

# 3 ACRES ON NORTH AMERICAN STREET AVAILABLE FOR SALE

COMBINED LOT OF 131,249 SF, ZONED ICMX AND CMX2

**OFFERING  
MEMORANDUM**

**265 W. BERKS STREET & 272 W. NORRIS STREET, PHILADELPHIA, PA 19122**



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**MSC**





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# ★ EXECUTIVE SUMMARY



MSC is pleased to exclusively present the opportunity to acquire 265 W. Berks Street & 272 W. Norris Street, a large-scale development site totaling approximately 131,249 square feet (3.01 acres) located at the heart of Philadelphia’s rapidly transforming American Street Corridor. Positioned within three miles of Center City and adjacent to thriving neighborhoods such as Fishtown, Northern Liberties, and Olde Kensington, this site offers investors and developers unparalleled access to one of the city’s most active growth zones.

The property is situated in a combined ICMX & CMX-2 commercial zoning district, providing generous by-right density and height allowances suitable for a wide range of development scenarios including mixed-use, commercial, and institutional uses. Its placement within the Mixed-Income Neighborhood (MIN) Overlay encourages affordable housing integration and may unlock incentives for qualifying developers.

Surrounding the site are significant anchors of culture, retail, and innovation including the Crane Arts Building, The Clay Studio, and NextFab, alongside national retail tenants such as The Learning Experience, Movement Gym, and Grocery Outlet. The property also benefits from excellent public transportation access and walkability, positioning it as a cornerstone of the corridor’s next phase of revitalization.

This offering represents a unique chance to control a large-scale, transit-accessible, and development-ready site in one of Philadelphia’s most exciting and evolving submarkets.

DETAILS	
PARCEL	885000074, 885000065
CURRENT ZONING	ICMX, CMX-2
OVERLY DISTRICT	American Street Overlay
FRONTAGE	490' of American Street, 268' on Berks Street
LOT SHAPE	Rectangular





# BIRD'S-EYE VIEW



**N 3RD STREET**

**272 W. NORRIS STREET**

ZONING = CMX-2

76 RESIDENTIAL UNITS BY-RIGHT WITH ALLOWABLE BONUSES  
45' MAXIMUM HEIGHT WITH ALLOWABLE BONUSES

**265 W. BERKS STREET**

ZONING = ICMX

MAX. OCCUPIED AREA (100%) AND FAR (500%) = 556,320 SF  
60' MAXIMUM HEIGHT

**BERKS STREET**

**268'**

**NORRIS STREET**

**490'**

**AMERICAN STREET**



# ★ NEIGHBORHOOD - THE ARTS



## The Clay Studio

The Clay Studio is a nationally recognized ceramics institution offering artist residencies, community classes, and contemporary exhibitions. Its new headquarters on North American Street serves as a vibrant hub for ceramic arts and inclusive cultural programming.



The Crane Arts Building is a historic warehouse transformed into a creative complex featuring artist studios, galleries, and event space. It serves as a cornerstone for the artistic community in the South Kensington neighborhood.

