

# Prime investment opportunity in Manayunk.

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BLACKLABEL™  
KELLERWILLIAMS®  
*Luxury*

# EXECUTIVE SUMMARY

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## SUMMARY

BlackLabel KW Commercial is proud to present the sale of 4630 Umbria Street, a prime investment opportunity in the heart of Manayunk. This mixed-use property offers a unique blend of commercial and residential spaces, with stabilized cash flow already in place. The property includes two one bedroom apartments on the second floor, and a two bedroom apartment on the third floor. The first-floor commercial space, is leased to a stabilized, cash flowing deli. The building generates a total income of \$12,000-\$12,500 per month. Asking price is \$1,200,000 the property includes the three apartments, first-floor retail space with a basement and four car parking spots.

Located in Manayunk, a vibrant and dynamic neighborhood known for its lively business district, trendy restaurants, and historic charm, this property offers both stability and growth potential with the residential units offering an additional revenue stream. With significant foot traffic in a thriving community, this is a great opportunity to own a versatile property in a thriving Philadelphia neighborhood.

## OFFERING PROCESS

Asking price \$1,200,000

Proof of funds must be provided prior to all showings.



# SITE PHOTOS

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# PREVIEW 4630 Umbria Street

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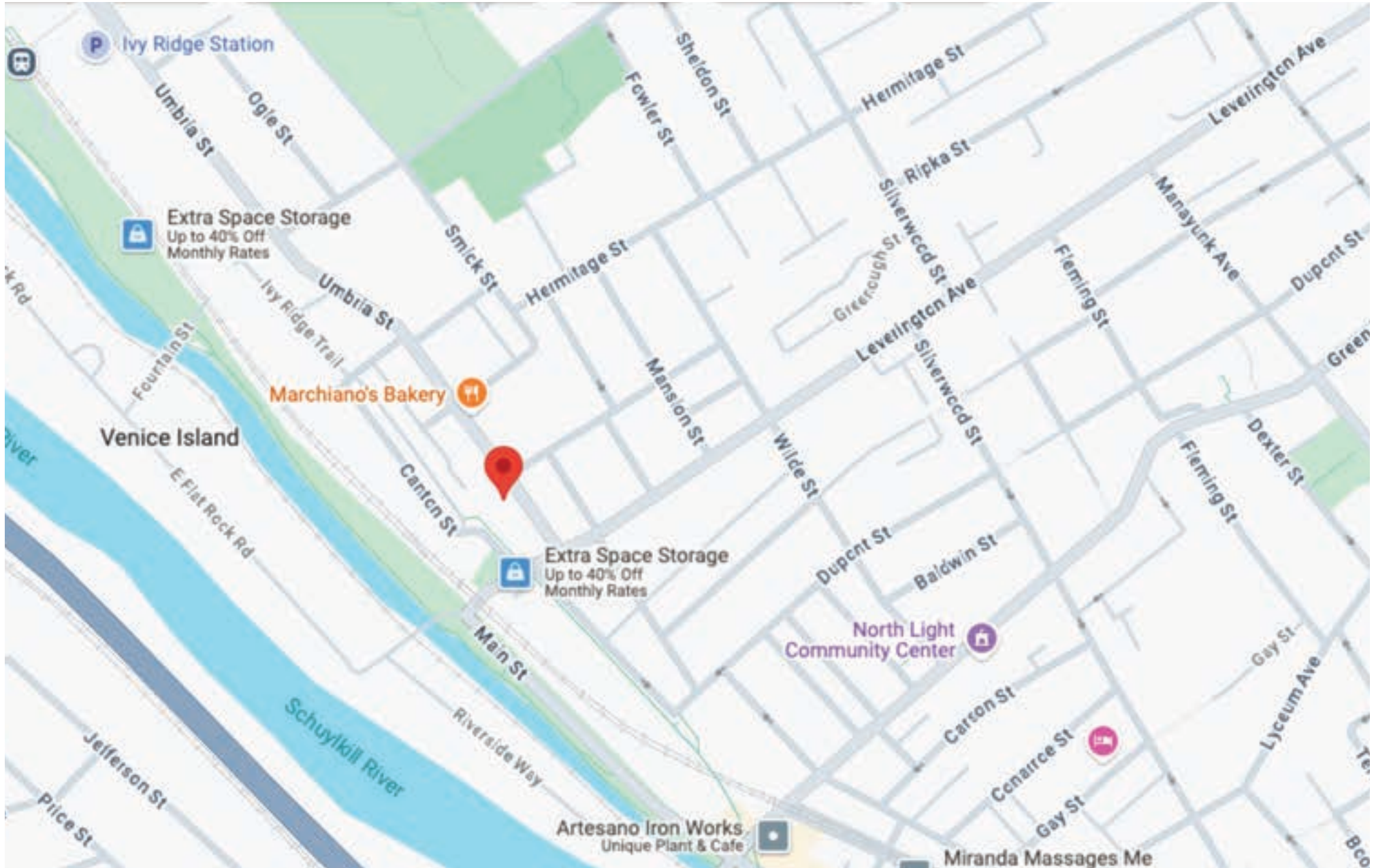
# SITE MAP

