

MULTIFAMILY PROPERTY FOR SALE

5214 WAYNE AVE

Philadelphia, PA 19144

DEAL TEAM

5214 Wayne Avenue | Philadelphia, PA 19144

MULTIFAMILY PROPERTY FOR SALE

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COMMERCIAL

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PHOTOS

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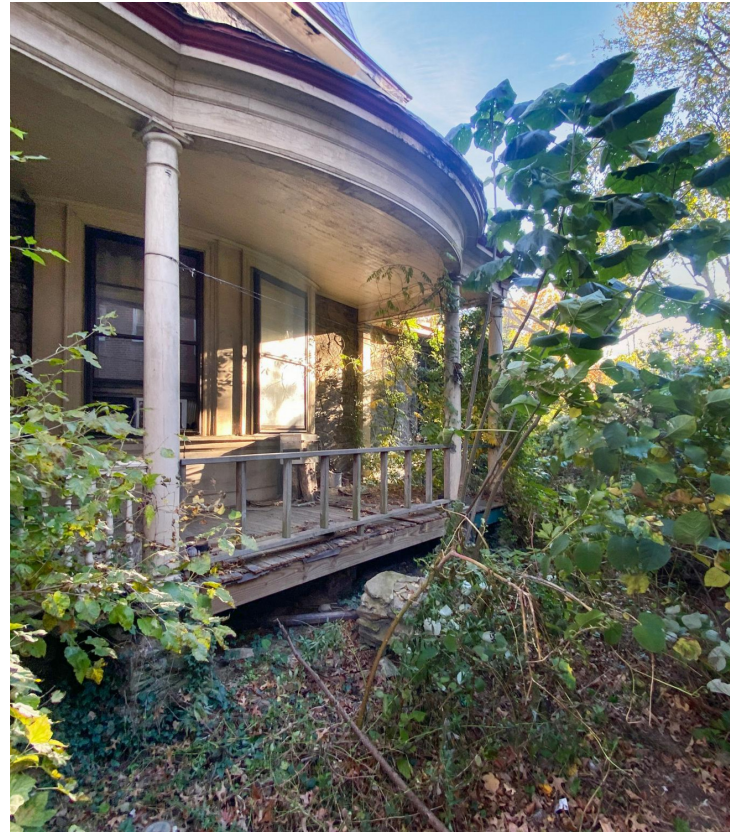
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Legal 5-Unit Multifamily | West Germantown | Priced to Sell | 1031 Exchange Opportunity

Exceptional investment opportunity in one of Northwest Philadelphia's most active growth corridors! 5214 Wayne Avenue is a fully leased, low-maintenance legal 5-unit multifamily property offering both immediate income and long-term development upside.

Sitting on nearly 22,000 sq ft of land with a 5,100 sq ft building footprint, the property utilizes less than 25% of its lot—ideal for expansion, additional units, or creative value-add projects. Current monthly gross income \$4,658 (average \$856 per unit) leaves room to raise rents or reconfigure layouts to meet demand.

Located just off Cheltenham & Wayne Avenues near the growing Mt. Airy and East Falls borders, residents enjoy walkable access to transit, shops, cafés, and Wissahickon Valley Park. Minutes to Wayne Junction Station and major routes.

Turnkey cash flow today, with significant upside for the next investor or developer.

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	5+
Lot Size:	22,000 SF
Building Size:	5,100 SF
Zoning:	RTA1- Residential Two-Family Attached district primarily for two-family, semi-detached houses on individual lots.

