

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



**Walk Score®**

Walk Score  
**90**

Walker's Paradise

Transit Score  
**80**

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:

Little City  
MONTESSORI

Human  
Robot

CRANE

STATESIDE  
URBANCRAFT  
— VODKA —

Laser Wolf  
PHILADELPHIA

ORIGINAL XIII  
CIDERWORKS, LLC.

TUFAS  
BOULDER LOUNGE  
PHILADELPHIA

NEW  
Liberty  
PHILADELPHIA, PA  
DISTILLERY

RcAnimator  
COFFEE ROASTERS

Billy Penn  
STUDIOS

**ROMAN MELNYK** 267.238.1716 ■ [rmelnyk@mpnrealty.com](mailto:rmelnyk@mpnrealty.com)

**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

# 1701 GERMANTOWN AVE

Olde Kensington, Philadelphia 19122



## 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

**ROMAN MELNYK** 267.238.1716 ■ [rmelnyk@mpnrealty.com](mailto:rmelnyk@mpnrealty.com)

**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.



# 1701 GERMANTOWN AVE

Olde Kensington, Philadelphia 19122

## Property Photos



**ROMAN MELNYK** 267.238.1716 ■ [rmelnyk@mpnrealty.com](mailto:rmelnyk@mpnrealty.com)

**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.



# 1701 GERMANTOWN AVE

Olde Kensington, Philadelphia 19122

## Aerial Map



**ROMAN MELNYK** 267.238.1716 ■ [rmelnyk@mpnrealty.com](mailto:rmelnyk@mpnrealty.com)

**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.



# 1701 GERMANTOWN AVE

Olde Kensington, Philadelphia 19122

## Neighborhood Retail Map



**SITE: 1701 GERMANTOWN AVE**



**ROMAN MELNYK** 267.238.1716 ■ [rmelnyk@mpnrealty.com](mailto:rmelnyk@mpnrealty.com)

**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)