



**FOR SALE**

**Multi-Family/Mixed-Use Assemblage**

1401, 1403, and 1843 South Broad Street

Philadelphia, PA 19147 & 19148





# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- Rare opportunity to buy a portfolio of 3 multifamily and mixed-use buildings on S. Broad St. in South Philadelphia
- All properties extend from street to street
- **1401 S Broad Street**  
Building Size: 4,441 SF  
Zoning: RSA-5 - Residential Single-Family Attached (City of Philadelphia)  
Quality: Brand-New Rehabbed Building  
Floors: Three (3)  
Commercial Unit: 1,773 SF  
Residential Units: Four (4) apartments (2 bed/ 1 bath each) bi-level apartments and a commercial unit on the first floor.
- **1403 S Broad Street**  
Building Size: 2,922 SF  
Lot: 2,153 SF  
Zoning: RSA-5 - Residential Single-Family Attached (City of Philadelphia)  
Floors: Three (3)  
Residential Units: Three (3) apartments (3 bed/1 bath; 2 bed/1 bath; 2 bed/1 bath)
- **1843 S Broad Street**  
Building Size: 4,354 SF  
Lot: 2,015 SF  
Zoning: CMX-1 – Commercial Mixed-Use (City of Philadelphia)  
Floors: Three (3)  
Residential Units: Two (2) apartments (2 bed/1 bath; 2 bed/1 bath) bi-level apartments and a commercial unit on the first floor.



