12,213 SF OF WAREHOUSE SPACE + PARKING AVAILABLE

1701 GERMANTOWN AVE Olde Kensington, Philadelphia 19122



- Corner of 4th and Cecil B Moore
- 12,213 SF on a 17,233 SF parcel
- Prime corner in Olde Kensington
- Single story A frame structure with exclusive use of parking lot
- Frontages
 - 220' on Cecil B. Moore
 - 80' on Germantown Ave
 - 158' on N 4th Street
- Building is also available for sale.
- Multiple drive-in loading docks with electric roll-down gates.
- Zoning: I-2
- Walking distance to Septa bus line





Walker's Paradise Excellent Transit

DEMOGRAPHICS (workers within 1 mile)	
Residents within 1 mile	76,473
Average household income	\$76,535
Est. daytime population	19,452



NEIGHBORS INCLUDE:





















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PROPERTY OVERVIEW	
Price	Sale: \$4,028,000 Lease: \$18 NNN
Year Built	1925
Number of Buildings	1
Number of Floors	1
Number of Units	1
Lot Size	35'x219'
Lot Area	27,049 SF
Total Area of Building	12,213 SF
Real Estate Tax Assessment 2024	\$1,723,300
Real Estate Tax 2024	\$24,122
Surface Parking	Private gated parking of almost 15,000 SF
Frontage	Germantown Ave, Cecil B Moore Ave, N 4th Street
Site Shape	Irregular
Zoning	I-1



Property Photos

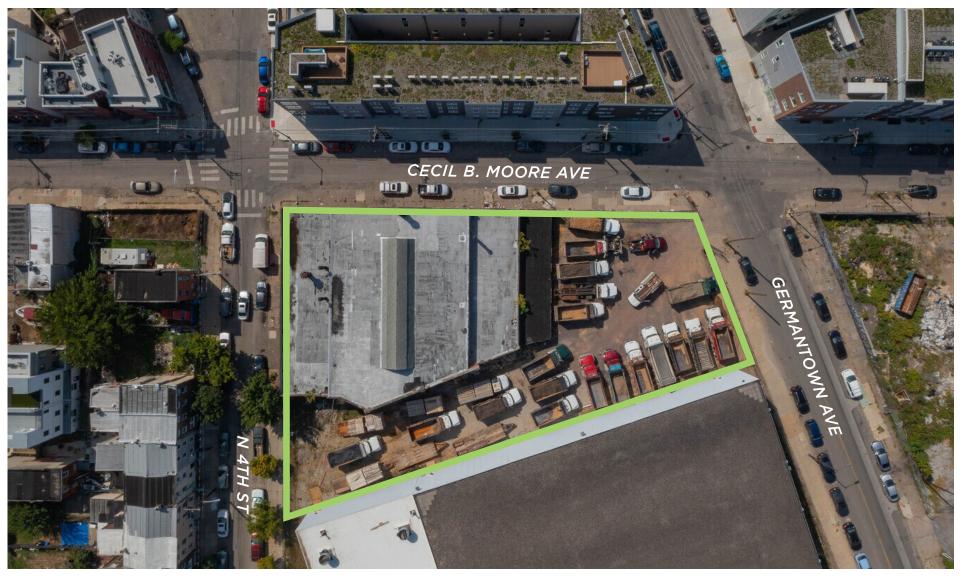






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Aerial Map



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Neighborhood Retail Map



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