

PROPERTY INFORMATION

Location: 312 Market Street, Unit A
Philadelphia, PA

Property Description

Location: 312 Market Street, Unit A,
Philadelphia, PA 19106

BRT No. 88-8-0577-00

Zoning: "C-3" Commercial District

Description: One and part Two-Story
rectangular shaped Commercial
Condominium Unit

Approximately Gross Building Area:
6,506 +/- sq ft (1st floor 5,690 +/- SF
and 2nd Floor 816 +/- SF)

Year Built: Prior to 1900



312 Market Street, Unit A, Philadelphia, PA

Property Description

- **Frontage /Access:** 26 +/- feet along Market Street
- **Easements/Encroachments:** No known easements or encroachments
- **Foundation/Basement:** Brick and Concrete Slab
- **Roof:** Flat built up with built up roof cover
- **Exterior :**Brick and Stucco
- **Interior Finish:** Brick & painted gypsum
- **Floor Cover:** Hardwood with some carpeting & tile
- **Doors:** double entry doors in wood with glass inserts. Rear door in steel. Interior doors in solid core wood
- **Restrooms:** 2 half baths handicap accessible
- **Electrical service:** 800 AMP and modern circuit breaker panels
- **Heating/HVAC:** Reportedly roof mounted gas-fired forced hot air heating system and roof mounted air conditioning
- **Drainage:** Adequate
- **Plumbing:** Mixed

312 Market Street, Unit A, Philadelphia, PA

Tax Data



- **City of Philadelphia** (County of Philadelphia)
Tel: (215)- 686-1675
- **Tax Parcel ID#:** BRT No. 88-8-0577-00
- **2010 Real Estate Taxes:**
\$10,263.23 approx.
- **Dpt. of Revenue & Taxes:**
Tel: (215)-686-6442

LEGAL DESCRIPTION

ALL THAT CERTAIN unit in the property known, named and identified as 312 Market Street Condominium, located in the City of Philadelphia, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA, C. S. 3101 et seq by the recording in the Philadelphia County Department of Records of a Declaration dated 4/8/2005 and recorded 4/8/2005 as Document No. 51164633, being and designated as Unit A together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 70.94%. "as amended by that certain Amendment to Declaration of 312 Market Street Condominium, dated January 5,2007, filed immediately prior to recording of this Deed

BEING No. 312 Market Street, Unit A

BEING BRT No. 88-8-0577-00

BEING part of the same premises which JANICE RIMMEIR, by Indenture bearing date 1/4/2002 and recorded 3/1/2002 in the Office of the Recorder of Deeds, in and for the County of PHILADELPHIA in Document #50414328 etc., granted and conveyed unto PHILADELPHIA LAND PARTNERS, LLC, in fee.