## Forman Arts Initiative

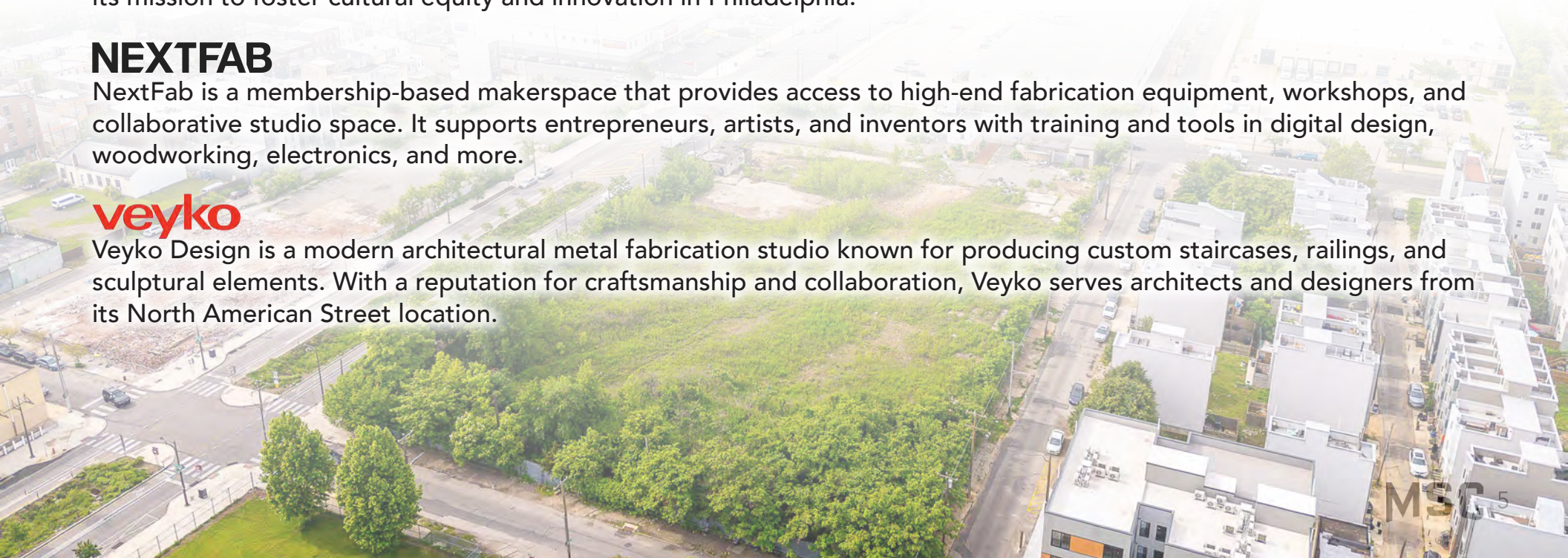
The Forman Arts Initiative is a philanthropic organization dedicated to supporting creative communities through grants, partnerships, and artist-centered programming. Its forthcoming campus on North American Street underscores its mission to foster cultural equity and innovation in Philadelphia.

## NEXTFAB

NextFab is a membership-based makerspace that provides access to high-end fabrication equipment, workshops, and collaborative studio space. It supports entrepreneurs, artists, and inventors with training and tools in digital design, woodworking, electronics, and more.



Veyko Design is a modern architectural metal fabrication studio known for producing custom staircases, railings, and sculptural elements. With a reputation for craftsmanship and collaboration, Veyko serves architects and designers from its North American Street location.





# NEIGHBORHOOD - RETAIL



## GROCERYOUTLET *bargain market*

Grocery Outlet is a discount supermarket offering brand-name groceries, fresh produce, and household items at deeply reduced prices. Its North American Street location provides affordable shopping options to the surrounding communities in a convenient and accessible format.

## REANIMATOR COFFEE ROASTERS

ReAnimator Coffee is a specialty coffee roaster and café known for its meticulously sourced beans and minimalist design aesthetic. Its Master Street location serves as both a retail café and roasting facility, anchoring the corridor's creative and artisanal energy.

## WISSAHICKON BREWING CO EST. Natural Craft 2015

Wissahickon Brewing Company is a family-owned craft brewery known for its rotating selection of small-batch beers and a lively taproom atmosphere. Its brand new North American Street location includes indoor and outdoor seating and regularly hosts food trucks and community events.

## PROVENANCE

Provenance is a reclaimed materials and architectural salvage company specializing in vintage building elements, custom fabrication, and sustainable design solutions. Its expansive warehouse on North American Street showcases one-of-a-kind pieces for residential and commercial projects.

## movement CLIMBING • YOGA • FITNESS (formerly The Cliffs at Callowhill)

Movement Gym is a state-of-the-art indoor rock climbing and fitness facility, offering bouldering, top-rope, and lead climbing alongside yoga and strength training classes. Located in a repurposed industrial building, it attracts a diverse community of athletes and enthusiasts.







