



1901 ...
West Tioga Street

37,183 SF on 0.754 Acres
in Philadelphia, PA

PROPERTY AVAILABLE FOR SALE

1901 WEST TIOGA STREET

EXECUTIVE SUMMARY

Binswanger is pleased to exclusively offer **1901 W. Tioga Street**, a $\pm 37,183$ SF income-producing church/school property situated on ± 0.754 acres in Northwest Philadelphia. The property consists of two masonry buildings, including a four-story school building, together with a fenced private parking lot.



PROPERTY INFORMATION

- ✓ **Property Size:**
±37,183 SF on ±0.754 AC
- ✓ **Property Type:**
Two-building property
Former church, school and recreational facility
Four-story former school building
- ✓ **Ceiling Heights:**
Approximately 10' clear height within former school building
- ✓ **Construction:**
Masonry construction
- ✓ **Mechanicals:**
HVAC throughout
- ✓ **Parking:**
Fenced private parking lot with ±10 spaces
- ✓ **Water/Sewer:**
Public water and sewer
- ✓ **Year Built:**
1922
- ✓ **Zoning:**
RSA-3 – Residential Single-Family Attached-3 Zoning,
City of Philadelphia
- ✓ **Estimated 2027 Taxes:**
\$16,488
- ✓ **Highlights:**
No identified Philadelphia Historical Commission designation



PROPERTY ZONING

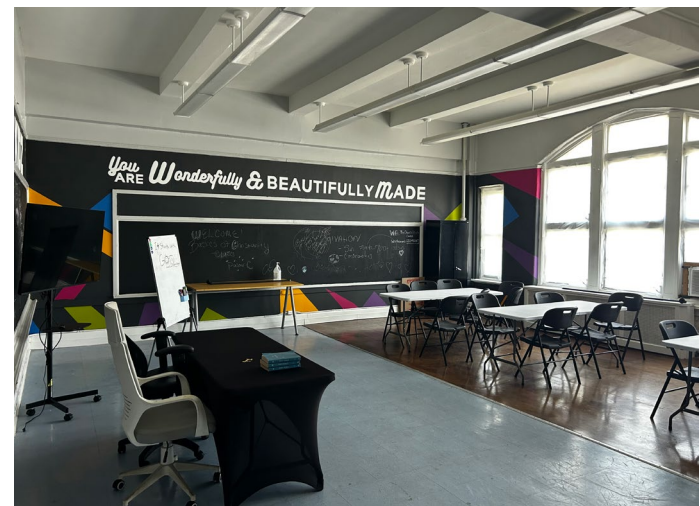
RSA-3

Residential Single Family Attached-3 (City of Philadelphia)

Uses: Single-family homes; Passive recreation; Family child care*; Religious assembly; Safety services; Transit stations; Community gardens*; Market or community-supported farmsuses.

[Click Here For More Zoning Information](#)

INVESTMENT OVERVIEW



The property is currently utilized as a church, school and recreational center and generates \$11,650 in monthly rental income, equating to approximately \$139,800 in annualized gross income.

The property presents a compelling opportunity for an investor to benefit from existing in-place income while evaluating the longer-term potential for redevelopment or adaptive reuse. Its substantial existing improvements, proximity to Temple University Hospital and major transit infrastructure, and residential zoning may support a variety of future concepts, including residential, educational, institutional or other compatible uses, subject to applicable zoning and governmental approvals.

STRATEGIC LOCATION

The property is strategically located near Temple University Hospital and the Temple Health Sciences Campus, with convenient access to Broad Street, Erie Avenue and several SEPTA transit options. Erie Station and Allegheny Regional Rail Station are approximately 0.6 miles from the property, SEPTA's Allegheny Station is approximately 0.8 miles away, and North Philadelphia Regional Rail Station is approximately 1.0 mile away.

