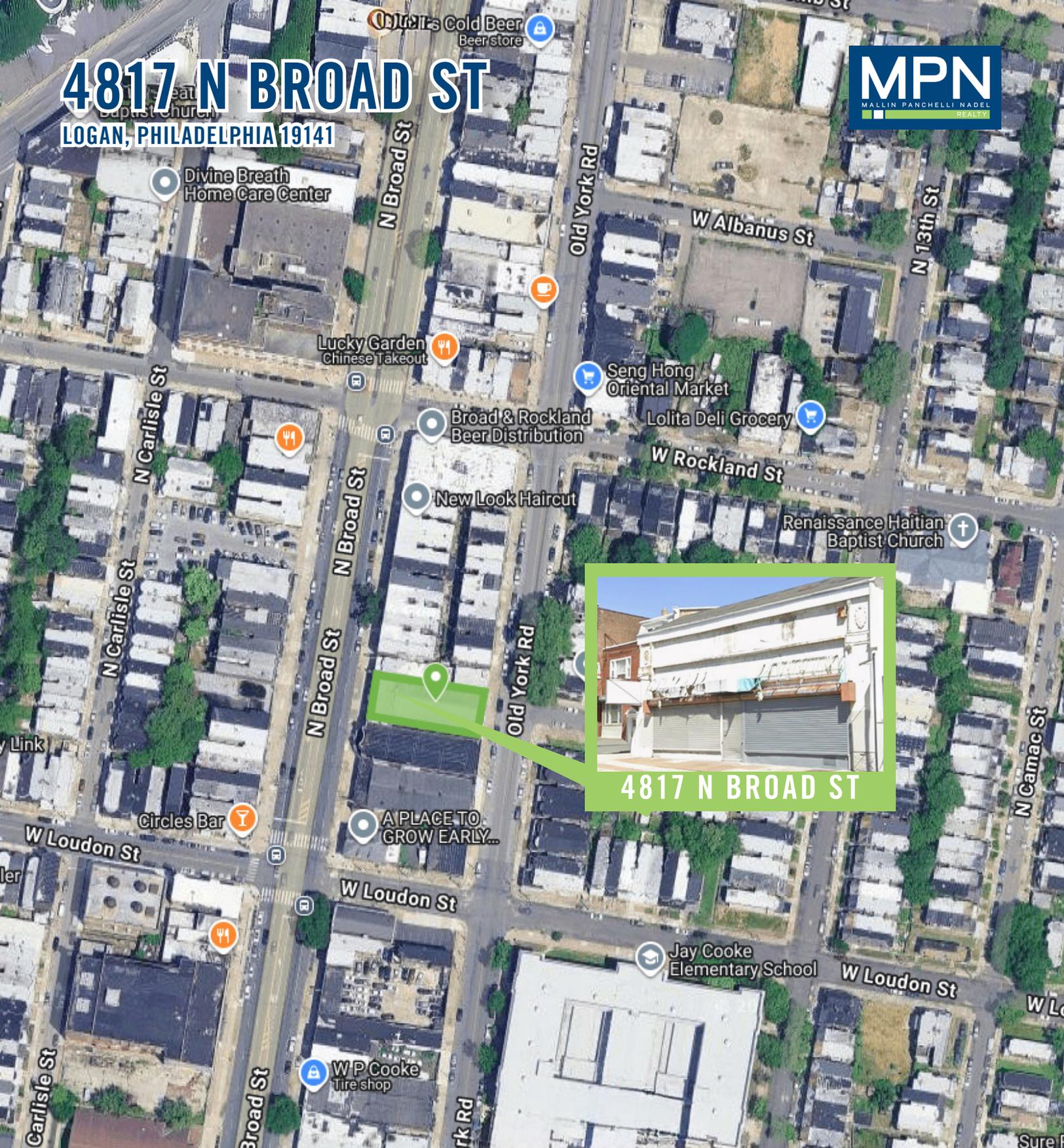


4817 N BROAD ST

LOGAN, PHILADELPHIA 19141



12,000 +/- SF MEDICAL OFFICE/RETAIL BUILDING ON N. BROAD ST

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **ALEXANDRA CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

