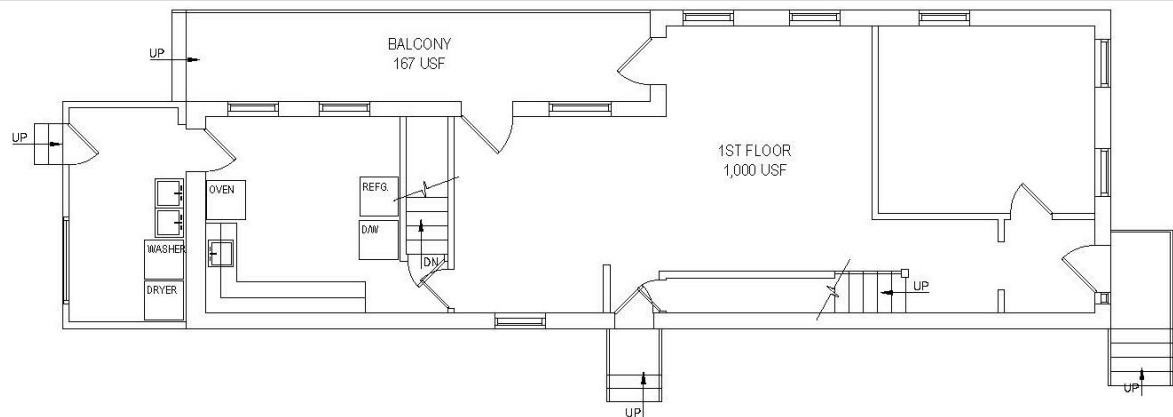
3rd Floor



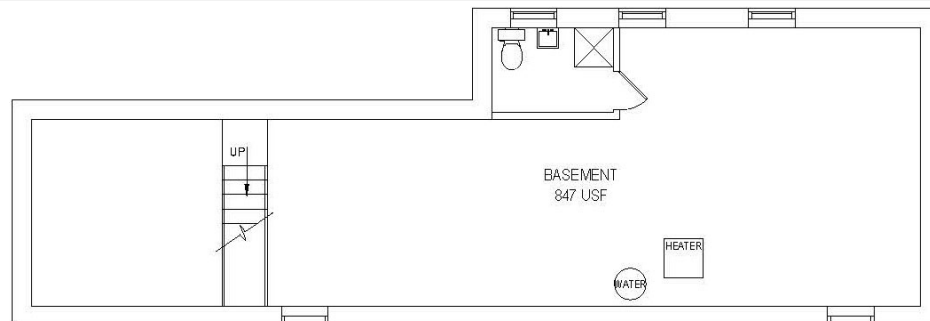
2nd Floor



1st Floor



Lower Level



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Location

Site Address: 401 Martin Street
Philadelphia, PA 19128
Parcel #: 21-2089277
Church: 13,000± SF
Residence: 2,950± SF
Owner Name: Bethanien Evangelical
Year Built: 1900
Lot Size: 6,500 SF (0.15 AC)
Zoning: RSD-1



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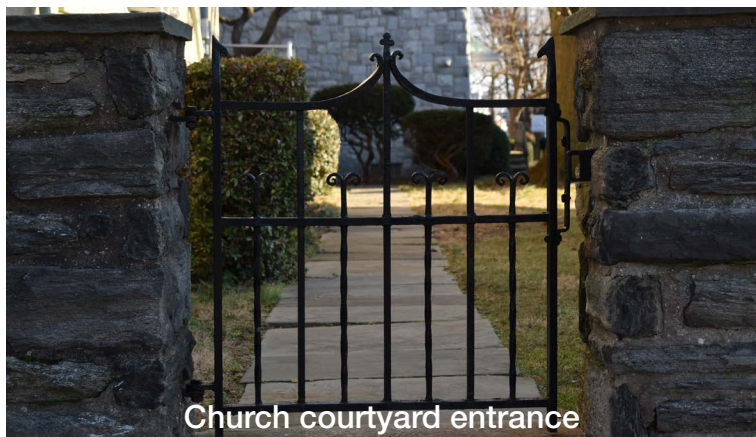
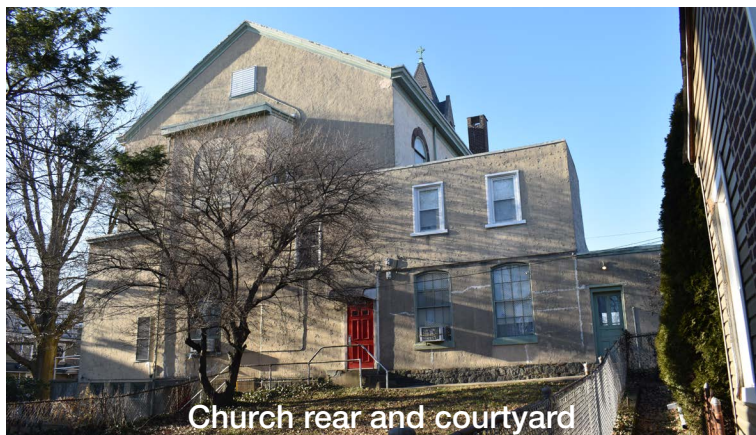
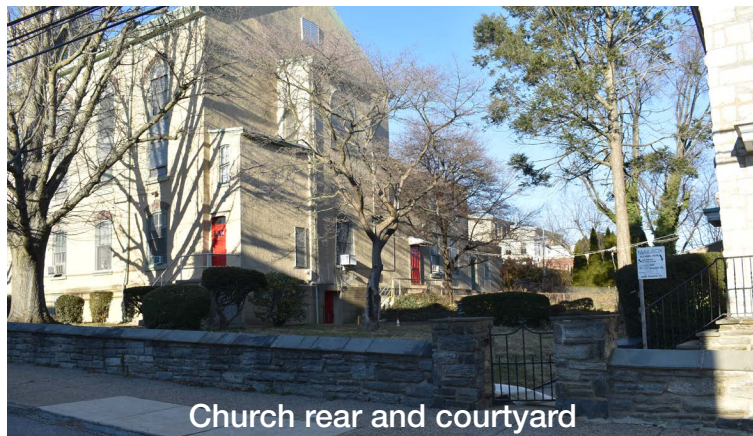
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Exterior Photos



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Interior Photos



Church interior



Church interior



Church interior



Church pipe organ



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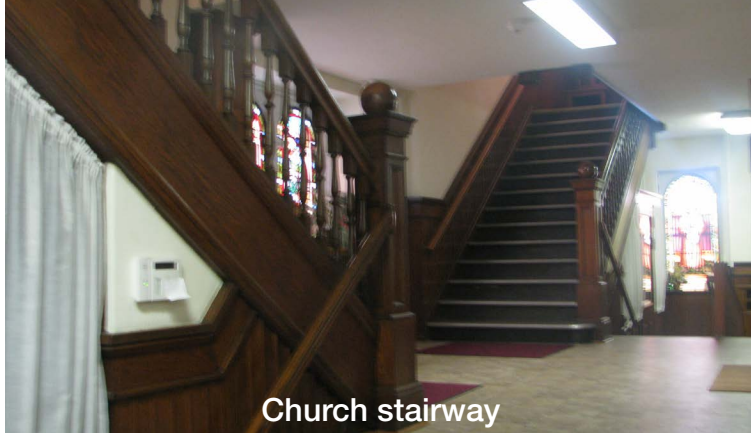
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Interior Photos



Church stairway



Sunday School Room



Sunday School Room



Restroom



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