



Each office independently owned and operated

FOR SALE

Premium purchase opportunity

4234-42 Macalester St

Philadelphia, PA 19124



1

PROPERTY INFORMATION

IN THIS SECTION

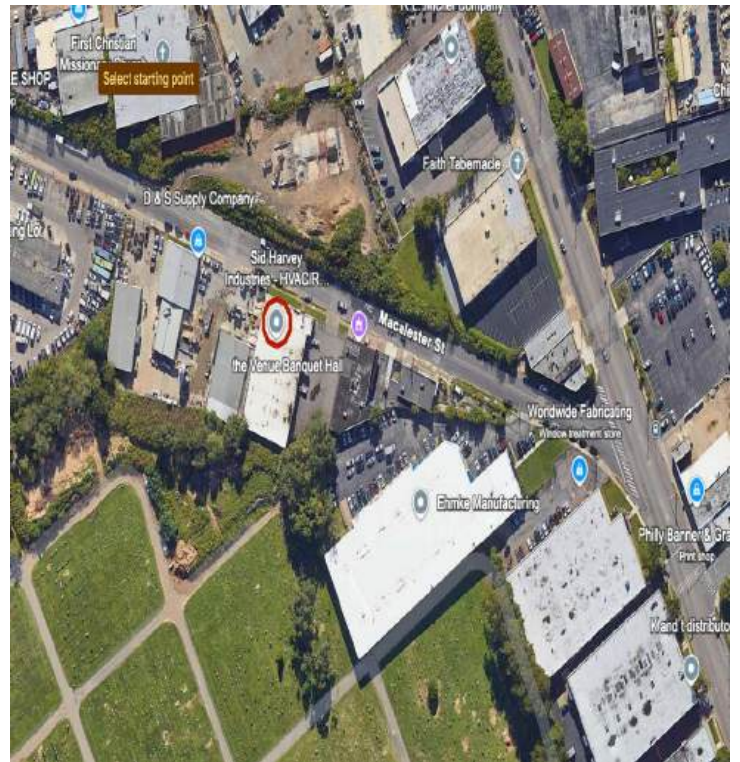
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Undisclosed
Building Size:	6,380 SF
Lot size:	11,287 SF
Zoning:	I2

PROPERTY OVERVIEW

This executive summary highlights a rare opportunity to acquire a standalone building in the highly desirable Northeast submarket. Currently operating as a turnkey event space, the property is fully equipped and ready for immediate use, with fixtures, furniture, and equipment available for purchase. The building's legacy zoning offers flexibility for a wide range of commercial uses, making it ideal for various business ventures. Located within a bustling commercial corridor and close to major thoroughfares, the property ensures excellent accessibility and visibility for clients and customers. Additionally, it provides abundant onsite and off-street parking options for added convenience. The property has recently passed all fire certifications, ensuring compliance with safety regulations and making it move-in ready. Whether continued as an event space or reimagined for another business, this property offers exceptional potential in a prime location, making it an attractive investment opportunity for a variety of enterprises.

PROPERTY HIGHLIGHTS

- Ample on-site parking
- Recent fire certification approval
- Commercial corridor

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This 6,380-square-foot standalone building offers a rare opportunity in the highly desirable Northeast submarket. Currently operating as a turnkey event space, the property is fully equipped with fixtures, furniture, and equipment available for purchase, making it ready for immediate use. Its legacy zoning provides flexibility for a wide range of commercial uses, making it ideal for various business ventures.

Located within a thriving commercial corridor and conveniently close to major thoroughfares, the property ensures excellent accessibility and high visibility. It also features abundant onsite parking as well as additional off-street parking options for the convenience of clients and guests. Recently passing all fire certifications, the building is fully compliant and move-in ready. Whether you continue to operate it as an event space or repurpose it for your business needs, this 6,380-square-foot property offers significant potential in a prime location.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Size:** 6,380 square feet of versatile space
- **Current Use:** Turnkey event space, fully equipped with fixtures, furniture, and equipment available for purchase
- **Zoning:** Legacy zoning allows for a wide range of commercial uses
- **Location:** Prime spot in a thriving commercial corridor, close to major thoroughfares
- **Parking:** Ample onsite parking plus additional off-street options
- **Compliance:** Recently passed all fire certifications, move-in ready
- **Potential:** Ideal for continued use as an event space or reimagined for various business ventures



// ADDITIONAL PHOTOS

Want more photos?
[Click Here](#)

