



1241 —
East Erie Avenue



50,126 SF on 0.77 Acres
in Philadelphia, PA

INDUSTRIAL WAREHOUSE AVAILABLE FOR SALE

1241 EAST ERIE AVENUE

EXECUTIVE SUMMARY

Binswanger is pleased to present for sale 1241 E. Erie Avenue, a $\pm 50,126$ -square-foot industrial property situated on approximately ± 0.77 Acres in Philadelphia's Kensington Industrial Submarket. The multi-story property features approximately 185 feet of frontage along E. Erie Avenue, 17-foot clear heights, a freight elevator, wet sprinkler system, and an exterior loading platform capable of accommodating up to four trucks.

The property presents a compelling opportunity for an owner-user, investor, or developer to acquire a substantial facility within an established Philadelphia location. The existing improvements provide the opportunity for continued industrial or commercial use, while the site also offers potential for future redevelopment or repositioning for a variety of alternative uses, subject to applicable zoning and approvals. Strategically located with convenient access to I-95, Erie Avenue, Kensington Avenue, Roosevelt Boulevard, and SEPTA transportation, the property benefits from strong connectivity to Center City Philadelphia and the greater regional transportation network.



PROPERTY INFORMATION

- ✓ **Property Size:**
±50,126 SF on ±0.77 Acres
- ✓ **Loading:**
Exterior Loading platform accommodating up to four (4) trucks
One (1) exterior loading door 10.6' x 9'
- ✓ **Ceiling Height:**
17' clear height
- ✓ **Zoning:**
ICMX-Industrial Commercial Mixed Use Zoning
(City of Philadelphia)
- ✓ **Estimated 2027 Taxes:**
\$45,151
- ✓ **Heat:**
Industrial heaters throughout
- ✓ **Fire Protection:**
Wet sprinkler system
- ✓ **Location:**
±185' of frontage along E. Erie Avenue
- ✓ **Highlights:**
Freight elevator
Floors 1, 3 and 4 feature similar layouts
Second floor configured with office, business and studio suites



PROPERTY ZONING

ICMX

Industrial Commercial Mixed Use

Intended to accommodate commercial and low-impact industrial

[Click Here For More Zoning Information](#)



INVESTMENT/TENANT OVERVIEW



The property provides a diversified income stream across multiple industrial, commercial and service-oriented tenants. Floors 1, 3 and 4 are each occupied by separate tenants, while the second floor is divided into six individual business and studio suites, including salon and barber uses. The property also generates additional income from the exterior lot.

The property presents a compelling opportunity for an investor to benefit from the existing in-place income while preserving significant long-term redevelopment potential for a variety of uses, including self-storage, industrial, mixed-use and potential residential redevelopment, subject to applicable zoning and approvals.

AREA	MONTHLY RENT
1st Floor	\$10,000
2nd Floor – 6 Suites	\$10,150
3rd Floor	\$4,500
4th Floor	\$4,800
Exterior Lot	\$2,000
Total Monthly Gross Income	\$31,450
Annualized Gross Income	\$377,400

STRATEGIC LOCATION

Strategically located within Philadelphia's Kensington Industrial Submarket, 1241 E. Erie Avenue offers convenient access to major transportation, employment and distribution corridors throughout Philadelphia and the surrounding region. The property provides excellent connectivity to I-95, Roosevelt Boulevard, Erie Avenue, Kensington Avenue and Torresdale Avenue.

The property is approximately 0.4 miles from SEPTA's Erie-Torresdale Station, providing rapid-transit service and connections to multiple bus routes. Bridesburg Regional Rail Station is approximately 2.1 miles away, while Center City Philadelphia is approximately 5 miles southwest.