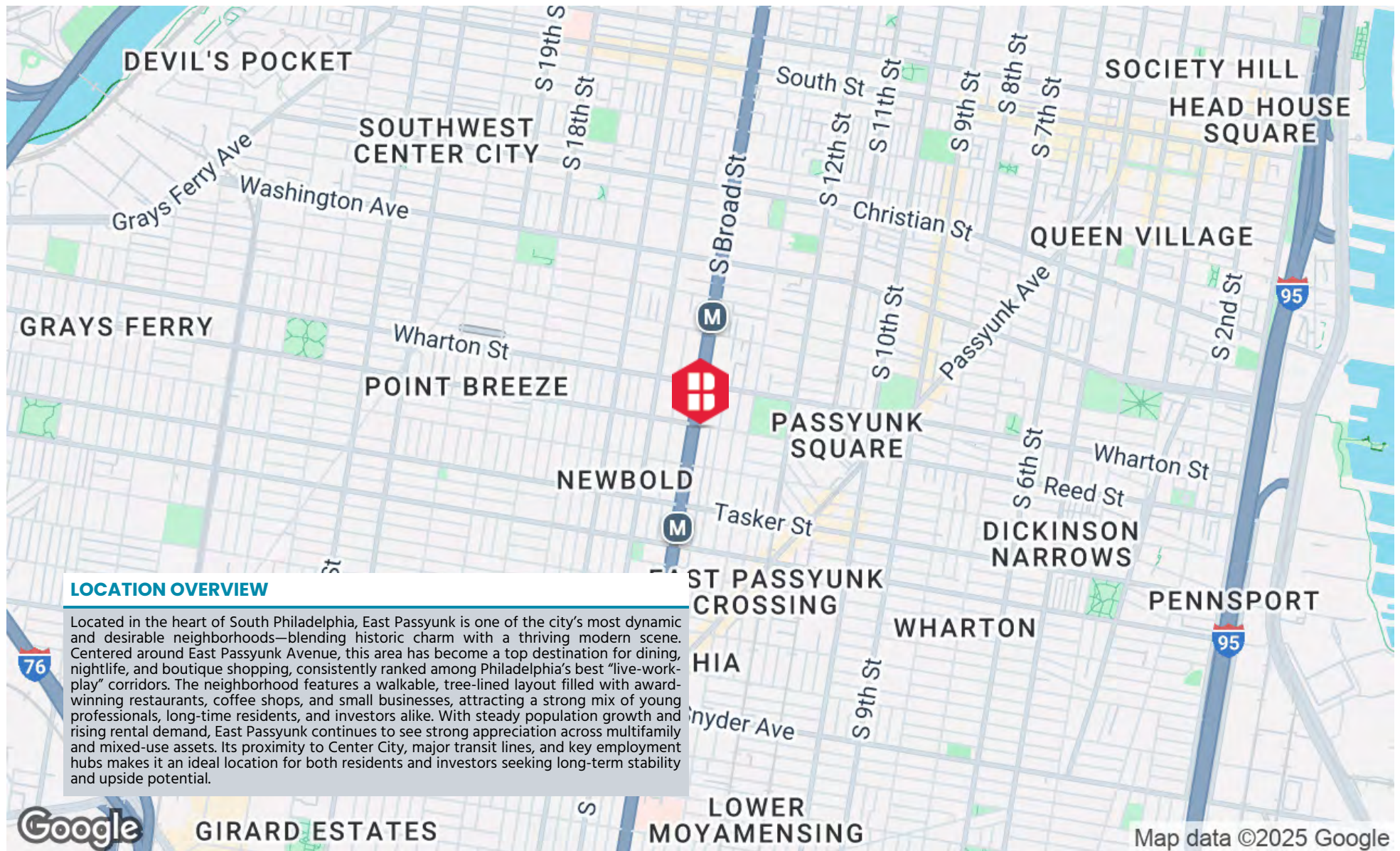


# ADDITIONAL PHOTOS





# LOCATION MAP



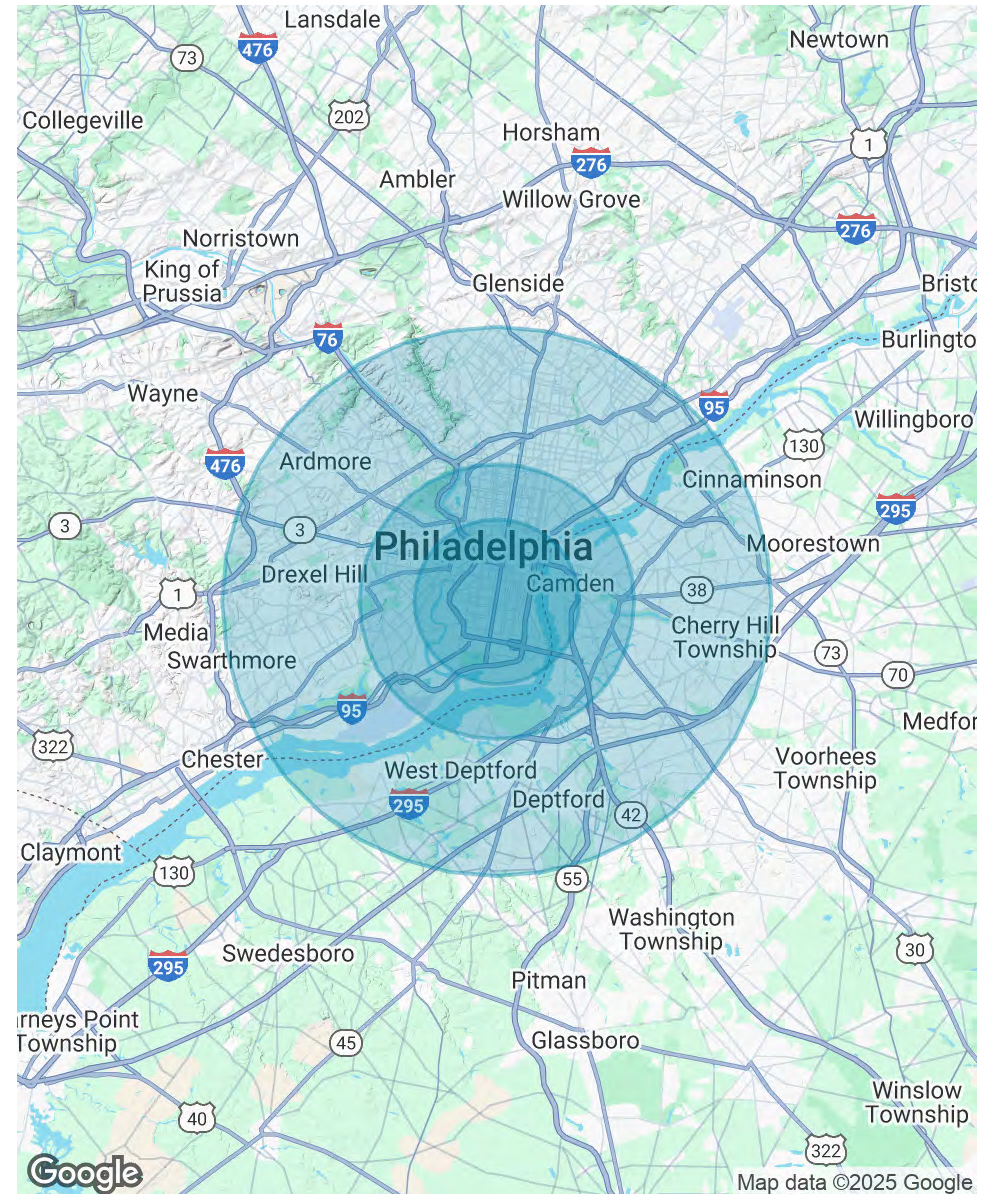


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	401,477	804,849	1,870,842
Average Age	38	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	186,132	343,588	759,769
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$107,975	\$85,843	\$92,873
Average House Value	\$489,581	\$357,931	\$315,162

Demographics data derived from AlphaMap





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