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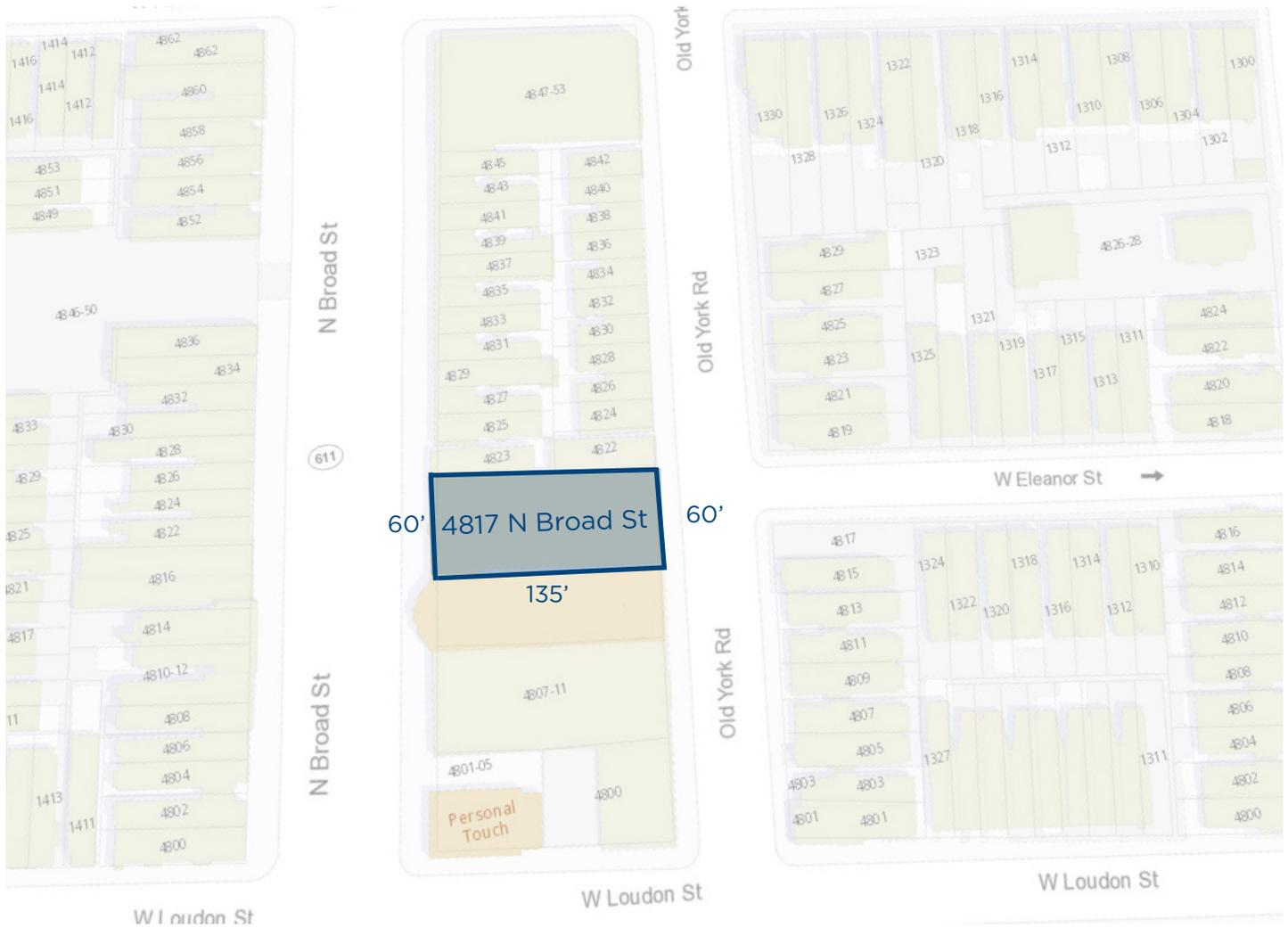
4817 N BROAD ST

Logan, Philadelphia 19141



About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 4817 N Broad St., a two-story 12,000 +/- SF building located along N. Broad Street's commercial corridor. The property runs street to street from N. Broad St to Old York Rd., with access on both sides. Zoned CMX-2.5 the site has been home to a medical office for over 30 years, and is ideal for medical office, retail use, or potential redevelopment. The property is ideally located with easy access to Roosevelt Blvd., I-76, the Broad Street Subway line, and many bus routes. The site is also in close proximity to both Einstein Hospital and Temple University Hospital. The property is also located in a Qualified Opportunity Zone.



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Logan, Philadelphia 19141



Property Overview

Property Overview

Price:	\$1,000,000
Number of Buildings	1
Number of Floors	2
Year Built	1930
Lot Size (City of Philadelphia)*	60' x 135'
Lot Area (City of Philadelphia)*	8,100
Total Area of Existing Building	12,000 +/- SF (Per Seller)
Street Frontages	60' on N Broad St, 60' on Old York Rd
RE Tax Assessment 2026	\$1,071,400
RE Tax 2026	\$14,997
Zoning	CMX-2.5
Exterior	Stucco and Brick
Foundation	Stone and Masonry
Parking	Street

*Per City of Philadelphia

Traffic Count

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Broad St	W Rockland St N	25,535	2025	0.05 mi
Old York Rd	W Mentor St N	7,553	2025	0.12 mi
Windrim Ave	N 15th St NE	7,906	2025	0.16 mi
Windrim Avenue	N 15th St NE	8,229	2020	0.16 mi
W Wyoming Ave	N 13th St E	6,020	2025	0.17 mi
W Roosevelt Blvd	Old York Road	12,893	2025	1.2 mi

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4817 N BROAD ST

Logan, Philadelphia 19141



Zoning

CMX-2.5

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.