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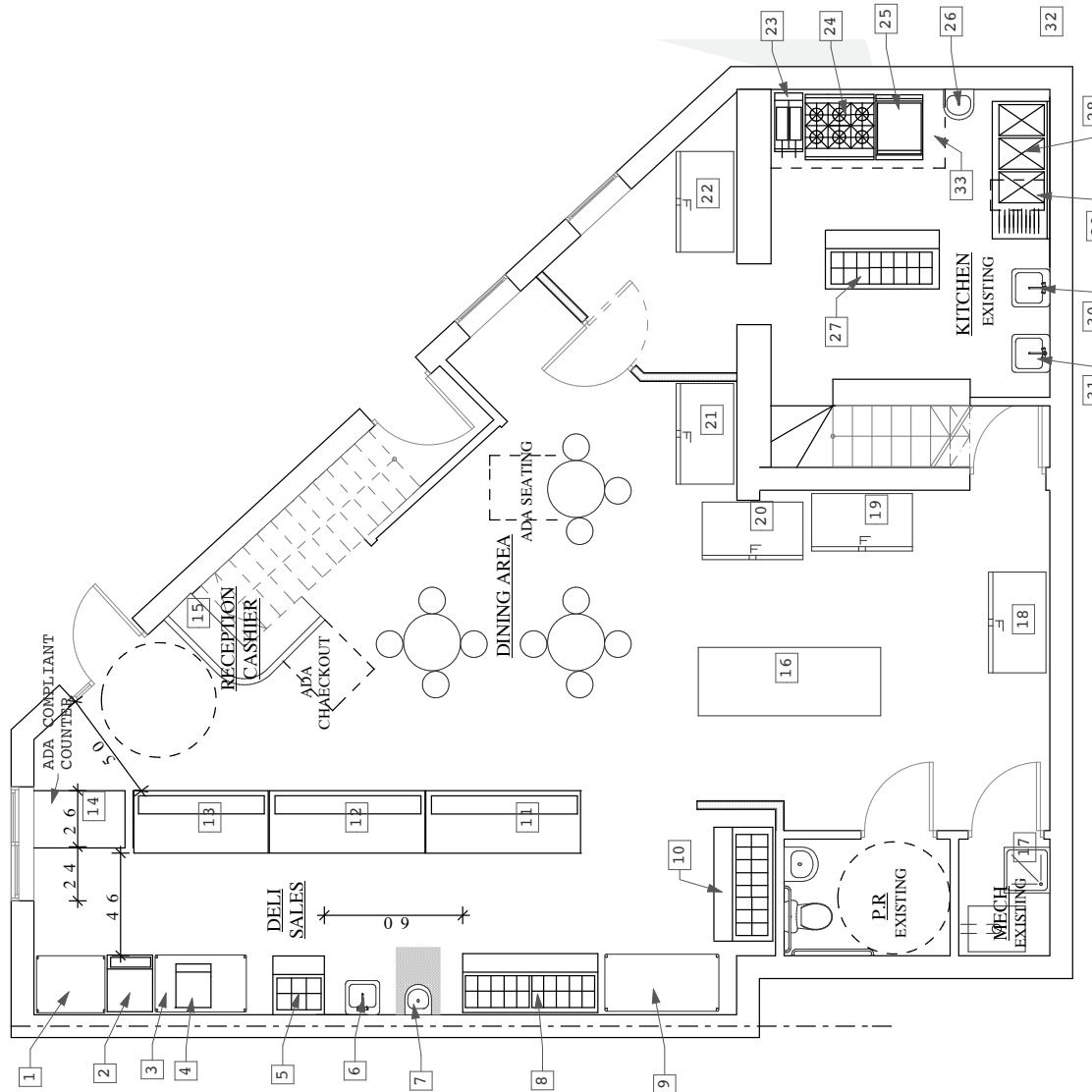
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# FLOOR Plan: FIRST FLOOR COMMERCIAL SPACE