2

LOCATION INFORMATION

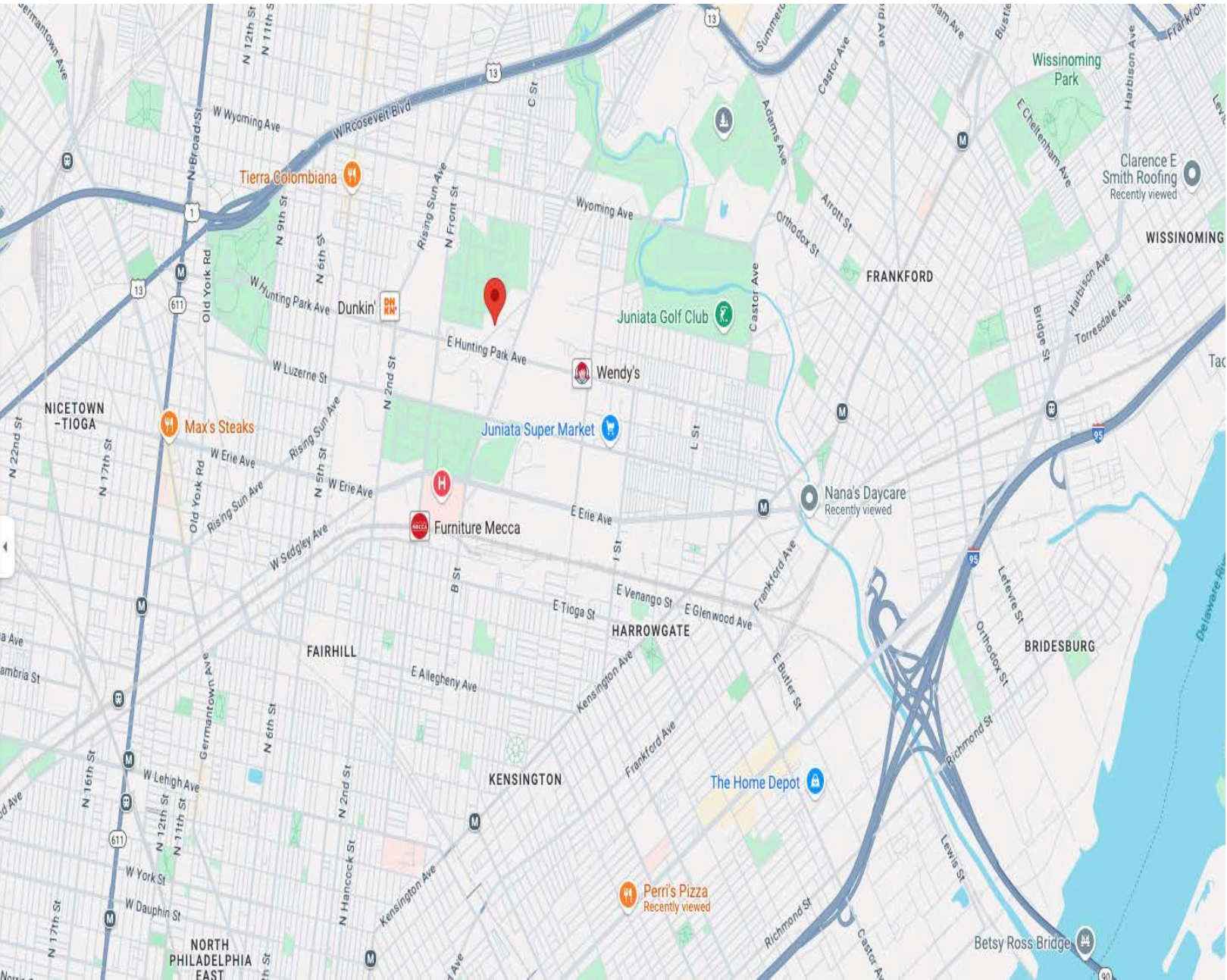
IN THIS SECTION

REGIONAL MAP

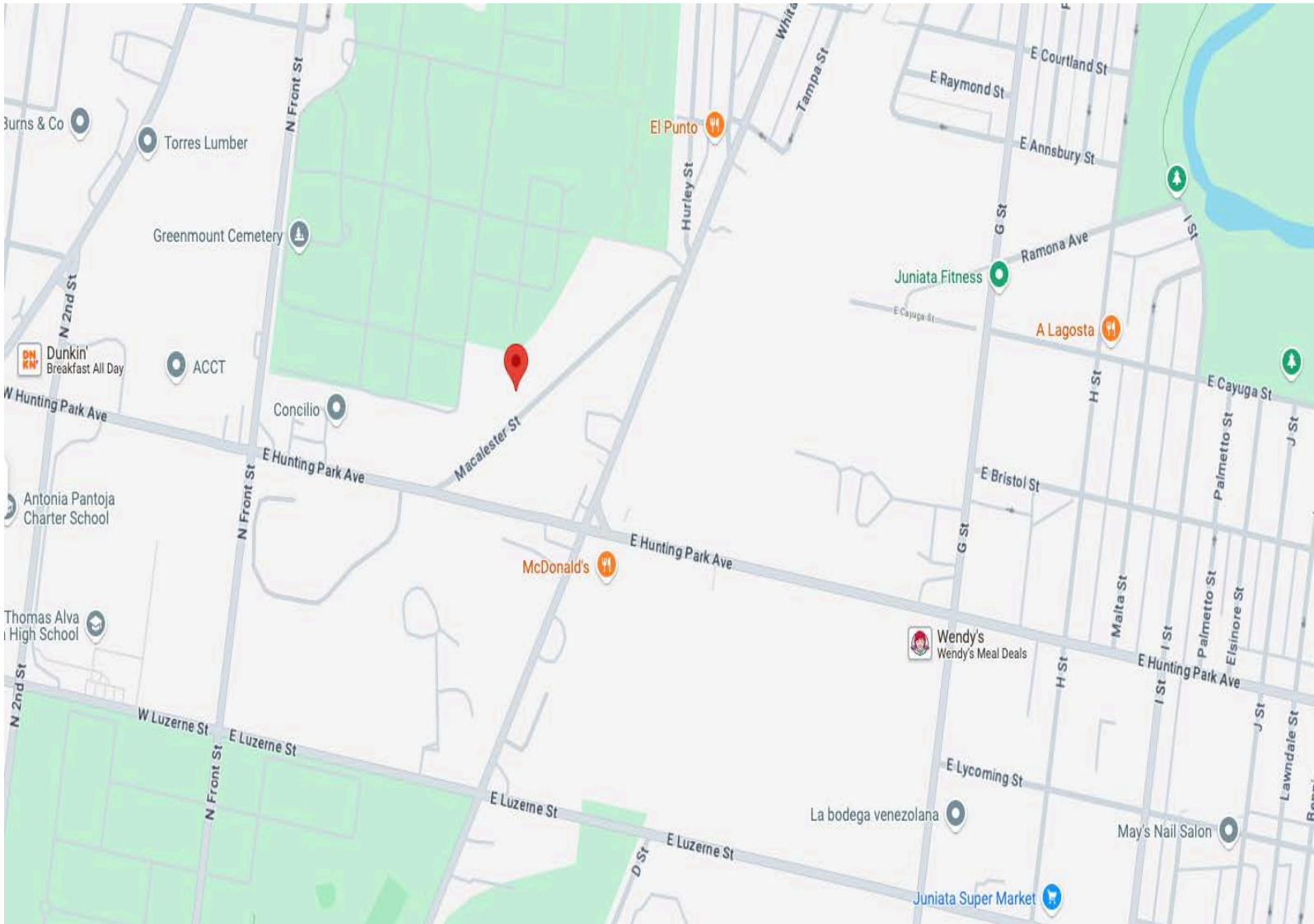
LOCATION MAP

AERIAL MAP

REGIONAL MAP



LOCATION MAP



AERIAL MAP



3

DEMOGRAPHICS

IN THIS SECTION
DEMOGRAPHICS REPORT

DEMOGRAPHICS REPORT

Demographic Summary Report

4234-4242 MacAlester Ave, Philadelphia, PA 19124					
Building Type: Industrial					
Radius	1 Mile		2 Mile		5 Mile
Population					
2029 Projection	36,687		189,055		890,637
2024 Estimate	38,560		196,535		915,996
2010 Census	43,109		209,221		938,011
2024 Population by Hispanic Origin	26,224		96,590		217,702
2024 Population	38,560		196,535		915,996
White	4,128	10.71%	22,178	11.28%	255,570 27.90%
Black	8,497	22.04%	74,487	37.90%	375,789 41.03%
Am. Indian & Alaskan	941	2.44%	3,569	1.82%	8,066 0.88%
Asian	2,051	5.32%	9,996	5.09%	58,878 6.43%
Hawaiian & Pacific Island	23	0.06%	103	0.05%	597 0.07%
Other	22,921	59.44%	86,202	43.86%	217,096 23.70%
U.S. Armed Forces	4		11		345
Households					
2029 Projection	11,945		65,922		352,319
2024 Estimate	12,590		68,671		362,716
