

FOR SALE

4613 Chester Avenue

Philadelphia, PA 19143

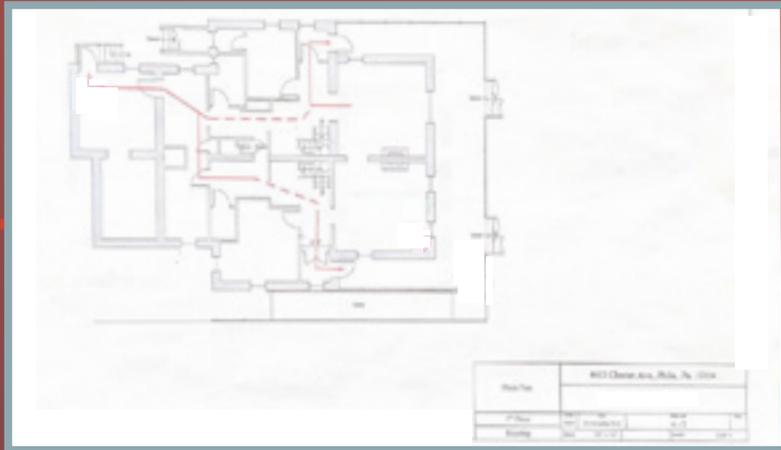


AMAZING REDEVELOPMENT OPPORTUNITY IN UNIVERSITY CITY'S SQUIRREL HILL NEIGHBORHOOD!

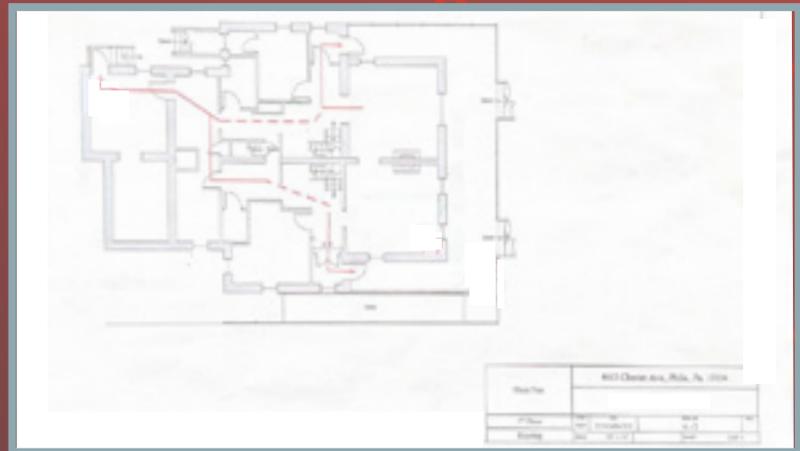
- 8,592 SF
- 3 STORIES + BASEMENT
- OVERSIZED 9,373 SF LOT
- ZONED RSA-3
- 1 1/2 BLOCKS FROM CARROLL PARK

CBRE

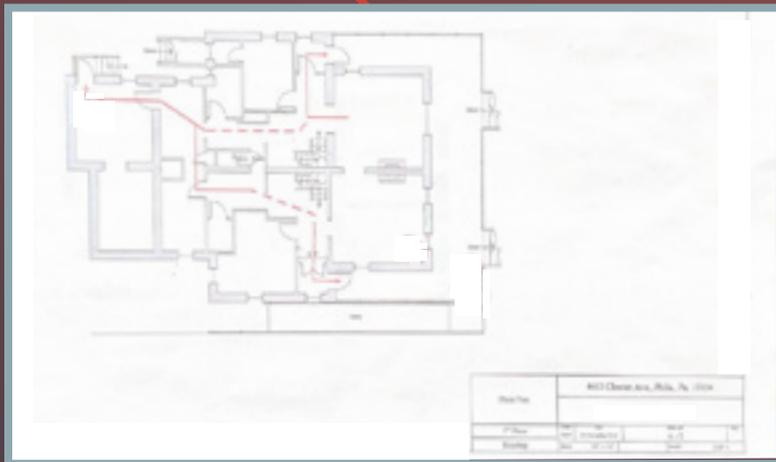
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Les Haggett

Senior Vice President
+1 215 561 8361
les.haggett@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.