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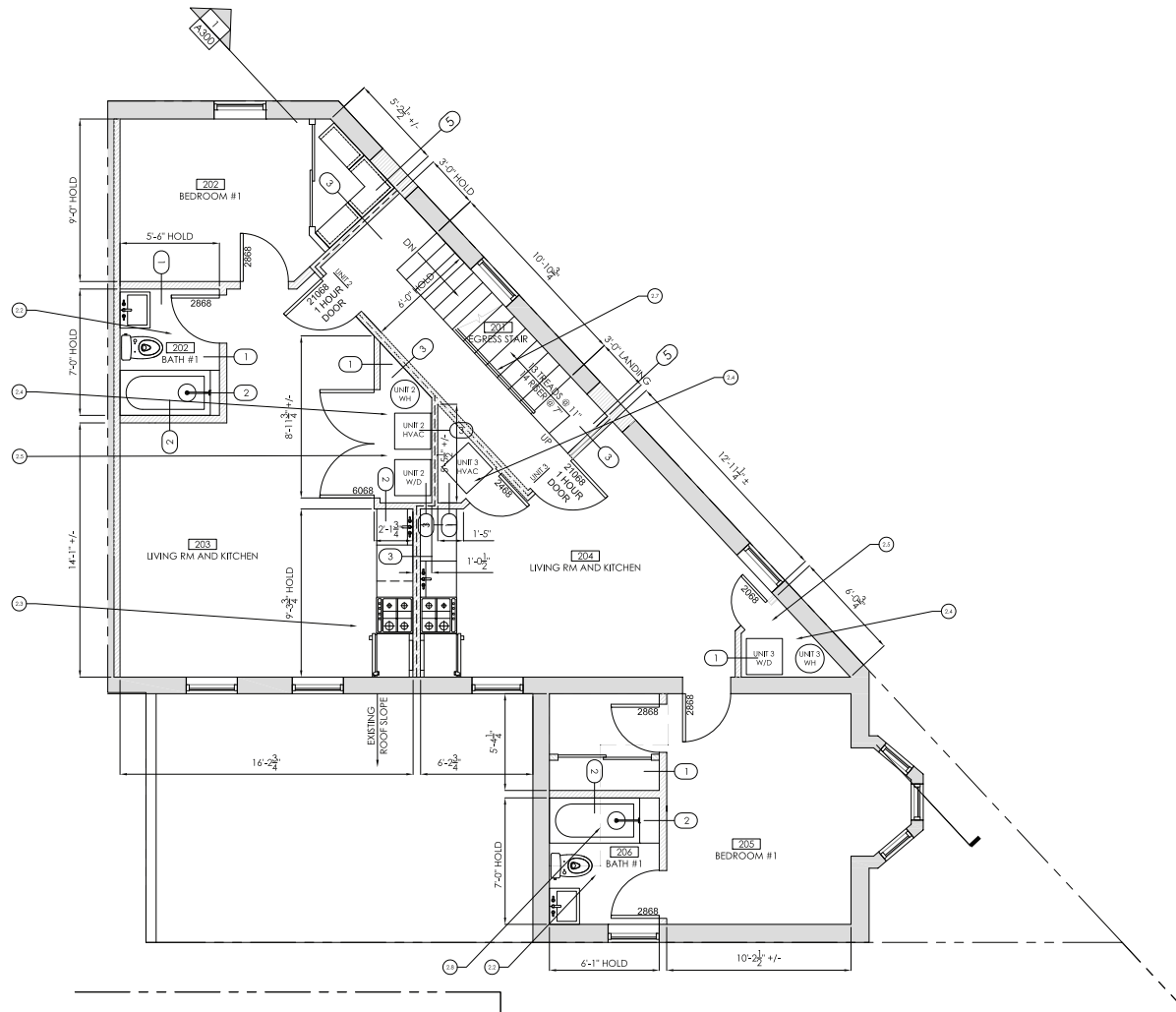


**FIT-UP PLAN**  
SCALE 3/8" = 1'-0"

# SECOND FLOOR PLAN

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1 2ND FLOOR PROPOSED PLAN  
A-202 SCALE: 1/4" = 1'-0"





# ABOUT MANAYUNK

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**60+**  
Retailers

**40+**  
Restaurants

**25+**  
Local  
Events

Manayunk, originally a working-class mill town along the Schuylkill River, gained prominence during the 19th century as a hub for the textile industry, powered by the Manayunk Canal. Incorporated into the City of Philadelphia in 1854, the neighborhood thrived due to its industrial growth and proximity to the railroad. Over time, as the mills declined, Manayunk transformed into a vibrant community known for its hilly streets, eclectic shops, and lively nightlife.

Tucked along the scenic Schuylkill River, Manayunk is a dynamic neighborhood that seamlessly fuses industrial history with modern-day charm. Known for its steep hills and iconic views, Manayunk offers a bustling main street where trendy shops, diverse eateries, and art galleries line the sidewalks. Its lively energy is complemented by riverside trails, perfect for biking, jogging, or simply taking in the natural beauty of the area. Whether you're enjoying a meal on an outdoor patio or exploring its local festivals, Manayunk's inviting atmosphere and strong community spirit make it a unique and vibrant destination within Philadelphia.

## Manayunk by the Numbers

**Average Household Income: \$130,098**

**Median Sale Price September 2023: \$320,000**

**Median Sale Price September 2024: \$355,000 (10.9% Increase)**

**Median Price Per Sqft September 2024: \$327**

**Population Density: 20,050 people per square mile**

Numbers sourced from U.S. Census Bureau, rockethomes.com, and city-data.com

