

SDG | RE



1850 E Sedgley Avenue | Philadelphia, PA

OFFERING MEMORANDUM

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LISTING DESCRIPTION

Located in the rapidly growing Harrowgate neighborhood, 1850 E Sedgley Avenue offers a prime investment opportunity. This expansive 54,916 square foot, three-story building sits on a 57,934 square foot lot and is zoned IRMX, providing a variety of options for redevelopment—whether as multi-family units, commercial space, or a mix of both. Alternatively, the property can be leased out immediately for a strong return through a NNN lease.

The property also includes a large parking lot of approximately 35,000-40,000 square feet, providing ample parking space for tenants or customers. This vast parking area offers significant development potential, either for additional buildings or other uses to complement the existing structure. The water tower on the roof can be used for advertising.

With flexible zoning, generous parking, and immediate cash flow from existing rentals, 1850 E Sedgley Avenue is a versatile property with excellent potential for both short-term income and long-term growth.



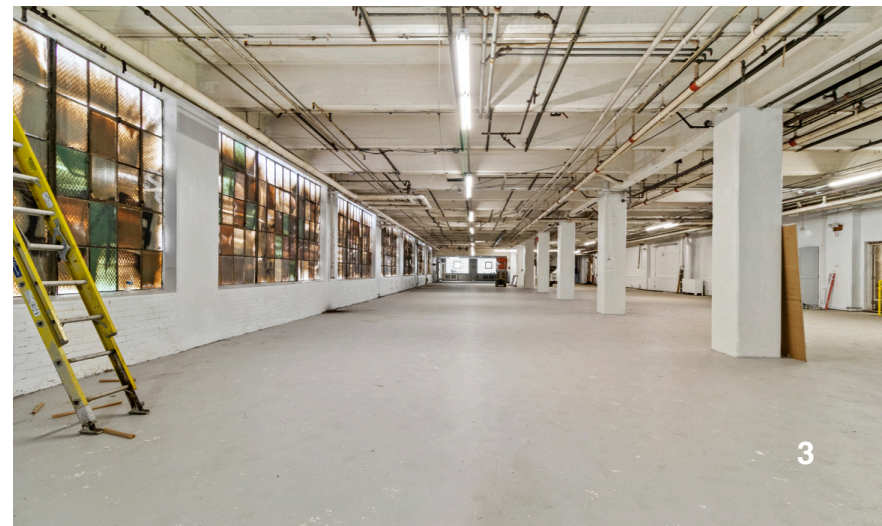
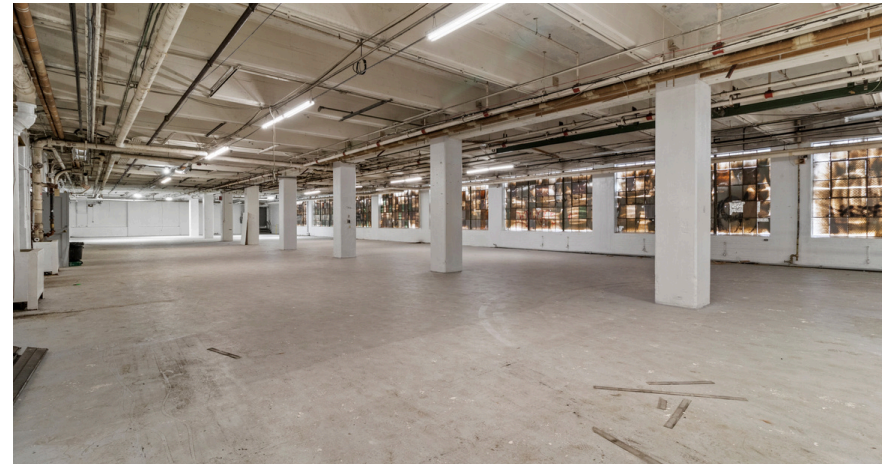
Deal Highlights

Asking - \$3,800,000

- 96% vacant
- Zoned IRMX
- Lot Size: 57,934 sqft
 - 301 x 193
- Corner Property

Building Highlights

- 54,916 sqft Abv Grade
- 3 Stories
- Ground floor office space
- Freight Elevator
- 1 loading dock and 4 garage doors
- 1 Detached Garage about 1,150 sqft
- 25+ parking spaces
- Recently painted inside and out
- \$100k sidewalk repair completed in the last 18 months



Neighborhood Description

Located in Northeast Philadelphia, Harrowgate is a historic, working-class neighborhood known for its industrial roots and strong sense of community. This area offers a blend of historic rowhomes, industrial buildings, and an increasing number of newer housing options, making it a neighborhood in transition with a mix of old and new. Harrowgate is situated near I-95 and the Market-Frankford Line, making it a convenient spot for commuters traveling into Center City and other parts of Philadelphia.

Harrowgate has a tight-knit community atmosphere, and in recent years, it has become a more diverse neighborhood with emerging art studios, small businesses, and community initiatives. The nearby Harrowgate Park provides a green oasis, offering a gathering place for families, picnics, and outdoor activities. With its affordable real estate, Harrowgate has begun attracting artists, young professionals, and entrepreneurs, adding new energy and opportunities to this historic section of Philadelphia.

If you're looking for a neighborhood with deep roots, affordable housing, and a growing creative scene, Harrowgate is a promising area with plenty of potential.



Location Map



Meet the Team



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