



MSC



760-762 S. 4TH STREET

QUEEN VILLAGE
PHILADELPHIA, PA

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

MSC Retail is proud to exclusively present 760-762 S 4th Street for sale, a two building mixed use assemblage of properties in the heart of Queen Village, Philadelphia. This fully occupied, stabilized asset features two ground-floor commercial spaces and four residential units on the floors above, making it an ideal opportunity for investors seeking steady cash flow in one of the city's most desirable neighborhoods. Professionally managed for over five years, the property is in strong condition, offering a strong balance of stability and upside. Current rental rates have room for growth, providing investors with both immediate income and long-term value appreciation.

Queen Village is one of Philadelphia's oldest and most sought-after neighborhoods, known for its historic charm, strong community, and prime location just south of Center City. The residential market is characterized by a mix of well-preserved colonial-era rowhomes, new construction townhouses, and boutique condo developments, with consistently strong demand due to its walkability, school district appeal, and proximity to downtown. The commercial market is anchored by South Street and Fabric Row, featuring a mix of legacy retail, boutique shops, restaurants, and service-based businesses, making it a vibrant destination for both residents and visitors. Investors are drawn to the neighborhood's steady appreciation, low vacancy rates, and opportunities in mixed-use properties, where retail tenants benefit from the area's high foot traffic and affluent demographic. With continued development and revitalization efforts, Queen Village remains a strong market for both residential buyers and commercial investors looking for stability and long-term growth.

PRICING

ASKING PRICE	CAP RATE
\$1,880,000	6.15%

INVESTMENT HIGHLIGHTS

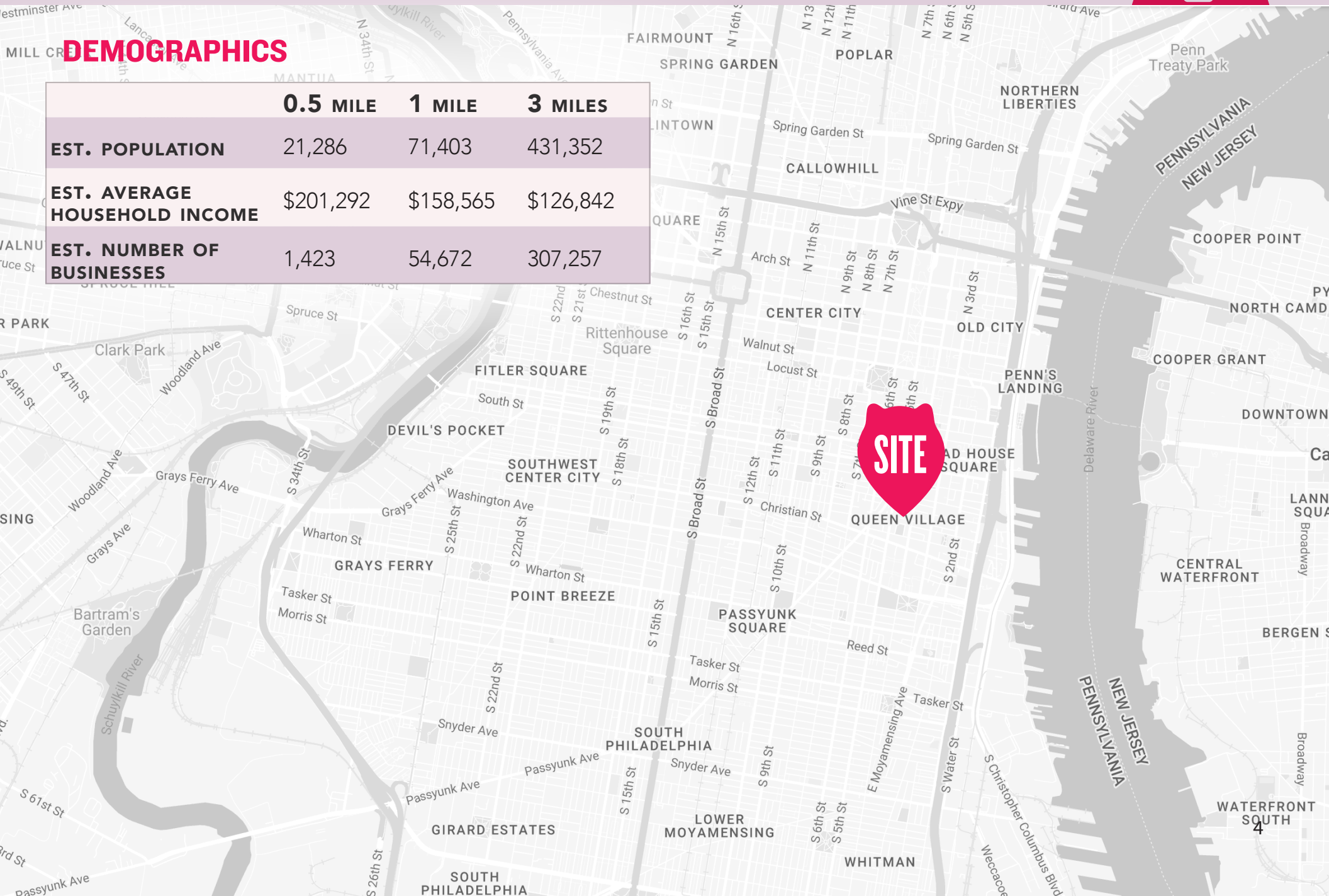
- 100% occupied, 2 building mixed-use portfolio in the heart of the Queen Village neighborhood of Philadelphia
- 2 commercial spaces with 4 residential units above
- Strong, surrounding immediate market density, with roughly 71,400 residents in a 1-mile radius and an average household income of \$158,565
- Professionally managed for the last 5+ years including capital upgrades both to the exterior and interior of the property
- Queen Village has seen rental growth of $\pm 5\%$ over the past 2 years driven by incredible residential demand

