

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL



OFFICE BUILDING FOR SALE

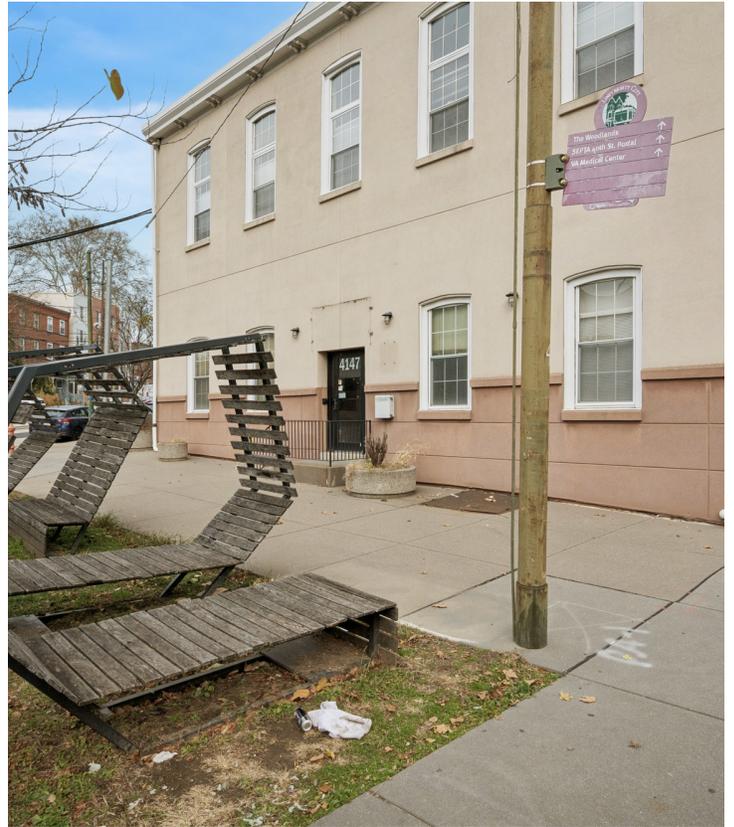
4147 WOODLAND AVE

Philadelphia, PA 19104

PROPERTY SUMMARY

4147 Woodland Ave | Philadelphia

OFFICE BUILDING FOR SALE

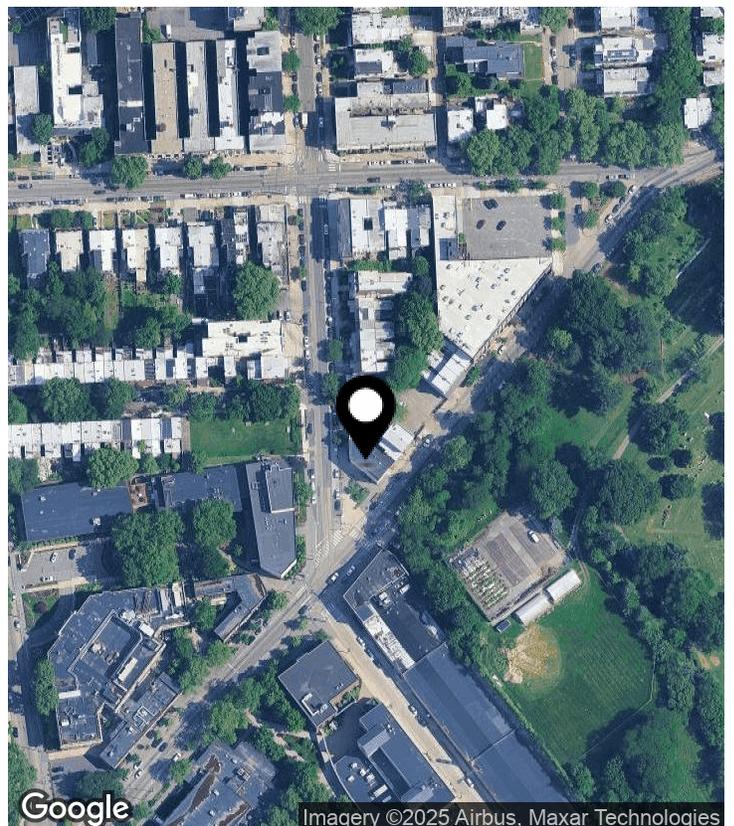


PROPERTY DESCRIPTION

4147 Woodland Ave offers 3,189 SF across two stories in a prime University City location. Sitting on the hard corner of 42nd St & Woodland Ave, the property delivers strong visibility, high foot traffic, and immediate access to UPenn, CHOP, and Drexel.

The layout is well-suited for daycare, medical, office, or professional uses, with flexible floor plans and prominent window lines. Operators benefit from excellent public transit access, dense surrounding residential demand, and a highly walkable neighborhood.

Ideal for an owner-user or tenant seeking a strategic University City presence.