LOCATION HIGHLIGHTS

±0.4 miles to Erie-Torresdale SEPTA Station

±0.4 miles to Kensington Avenue

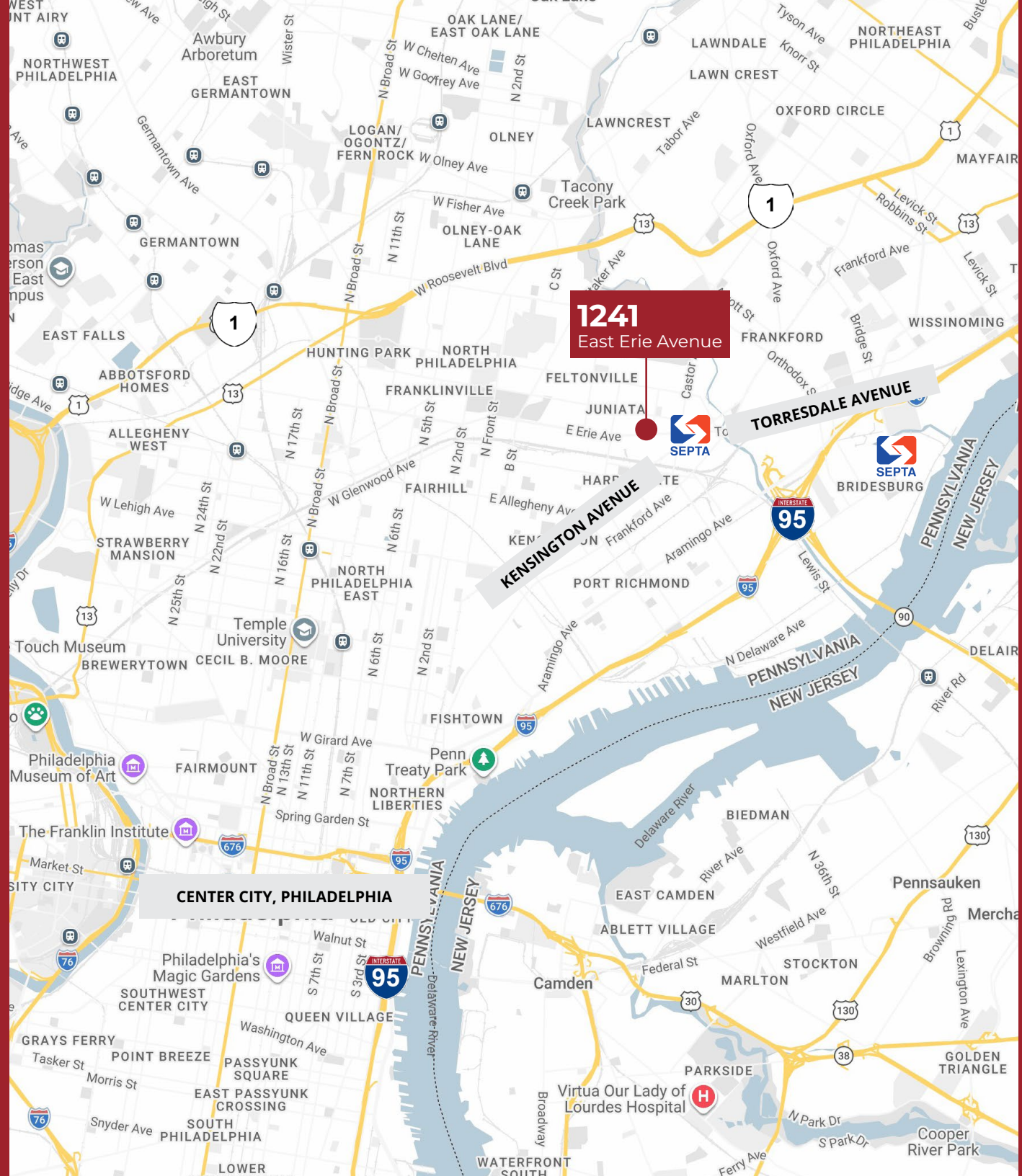
±0.4 miles to Torresdale Avenue

±1.4 miles to I-95 / Exit 25

±1.6 miles to Roosevelt Boulevard

±2.1 miles to Bridesburg Regional Rail Station

±5 miles to Center City Philadelphia



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