MSC LOCATION OVERVIEW



DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILES
EST. POPULATION	21,286	71,403	431,352
EST. AVERAGE HOUSEHOLD INCOME	\$201,292	\$158,565	\$126,842
EST. NUMBER OF BUSINESSES	1,423	54,672	307,257



MSC AERIAL



- SOCIETY HILL
- HEADHOUSE SQUARE
- QUEEN VILLAGE
- BELLA VISTA

MSC PARCEL OVERVIEW

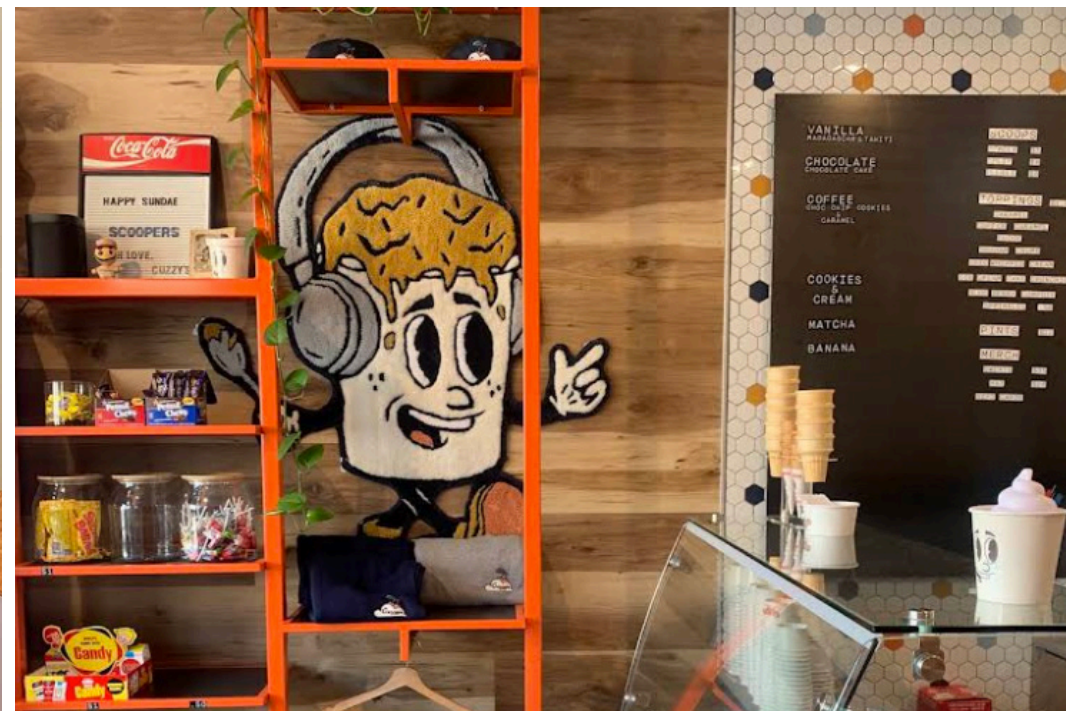
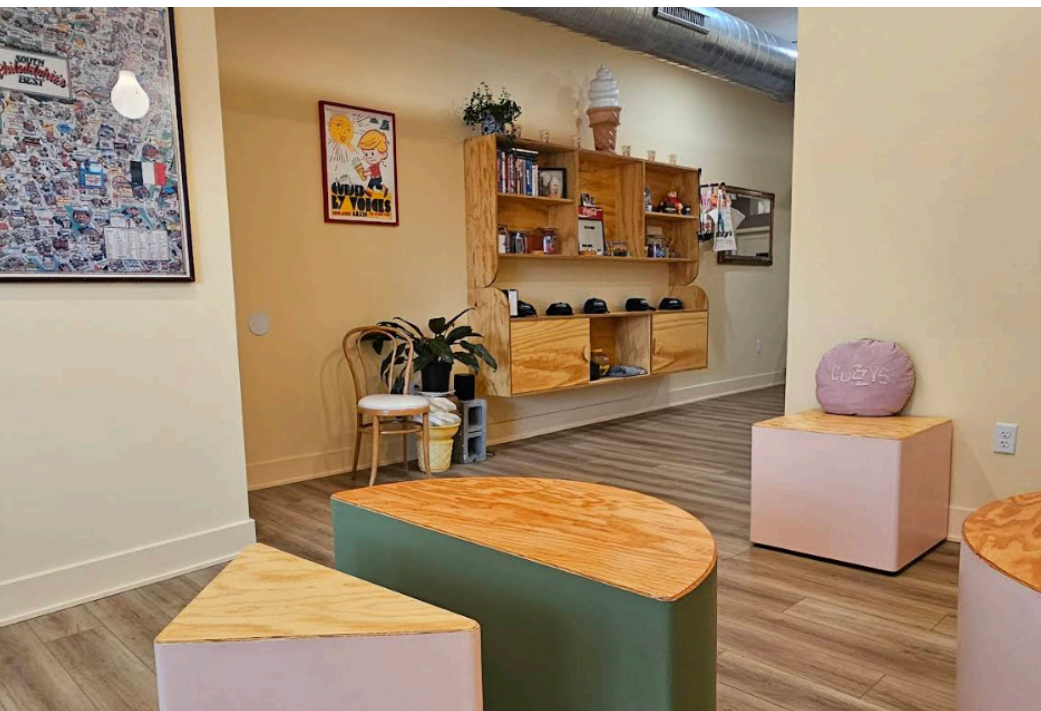


FULTON STREET

S 4TH STREET

BUILDING SIZE	6,454 SF
UNITS	6
FLOOR COUNT	3

MSC PROPERTY PHOTOS





CENTER CITY

SITE





RENT ROLL

RENT ROLL				
Units*	Type	Monthly	Annual	Expire
Vintage Store	Commercial	\$3,000	\$36,000	4/30/26
Cuzzy's Ice Cream	Commercial	\$2,000	\$24,000	6/30/29
760 Apt 1	2 Bed, 2 Bath	\$1,995	\$23,940	8/31/26
760 Apt 2	2 Bed, 2 Bath	\$2,250	\$27,000	MTM
762 Apt 1	2 Bed, 2 Bath	\$2,250	\$27,000	8/31/26
762 Apt 2	1 Bed, 1 Bath	\$1,850	\$22,200	7/31/26
Total		\$13,345	\$160,140	

	IN PLACE
Gross Income	\$160,540
Vacancy Loss-5%	(\$8,027)
Effective Gross Income	\$152,513
Expenses	
Management Fee - 3%	\$4,575
Taxes	\$16,000
Insurance	\$8,809
Water & Electric	\$4,500
Maintenance	\$2,000
Total Expense	\$36,884
NOI	\$115,629



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

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INVESTMENT SALES

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