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4501-3 Frankford Ave, Philadelphia, PA 19124 Active Commercial Sale \$1,500,000



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Recent Change: 12/09/2025 : New Active : ->ACT

MLS #: PAPH2565998
Tax ID #: 232487300
Ownership Interest: Fee Simple
Sub Type: Five Or More Units
Waterfront: No

Available SqFt: 11,384.00
Price / Sq Ft: 131.76
Business Use: Apartment Building
Year Built: 1935
Property Condition: Excellent, Very Good, Good

Location

County: Philadelphia, PA
MLS Area: 19124 - Philadelphia County (19124)
Subdiv / Neigh: FRANKFORD

School District: [The School District Of Philadelphia](#)

Taxes and Assessment

Tax Annual Amt / Year: \$7,348 / 2025

Tax Assessed Value: \$525,000 / 2025

Zoning: CMX2

Commercial Sale Information

Business Type: Apartment Building
Property Use: Investment

Potential Tenancy: Multiple
Building Total SQFT: 11,384 / Estimated

Building Info

Building Total SQFT: 11,384 / Estimated
Foundation Details: Concrete Perimeter

Construction Materials: Brick
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.11a / 4942sf / Estimated
Location Type: Corner Lot/Unit

Parking

Total Parking Spaces: 0 Features: On Street

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Electric Available, Natural Gas Available, Sewer Available, Water Available; Other; Cooling Fuel: Other; Heating: Other; Heating Fuel: Electric, Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Exclusions: tenants belongings

Agent: proof of funds required for all showings

Public: 4501-03 Frankford Ave, Philadelphia, PA 19124 — 12-Unit Mixed-Use Investment Property Asking Price: \$1,500,000 Prime investment opportunity in the heart of Frankford! This 12-unit, CMX-2 zoned mixed-use building consists of 10 residential apartments and 2 ground-floor retail storefronts, generating a strong combined rental income of approximately \$12,200 per month. This stabilized, income-producing asset offers reliable cash flow in a rapidly developing commercial corridor. Both retail spaces benefit from excellent visibility and foot traffic, while the residential units remain in steady demand. Property Highlights Address: 4501-03 Frankford Ave, Philadelphia, PA 19124 Asking Price: \$1,500,000 Zoning: CMX-2 Total Units: 12 (10 apartments + 2 retail storefronts) Monthly Income: ~ \$12,200 Annual Gross Income: ~ \$146,400 Real Estate Taxes: \$7,348/year Unit Mix: Variety of studio and 1-bedroom units (confirm as needed) Occupancy:

Fully occupied with stable tenants Retail Tenants: Established businesses on active leases Buyer responsible for conducting their own due diligence Property being sold strictly in as-is condition Seller makes no warranties regarding zoning, condition, or permitted uses Proof of funds or pre-approval required with all offers Do Not Disturb Tenants — Showings require advance notice Financial Snapshot Gross Annual Income: \$146,400 Taxes: \$7,348 Approx. Net Operating Income (NOI*): \$139,052 *NOI based solely on taxes provided; additional expenses would modify this figure. Cap Rate at \$1,500,000 Cap Rate = NOI ÷ Purchase Price = 139,052 ÷ 1,500,000 ≈ 9.27% → Approx. Cap Rate: 9.3%

Listing Office

Listing Agent: [ERIC FARHAT](#) (3297187) (Lic# RS352372) (609) 352-5803
 Listing Agent Email: licensedrealtor1@yahoo.com
 Broker of Record: Randel Jones (3169590) [Click for License](#)
 Listing Office: [RE/MAX Preferred - Cherry Hill](#) (RMPRECH) (Lic# Unknown)
 1736 Marlton Pike, Cherry Hill, NJ 08003-2307
 Office Manager: Randel Jones (3169590)
 Office Phone: (856) 616-2626
 Office Email: preferred@njpreferredhomes.com

Showing

Appointment Phone: (609) 352-5803  - [Schedule a showing](#)
 Showing Contact: Agent
 Contact Name: ERIC FARHAT
 Showing Requirements: Agent or Owner to be Present, Appointment Only, Call First - Listing Agent, Call First - Showing Contact, Do Not Show Without Appt, Lister Must Accompany, No Sign on Property, Schedule Online, Tenant Occupied, Video Monitoring On Premise
 Showing Method: In-Person Only
 Directions: GPS

Showing Provider: ShowingTime
 Lock Box Type: None

Listing Details

Original Price:	\$1,500,000	DOM / CDOM:	7 / 7
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister, As is Condition
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	07/26/26
Dual Agency:	Yes	Seller Concessions:	
Sale Type:	Standard		
Listing Term Begins:	12/09/2025		
Listing Entry Date:	12/09/2025		
Possession:	Immediate		
Acceptable Financing:	Seller Financing, Cash, Conventional, FHA, Negotiable		

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