

1631-33 SOUTH STREET

Graduate Hospital, Philadelphia 19146



1,274 SF 2-STORY COMMERCIAL CONDO FOR SALE



MICHAEL KAUFFMAN 267.238.1714 ■ mkauffman@mpnrealty.com

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About the Property

MPN Realty, Inc is pleased to present the sale of 1631-33 South Street, Unit #1, a two story retail condo in the heart of the Graduate Hospital business District.

The unit is currently operating as an owner-occupied and active pharmacy with ground floor retail and downstairs office, storage, and conference space.

The space and location is ideal for an owner occupant or investor.

PROPERTY OVERVIEW	
Price	\$390,000
Projected Rent	\$26.17/SF
Number of Buildings	One (1)
Number of Floors	Two (2)
Year Built	1900
Year Renovated	2019
Lot Size*	1,520 SF
Unit Area	Ground floor: 637 SF Lower Level: 637 SF Total SF: 1,274 SF
Ceiling Height	Ground Floor: 10'1" Basement: 7'5"
Frontage	19'
Condo Fees	\$150/mo.
RE Tax Assessment 2026*	\$120,200
RE Tax 2026*	\$1,683
Zoning	CMX-2
Exterior	Brick
Foundation	Concrete
Roof	1.5 years old

*Per the City of Philadelphia

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Property Photos (Ground Floor)



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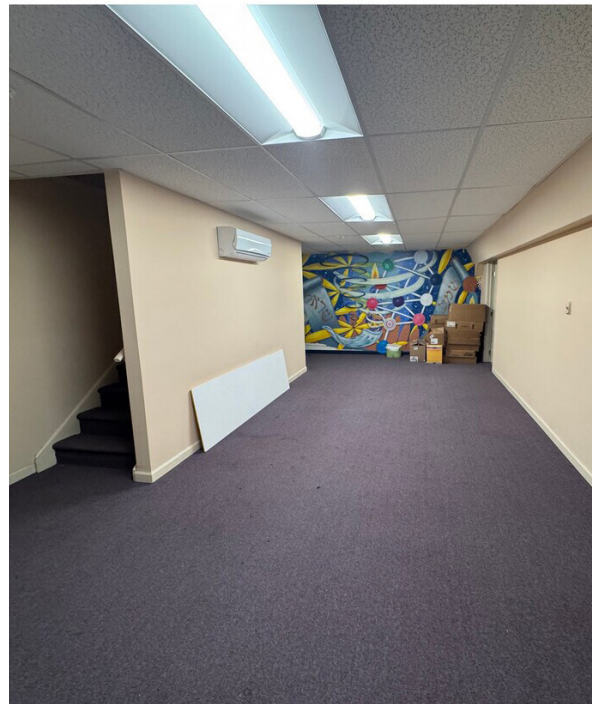
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Property Photos (Lower Level)



