

# LAND OFFERING MEMORANDUM

## 7 LOTS MARKET STREET PROPERTIES

5049 MARKET STREET, PHILADELPHIA, PA 19139



**KW COMMERCIAL**  
131 Woodcutter St Suite 100  
Exton, PA 19341

**KW COMMERCIAL**

Each Office Independently Owned and Operated

### PRESENTED BY:

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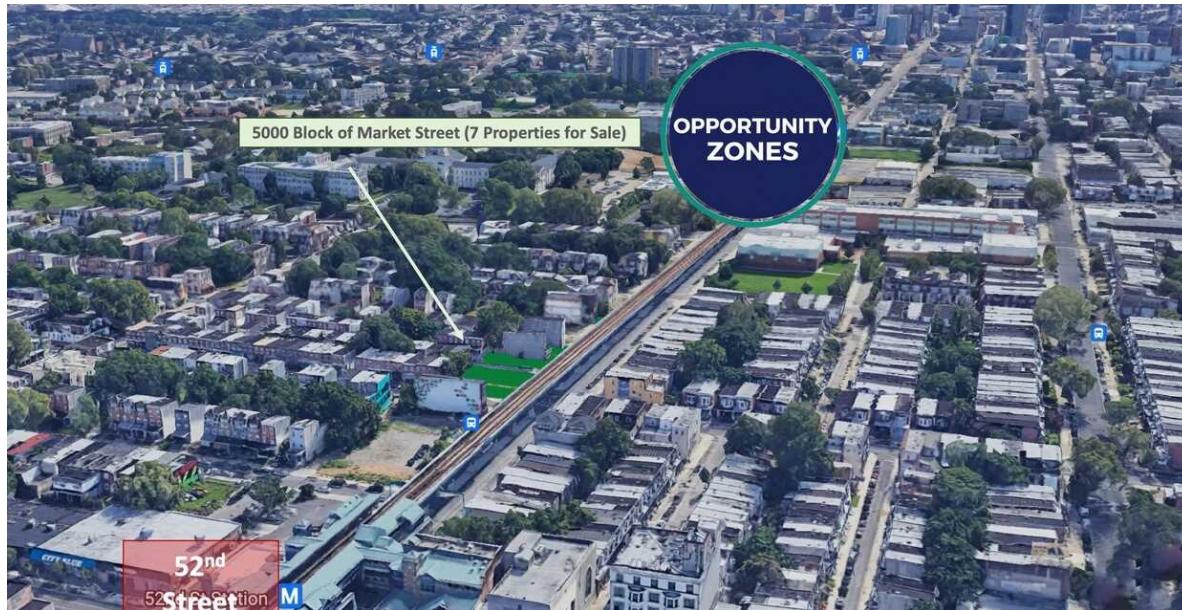
Pennsylvania

bmack@pcre.ltd

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# EXECUTIVE SUMMARY

5049 MARKET STREET



## OFFERING SUMMARY

PRICE:	\$650,000
TOTAL PARCELS:	7
ZONING:	CMX-1

## PROPERTY OVERVIEW

UPDATED June 14th, 2023 - SELLER FINANCING AVAILABLE - \$650,000 Sale Price Total - Close in 30 Days.

KW Commercial is proud to present a portfolio of 7 lots for sale, in a Federal Opportunity Zone (QOZ), on the 5000 Block of Market Street in Philadelphia. All parcels are zoned CMX-1. The properties are a short walk to 52nd Street Station, and new construction in the area is well underway.