# NEARBY RESIDENTIAL DEVELOPMENT



**THE AMERICANA (110 RESIDENTIAL UNITS)**



**1775 N AMERICAN STREET**

**THE LUXE (179 RESIDENTIAL UNITS)**



**1705 N AMERICAN STREET**

**RAY PHILLY (110 RESIDENTIAL UNITS)**



**1525 N AMERICAN STREET**

**THE RALLY (88 RESIDENTIAL UNITS)**

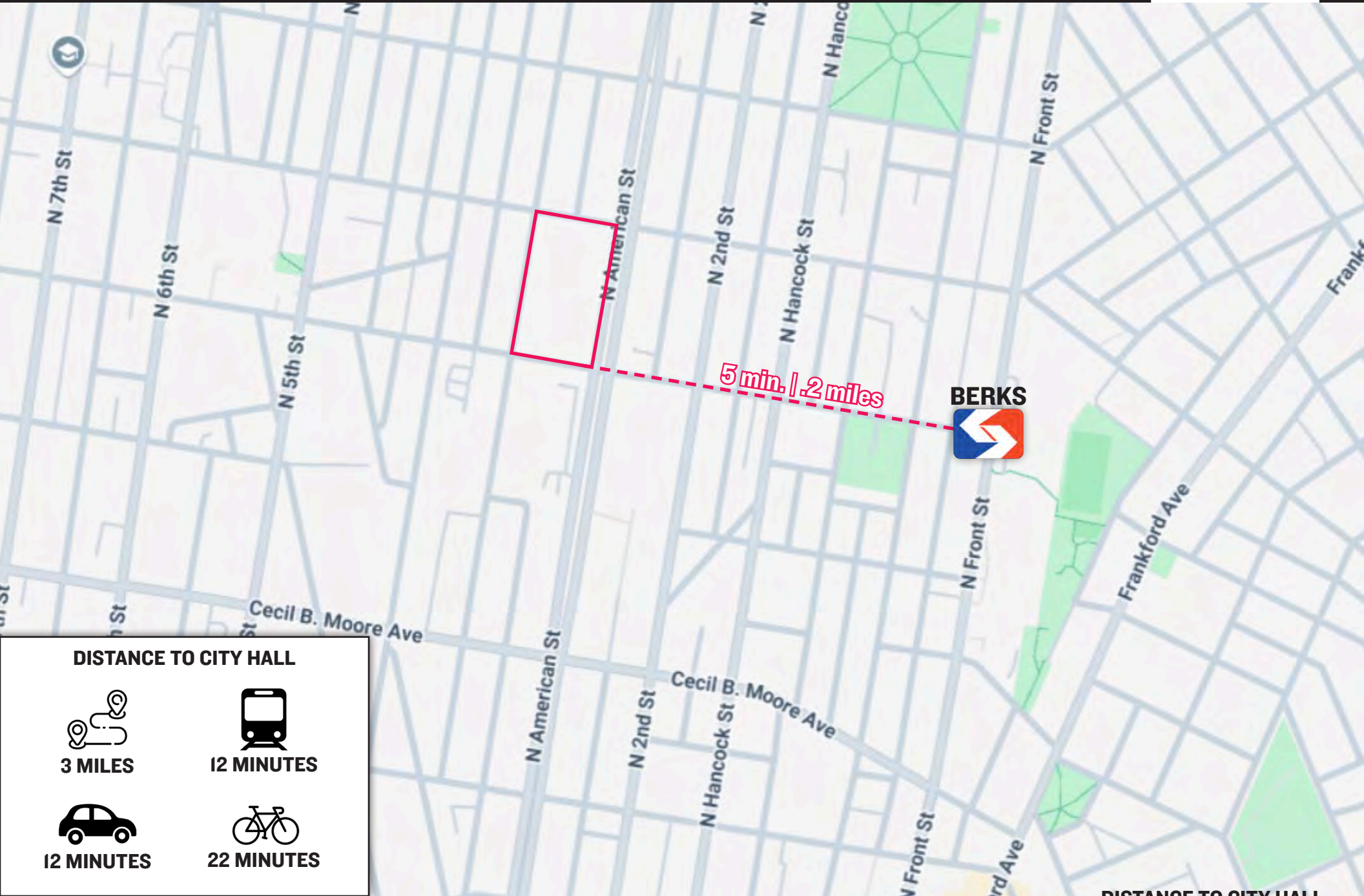


**1701 N 2ND STREET**





# PROXIMITY TO PUBLIC TRANSIT



## DISTANCE TO CITY HALL



3 MILES



12 MINUTES



12 MINUTES



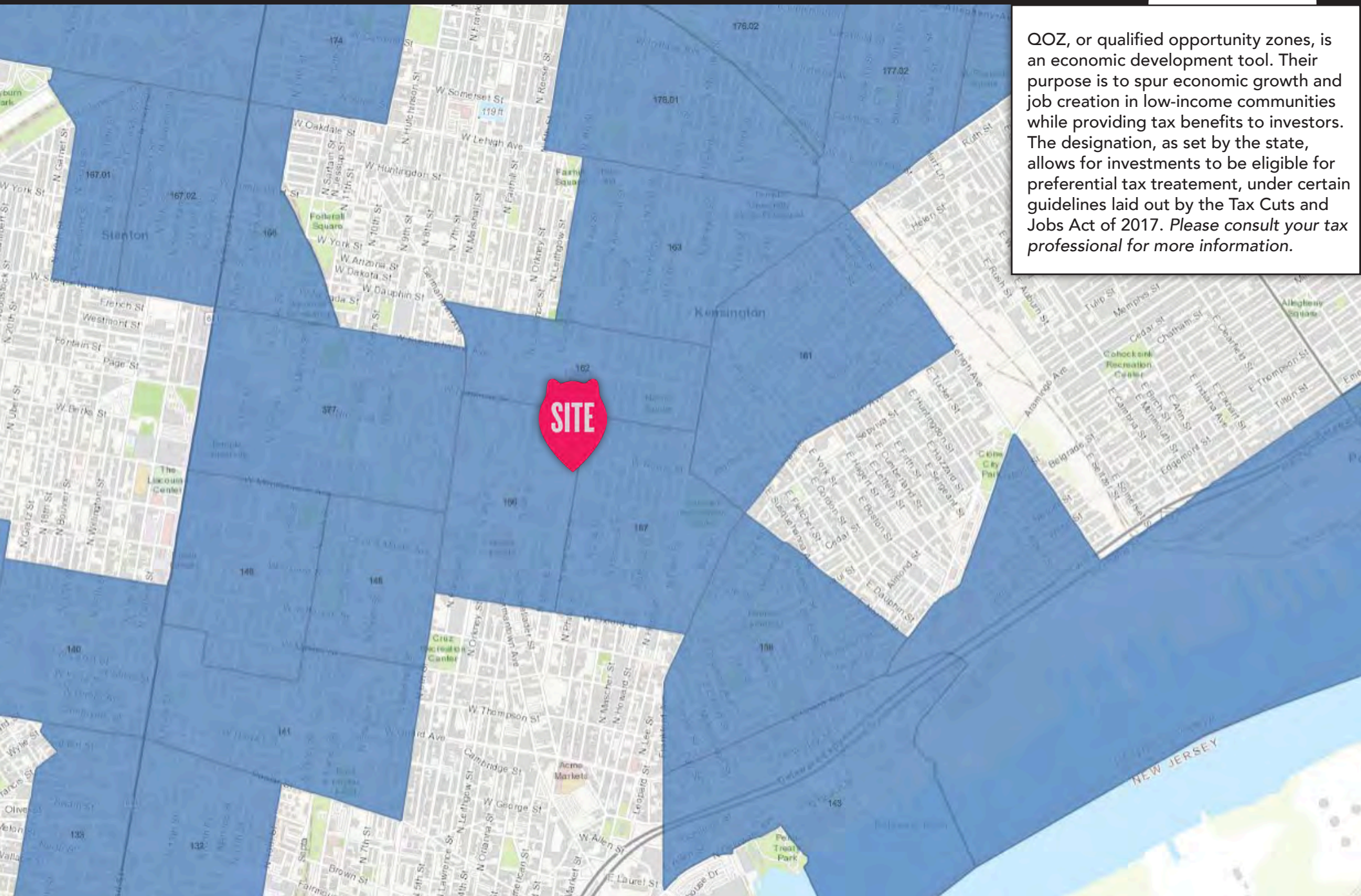
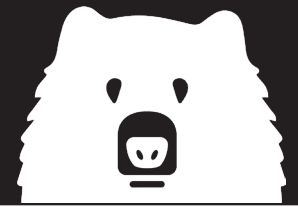
22 MINUTES