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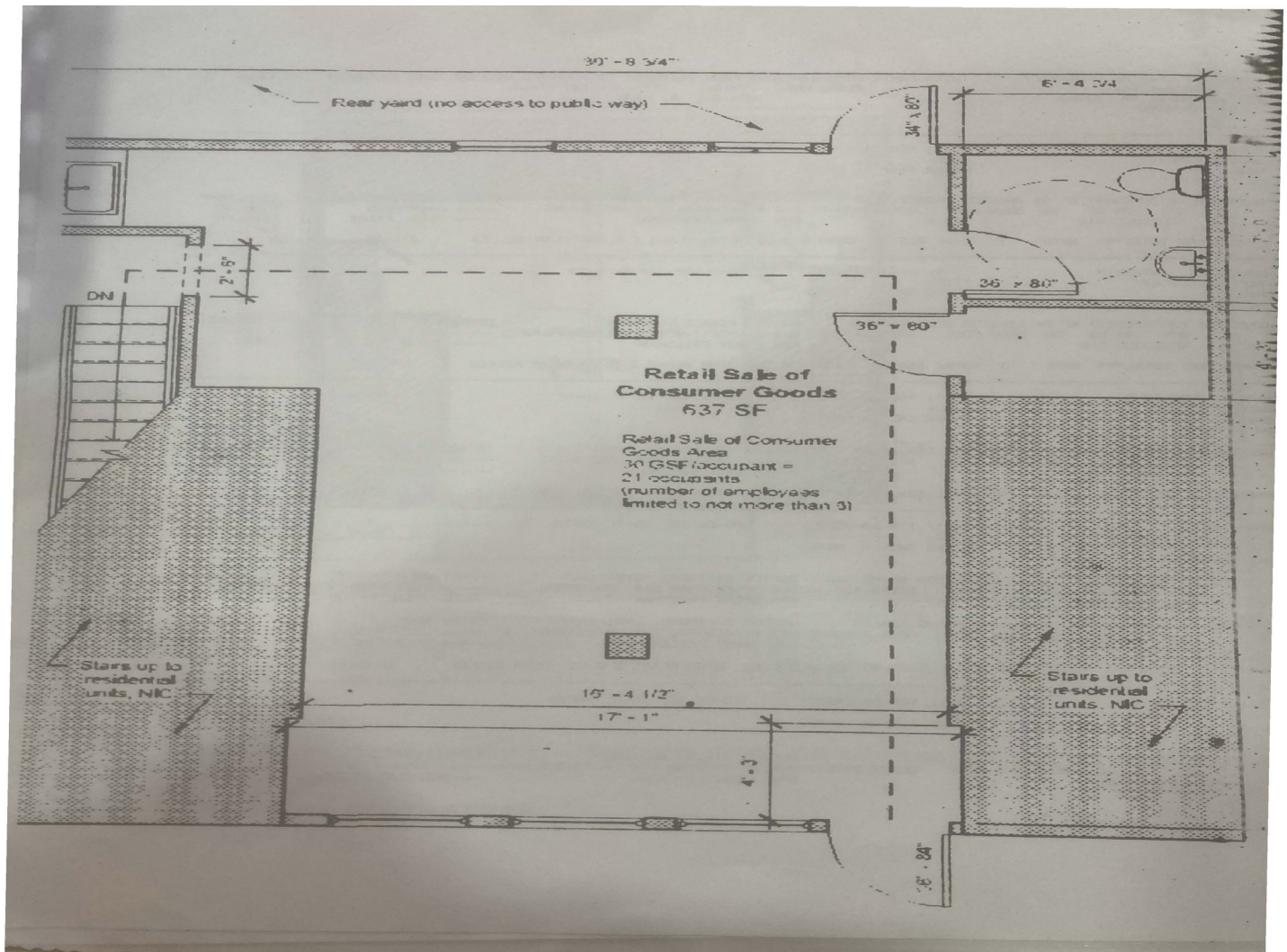
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Floor Plan (Ground Level)