OFFERING SUMMARY

Sale Price:	\$685,000
Lot Size:	2,838 SF
Building Size:	3,189 SF
Zoning:	CMX1
Year Built Year Renovated:	1872 / 2006

PHOTOS

4147 Woodland Ave | Philadelphia

OFFICE BUILDING FOR SALE



FLOOR PLAN

4147 Woodland Ave | Philadelphia

OFFICE BUILDING FOR SALE



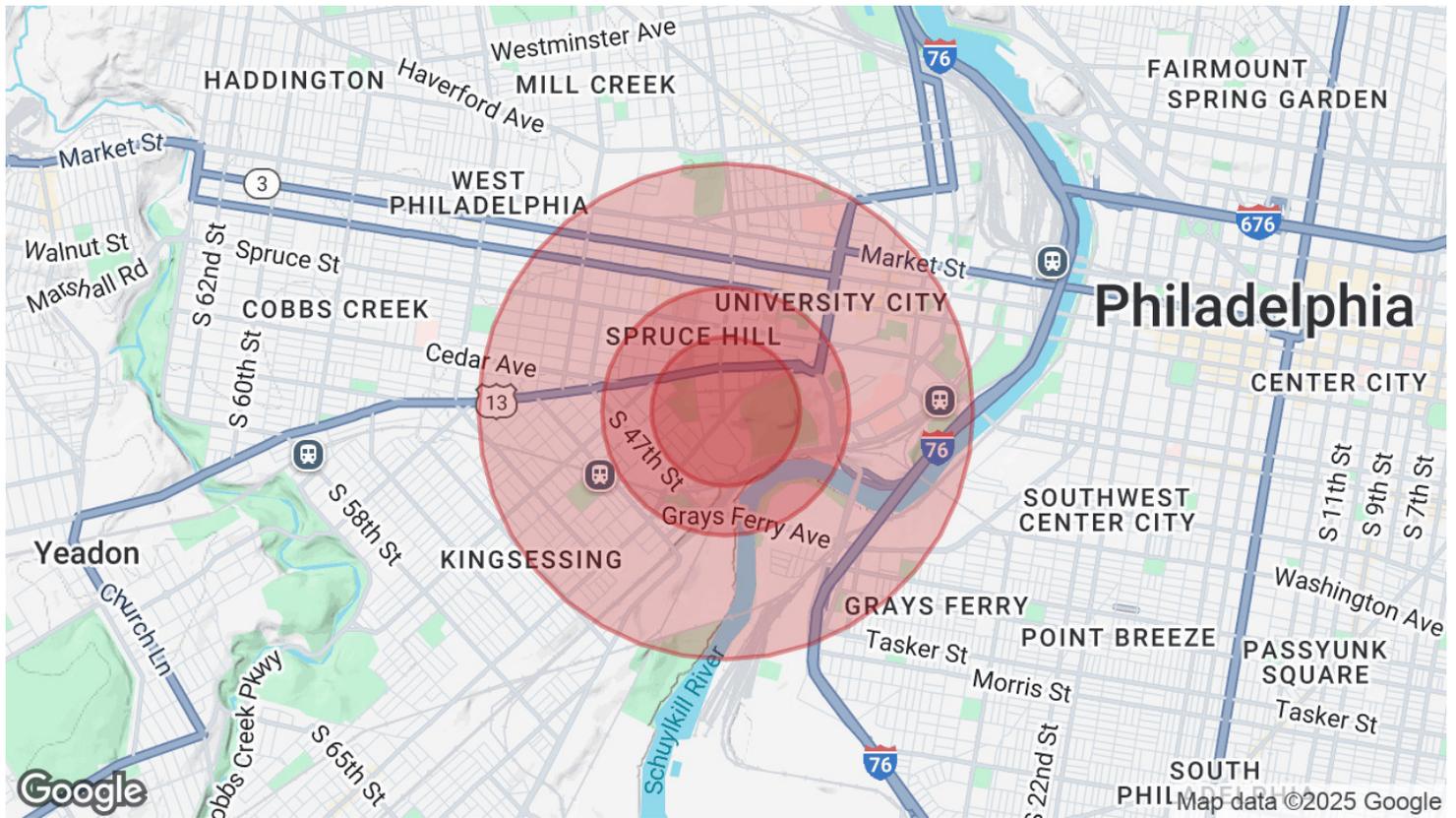
Total GLA: 3080 sq. ft | Total: 3153 sq. ft
1st floor: 1592 sq. ft
2nd floor: 1488 sq. ft (Excluded areas 105 sq. ft)

Sizes And Dimensions Are Approximate.

DEMOGRAPHICS MAP & REPORT

4147 Woodland Ave | Philadelphia

OFFICE BUILDING FOR SALE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,283	16,341	55,403
Average Age	31	29	33
Average Age (Male)	32	30	33
Average Age (Female)	29	29	33

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,230	5,841	22,705
# of Persons per HH	2.4	2.8	2.4
Average HH Income	\$72,726	\$75,682	\$73,933
Average House Value	\$577,067	\$492,881	\$423,269

Demographics data derived from AlphaMap

IN THE NEIGHBORHOOD

4147 Woodland Ave | Philadelphia

OFFICE BUILDING FOR SALE



DEAL TEAM

4147 Woodland Ave | Philadelphia

OFFICE BUILDING FOR SALE



Jon O'Shea

M: 267.780.3419 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jon@McCannTeamCommercial.com

keller williams
· MAIN LINE ·
Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. 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 McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.