10 MILE RADIUS STATISTICS

2.2M
Population

113,088
Average Household
Income

88,931
Businesses

953,504
Employees



LOCATION HIGHLIGHTS

±0.6 miles to SEPTA Erie Station

±0.6 miles to Allegheny Regional Rail Station

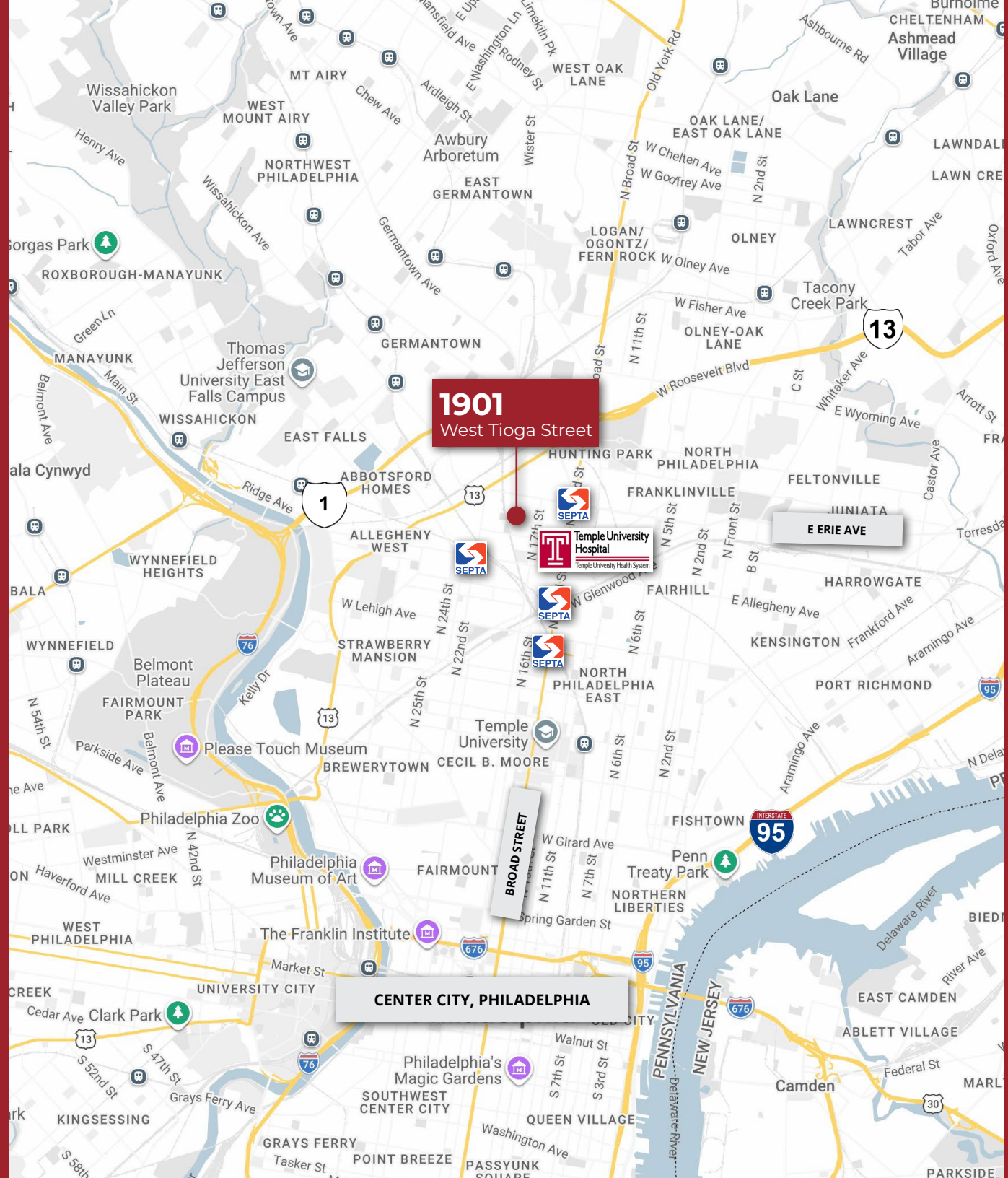
±0.8 miles to SEPTA Allegheny Station

±1.0 mile to North Philadelphia Regional Rail Station

Proximity to Temple University Hospital

Proximity to Temple Health Sciences Campus

Convenient access to Broad Street and Erie Avenue



PRIMARY CONTACTS

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