

INVESTMENT OFFERING

7112 & 7114 Rising Sun Avenue | Philadelphia, PA 19111

Mixed-Use Retail & Residential

EXECUTIVE SUMMARY

7112 and 7114 Rising Sun Avenue are two **mixed-use investment properties** offered individually or as a **combined portfolio** by a single owner. The buildings share a **common rear driveway and parking**, creating operational efficiency and future flexibility for redevelopment or long-term hold strategies.

Each asset consists of **street-level retail with apartments above**, located along the **high-traffic Rising Sun Avenue commercial corridor** in the desirable **Burholme neighborhood**. Strong visibility, rear parking, and **existing / monument signage potential** enhance both tenant appeal and long-term value.

PROPERTY HIGHLIGHTS

- Two (2) adjacent mixed-use buildings
 - Retail storefronts with residential apartments above
 - Shared rear driveway and parking
 - Excellent signage and corridor visibility
 - CMX-1 Neighborhood Commercial Mixed-Use zoning
 - Individual or portfolio acquisition available
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PROPERTY DETAILS

Total Rentable Area: 3,426 SF

- 7112: 1,534 SF
- 7114: 1,892 SF

Lot Size: 5,750 SF total (2,875 SF each)

Frontage: 50 total linear feet

Year Built: Circa 1925

Parking: 5 rear spaces + on-street

HVAC: Electric & natural gas

Roof: Flat rubber & shingle

Utilities: Public water & sewer; PECO electric; PGW gas

Zoning: CMX-1

PRICING & TAXES

Asking Price:

- 7112: \$288,800 (\$188/SF)
- 7114: \$288,800 (\$153/SF)
- **Total Portfolio:** \$577,600

2026 Real Estate Taxes:

- 7112: \$1,926
 - 7114: \$2,375
 - **Total:** \$4,301
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TENANCY SUMMARY

7112 Rising Sun Avenue

- Retail: Vacant
- 2nd Floor Apt (1BR/1BA): \$695/mo. | Month-to-Month

7114 Rising Sun Avenue

- Retail: Vacant
 - 1st Floor Apt (2BR/1BA): Vacant
 - 2nd Floor Apt (1BR/1BA): \$675/mo. | Month-to-Month
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FINANCIAL SUMMARY (STABILIZED)

- **Gross Potential Income:** \$68,000
 - **Operating Expenses (2025):** \$16,900
 - **Potential Net Operating Income:** \$51,000
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Investment Opportunity

Value-add mixed-use assets with **vacancy upside**, **strong corridor visibility**, and **flexible CMX-1 zoning** in a stable Philadelphia neighborhood.

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