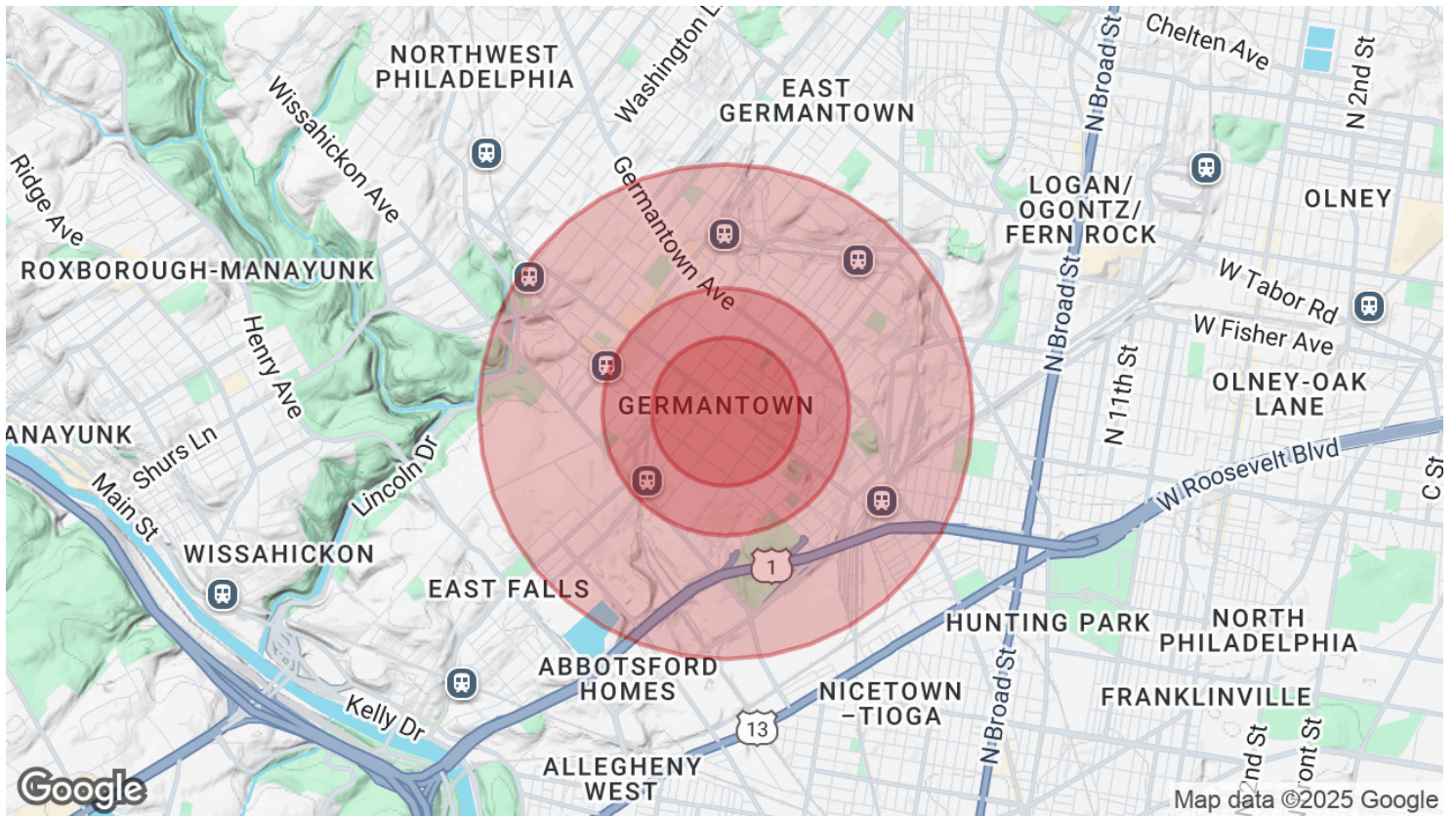
HIGHLIGHTS

- Owner Retiring – Priced to Sell
- 1031 Exchange Ready – Immediate Tax Savings
- Fully Leased, Well Maintained for 20+ Year
- 2025 Lead Safety Certification for all unit
- No L & I Violations
- Massive 22,000 SF Lot / Development Potential
- High-Demand West Germantown Location

DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,288	12,377	34,516
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,440	5,645	15,741
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$57,913	\$65,859	\$67,598
Average House Value	\$289,615	\$306,779	\$281,781

Demographics data derived from AlphaMap