DISTANCE TO CITY HALL





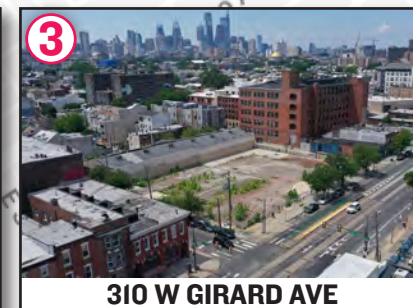
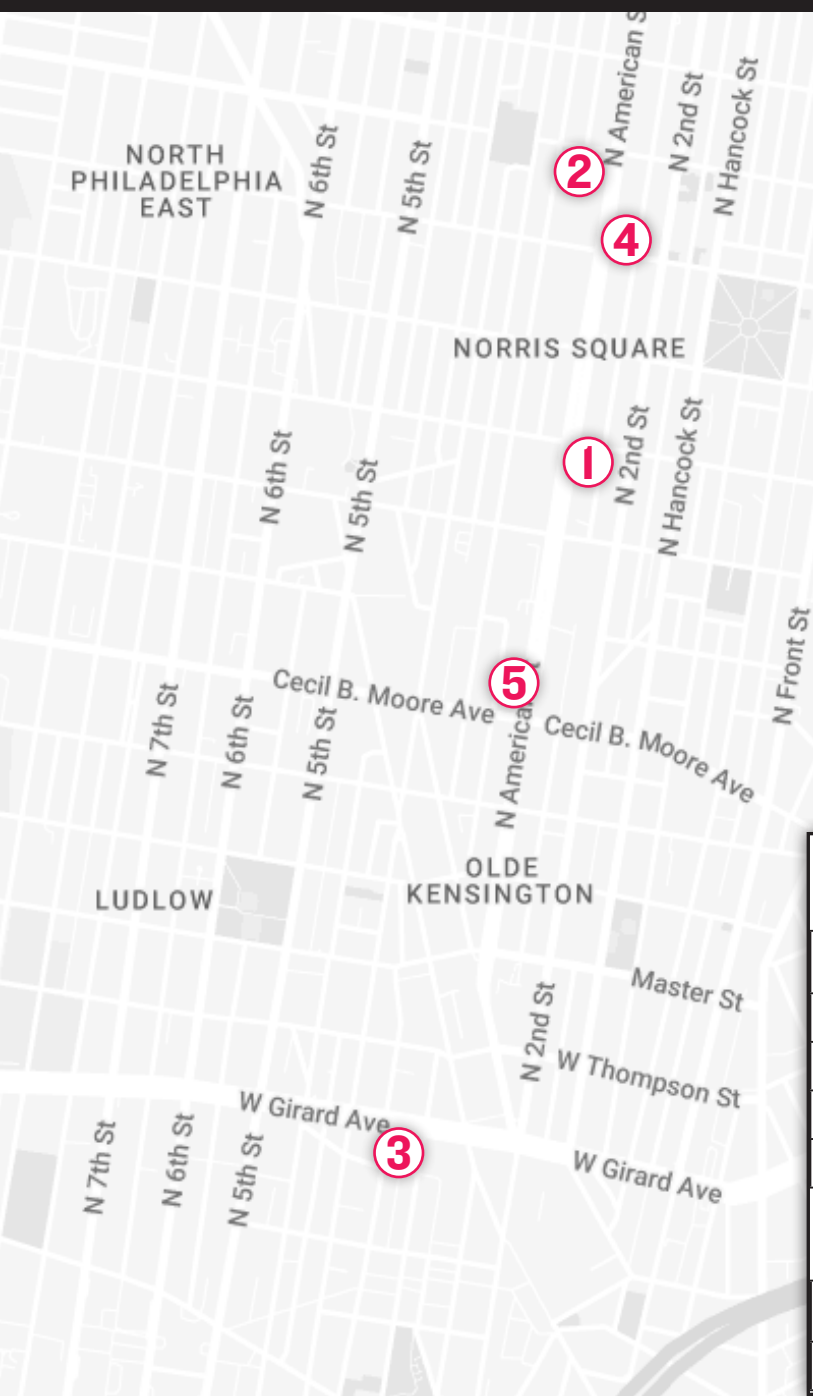
# QUALIFIED OPPORTUNITY ZONE



QOZ, or qualified opportunity zones, is an economic development tool. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors. The designation, as set by the state, allows for investments to be eligible for preferential tax treatment, under certain guidelines laid out by the Tax Cuts and Jobs Act of 2017. *Please consult your tax professional for more information.*



# ★ COMPARABLES



## SALE

PROPERTY	PRICE	ZONING	LOT SF	PRICE/LOT SF
1901 N American St	\$5,400,000	ICMX	60,000	\$90 PSF
2200 N American St	\$5,000,000	ICMX	47,847	\$104 PSF
310 W Girard Ave	\$5,400,000	ICMX	30,000	\$180 PSF
2201 N American St	\$12,975,000	ICMX	63,568	\$204 PSF

## LEASE

PROPERTY	RENT	DELIVERY	SIZE	TENANT
1700 N American St	\$30 PSF Gross	BTS	41,326 SF	Movement Gym



# ★ PHILADELPHIA REGIONAL OVERVIEW



**\$490 BILLION**  
Gross Regional Product

**#6**  
Largest City in the Country

**7.2 MILLION**  
9th Largest MSA Population

 **#13**  
Millennial Growth Rate Over  
the Nation's 30 Largest Cities

 **#1**  
Housing Value & Opportunity  
(*National Association of Builders*)

 **#1**  
City for Culture  
(*Travel & Leisure Magazine*)

**104**  
Colleges &  
Universities

**#22**  
Nation's Population Growth

**\$2.93 BILLION**  
Philadelphia School Capital Projects  
Over Next 5 Years

## PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of 1,576,251 as of 2024. The greater Philadelphia region, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries in the region to thrive.



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All zoning information, including but not limited to, use and buildable footage must be independently verified.



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