5049 Market Street  
5043 Market Street  
5041 Market Street  
5037 Market Street  
5033 Market Street  
5029 Market Street  
5015 Market Street

# PROPERTY PHOTOS

5049 MARKET STREET



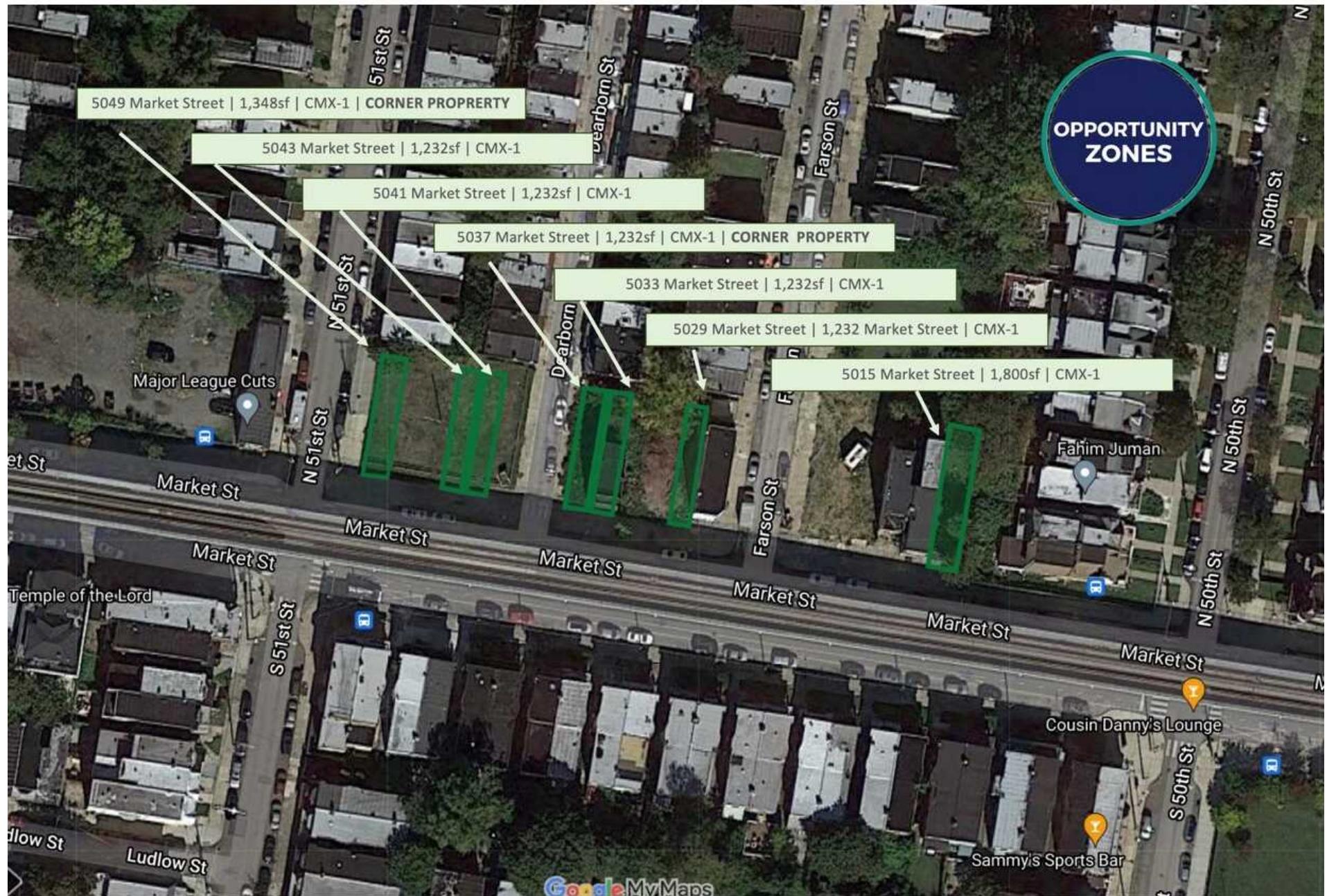
# PROPERTY PHOTOS

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5049 MARKET STREET



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Philadelphia, PA in compliance with all applicable fair housing and equal opportunity laws.

## CONTACT

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