2010 Census	14,226		73,705		372,733
Growth 2024 - 2029	-5.12%		-4.00%		-2.87%
Growth 2010 - 2024	-11.50%		-6.83%		-2.69%
Owner Occupied	6,775	53.81%	32,533	47.38%	168,506 46.46%
Renter Occupied	5,816	46.20%	36,138	52.62%	194,210 53.54%
2024 Households by HH Income	12,591		68,673		362,716
Income: <\$25,000	4,809	38.19%	29,425	42.85%	106,088 29.25%
Income: \$25,000 - \$50,000	3,769	29.93%	16,970	24.71%	74,300 20.48%
Income: \$50,000 - \$75,000	1,792	14.23%	9,555	13.91%	53,642 14.79%
Income: \$75,000 - \$100,000	907	7.20%	5,533	8.06%	39,686 10.94%
Income: \$100,000 - \$125,000	373	2.96%	2,706	3.94%	27,595 7.61%
Income: \$125,000 - \$150,000	455	3.61%	1,745	2.54%	18,788 5.18%
Income: \$150,000 - \$200,000	213	1.69%	1,435	2.09%	21,254 5.86%
Income: \$200,000+	273	2.17%	1,304	1.90%	21,363 5.89%
2024 Avg Household Income	\$48,808		\$47,293		\$74,060
2024 Med Household Income	\$33,309		\$31,257		\$50,402

4

ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO

//ADVISOR BIO



John Bianchimano

www.phillyandsubrubscre.com

Direct: 215-778-8610