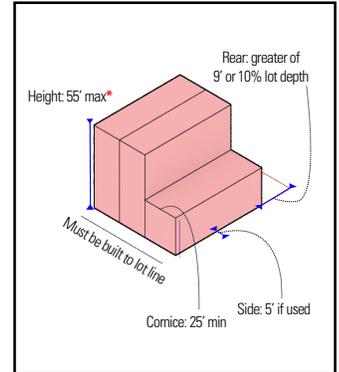


Table Notes:

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(4) (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (\$14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (\$14-702(16))		n/a	25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

Zoning

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y[3] [8]	
Group Living (except as noted below)	N	
Personal Care Home	S[3]	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	S	
Educational Facilities	N	
Fraternal Organization	S	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	S	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	N	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

See page 48 for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

Qualified Opportunity Zone (QOZ)

The Flynn Company **1300-34** Callowhill Street **Federal Opportunity Zones**

Definitions

Opportunity Fund: An investment vehicle organized as a corporation or partnership for the purpose of investing in Opportunity Zone property.

Opportunity Funds will be self-certified per IRS guidelines. They must be organized for the purpose of investing in Opportunity Zones

Opportunity Funds are required to invest 90% or more of their capital as EQUITY in Opportunity Zone property

Opportunity Zone property includes stock, partnership interest, or business property in an Opportunity Zone

Investor Incentives

OPPORTUNITY ZONE INVESTMENTS PROVIDE AN IMMEDIATE BENEFIT

to investors of deferring payment of the capital gains tax that would be paid in 2018 until 2026. Further incentives are linked to the duration of an investor's commitment to Opportunity Fund investments.

THE OZ TAX INCENTIVE WILL ALLOW

a modest reduction in capital gains taxes in exchange for holding Opportunity Fund investments for five to seven years.

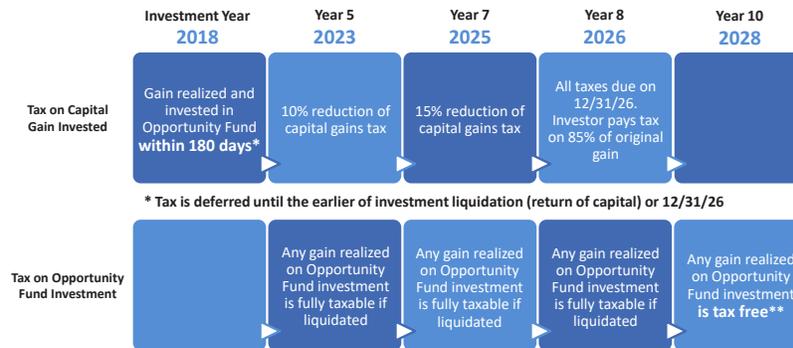
IF INVESTMENTS ARE HELD 10+ YEARS,

gains accrued on the Opportunity Fund investment during that 10-year period will not be taxed, further incentivizing patient capital.

*Information provided by: **DuaneMorris** **KPMG**

The Flynn Company **1300-34** Callowhill Street **Federal Opportunity Zones**

Timeline for Opportunity Zone Investments



** Any appreciation on Opportunity Fund investment is tax free if held > 10 years

*Information provided by: **DuaneMorris** **KPMG**

4817 N BROAD ST

Logan, Philadelphia 19141



Retail Map



Walk Score®

Walk Score
91

DEMOGRAPHICS (1 mile)	
Residents	49,687
Average household income	\$46,468
Est. Daytime population	17,276

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Logan, Philadelphia 19141



About the Neighborhood: Logan

Logan is a well-established residential neighborhood in North Philadelphia known for its strong community character, convenient transit access, and proximity to major healthcare and educational institutions. Centered along the Broad Street corridor, the neighborhood offers a mix of classic Philadelphia rowhomes, mid-rise apartment buildings, and neighborhood retail that create a balanced and livable urban environment. Logan benefits from excellent connectivity via Roosevelt Boulevard, I-76, the Broad Street Subway Line, and multiple SEPTA bus routes, providing direct access to Center City and surrounding neighborhoods. The area is also located near Einstein Medical Center and Temple University Hospital, making it an attractive and practical location for healthcare professionals, students, and long-term residents.



A defining neighborhood amenity is Stenton Park, a valued community green space that serves as a recreational and cultural anchor for Logan. The park offers open lawns, playgrounds, sports courts, and shaded areas for everyday use, family gatherings, and neighborhood events. Adjacent to the park is the historic Stenton Mansion, a preserved 18th-century landmark that adds historical significance and character to the area. Together, Stenton Park and its surrounding amenities enhance Logan's walkability and sense of place, providing residents with accessible outdoor space while reinforcing the neighborhood's deep historical roots within Philadelphia.



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