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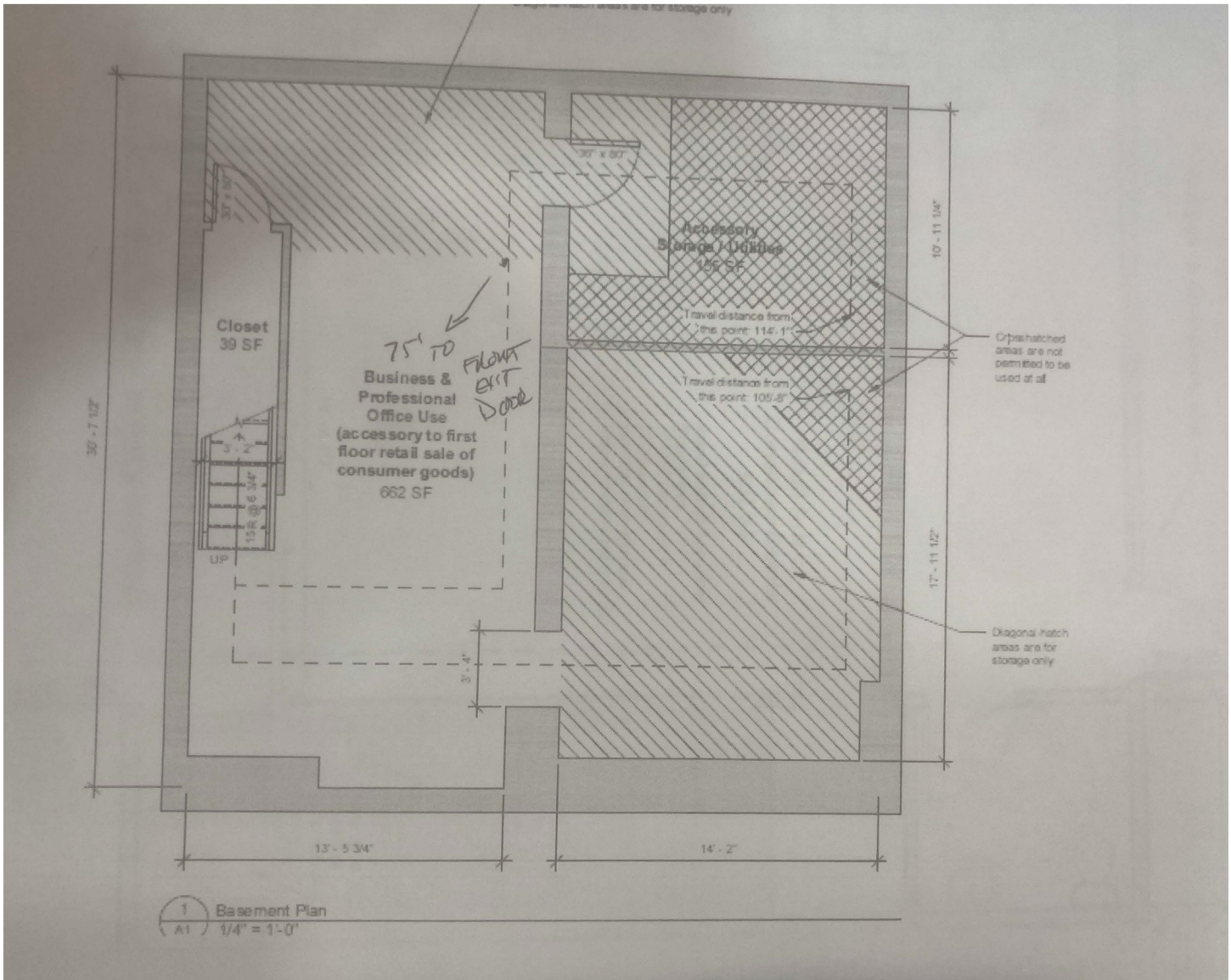
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Floor Plan (Lower Level)



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Retail Map



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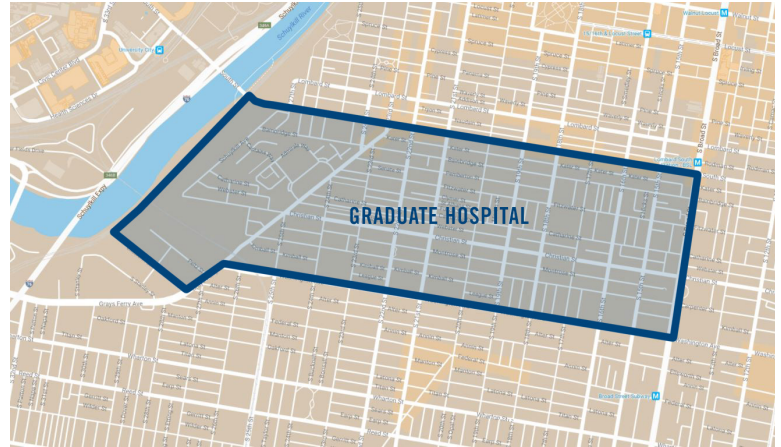
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About the Neighborhood: Graduate Hospital

Though the large medical institution that gave this south-of-Center City swath its name is no longer in operation, Graduate Hospital has solidified a reputation independent of its common moniker.

South Street West is the neighborhood's main thoroughfare. It's clean, well-lit and extremely pedestrian-friendly thanks to a vibrant entrepreneurial energy coming from the neighborhood's restaurants, bars, cafes, shops and more.



The stretch of South Street east of Broad has long been considered a draw for out-of-towners, but Graduate Hospital's western half is on the serious come-up thanks to ambitious restaurateurs and shop owners.

Home to several of the city's best outdoor parks, landmarks, and attractions drawing thousands of revelers to the streets every year. Residents are big on traveling by foot — Graduate Hospital's walking proximity to Rittenhouse Square is a major perk — or on bicycles.

Characterized by a mix of single-family homes, new and old, and thriving places of worship, Graduate Hospital is a remarkably kid-friendly place (hence the stroller-filled sidewalks). It also distinctively possesses some of the best neighborhood bars in the area, from long-established institutions to gastropubby newcomers. An under-the-radar aspect of Graduate Hospital's personality is its handmade-arts scene, which draws wide acclaim.



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