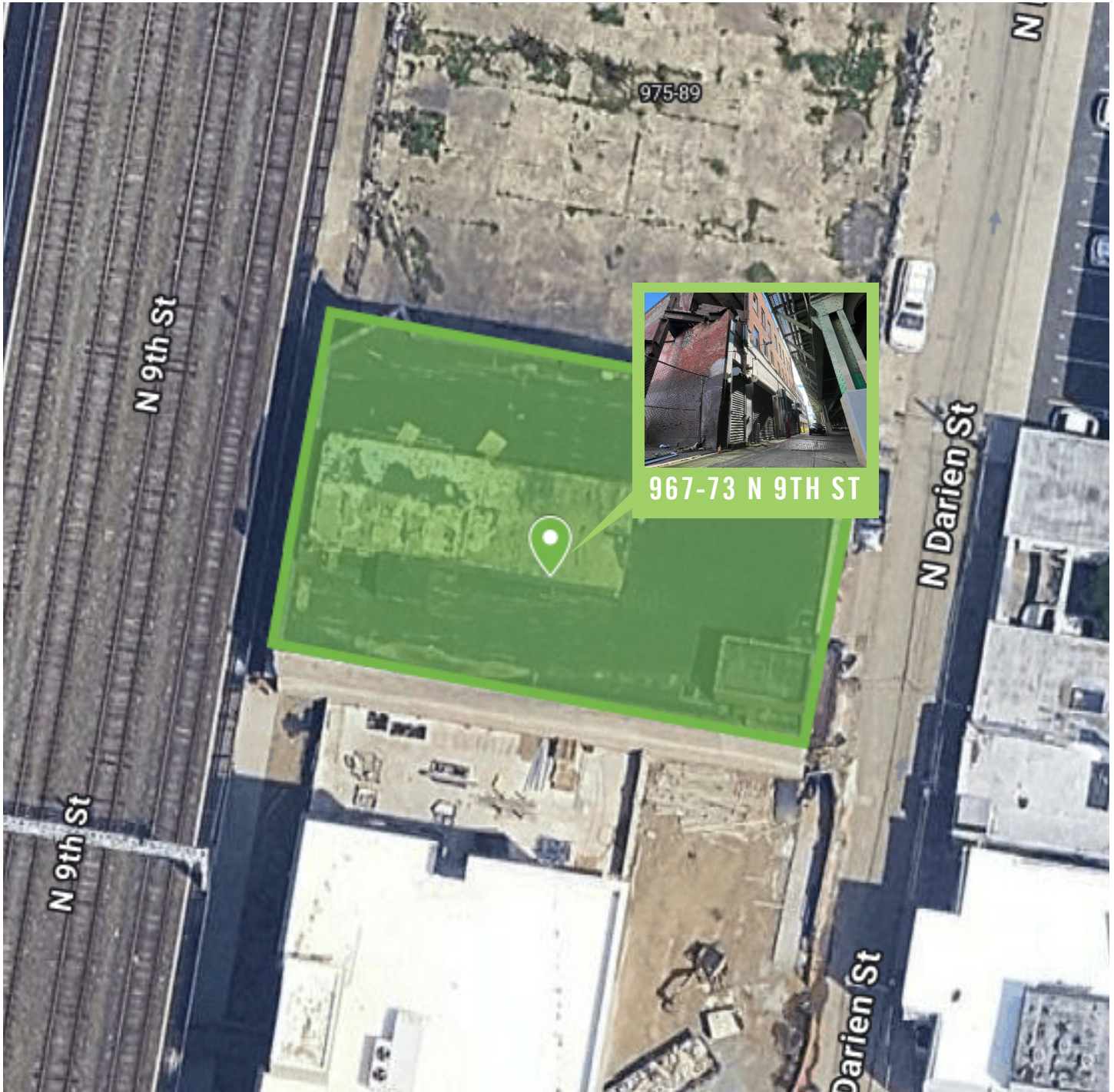


967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

QOZ REDEVELOPMENT OPPORTUNITY AT 9TH & GIRARD

MPN
MALLIN PANCHELLI NADEL
REALTY



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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123



About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 967-73 N 9th Street, a redevelopment opportunity at 9th & Girard. This existing 3-story, 17,226 SF building sits on a 9,652 SF lot with two existing month-to-month tenants on the ground floor. The seller has received zoning approval for the redevelopment of a 4-story, 21-unit mixed-use building with a unit mix of (1) ground floor commercial space, (4) studios, (10) 1 bed / bath units, (6) 2 bed / 2 bath units, (7) parking spaces, and a roof deck. Located in West Poplar, this site sits directly next to several new development apartment complexes. The property is located in a Qualified Opportunity Zone (QOZ), see page 11 for more information.

PROPERTY OVERVIEW

Price	\$1,200,000
Year Built	1930
Number of Buildings	1
Number of Floors (Existing)	3
Number of Floors - Proposed	4
Number of Units - Proposed	20
Proposed Unit Mix	(1) commercial space, (4) studios, (10) 1 bed & 1 bath units, (6) 2 bed & 2 bath units
Lot Size (Per city of Philadelphia)*	96' x 100'
Lot Area (Per city of Philadelphia)*	9,652
Total Area of Existing Building (Per city of Philadelphia)*	17,226
Total Area of New Building	26,424 SF
RE Tax Assessment 2026	\$310,100
RE Tax 2026	\$4,341
Zoning	ICMX (with approval for 20 residential units, 1 commercial space, 7 parking spaces, and a roof deck)
Exterior	Brick
Foundation	Concrete
Elevator	(1) existing elevator shaft
Parking - Proposed	(7) proposed spaces
Outdoor Space	Approved roof deck

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Parcel Map



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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123



Property Overview

Breakdown of Proposed Units and Floors

Commercial	1 Commercial Space
------------	--------------------

Studios	4 units
---------	---------

1 Bed/1 Bath	10 units
--------------	----------

2 Bed/2 Bath	6 units
--------------	---------

1st Floor	Commercial and Parking
-----------	------------------------

2nd Floor	6 Units
-----------	---------

3rd Floor	7 Units
-----------	---------

4th Floor	7 Units
-----------	---------

2nd Floor

Unit 1	Studio
--------	--------

Unit 2	1 bed / 1 bath
--------	----------------

Unit 3	2 bed / 2 bath
--------	----------------

Unit 4	Studio
--------	--------

Unit 5	2 bed / 2 bath
--------	----------------

Unit 6	1 bed / 1 bath
--------	----------------

3rd Floor

Unit 7	1 bed / 1 bath
--------	----------------

Unit 8	1 bed / 1 bath
--------	----------------

Unit 9	1 bed / 1 bath
--------	----------------

Unit 10	1 bed / 1 bath
---------	----------------

Unit 11	Studio
---------	--------

Unit 12	2 bed / 2 bath
---------	----------------

Unit 13	2 bed / 2 bath
---------	----------------

4th Floor

Unit 14	1 bed / 1 bath
---------	----------------

Unit 15	1 bed / 1 bath
---------	----------------

Unit 16	1 bed / 1 bath
---------	----------------

Unit 17	1 bed / 1 bath
---------	----------------

Unit 18	Studio
---------	--------

Unit 19	2 bed / 2 bath
---------	----------------

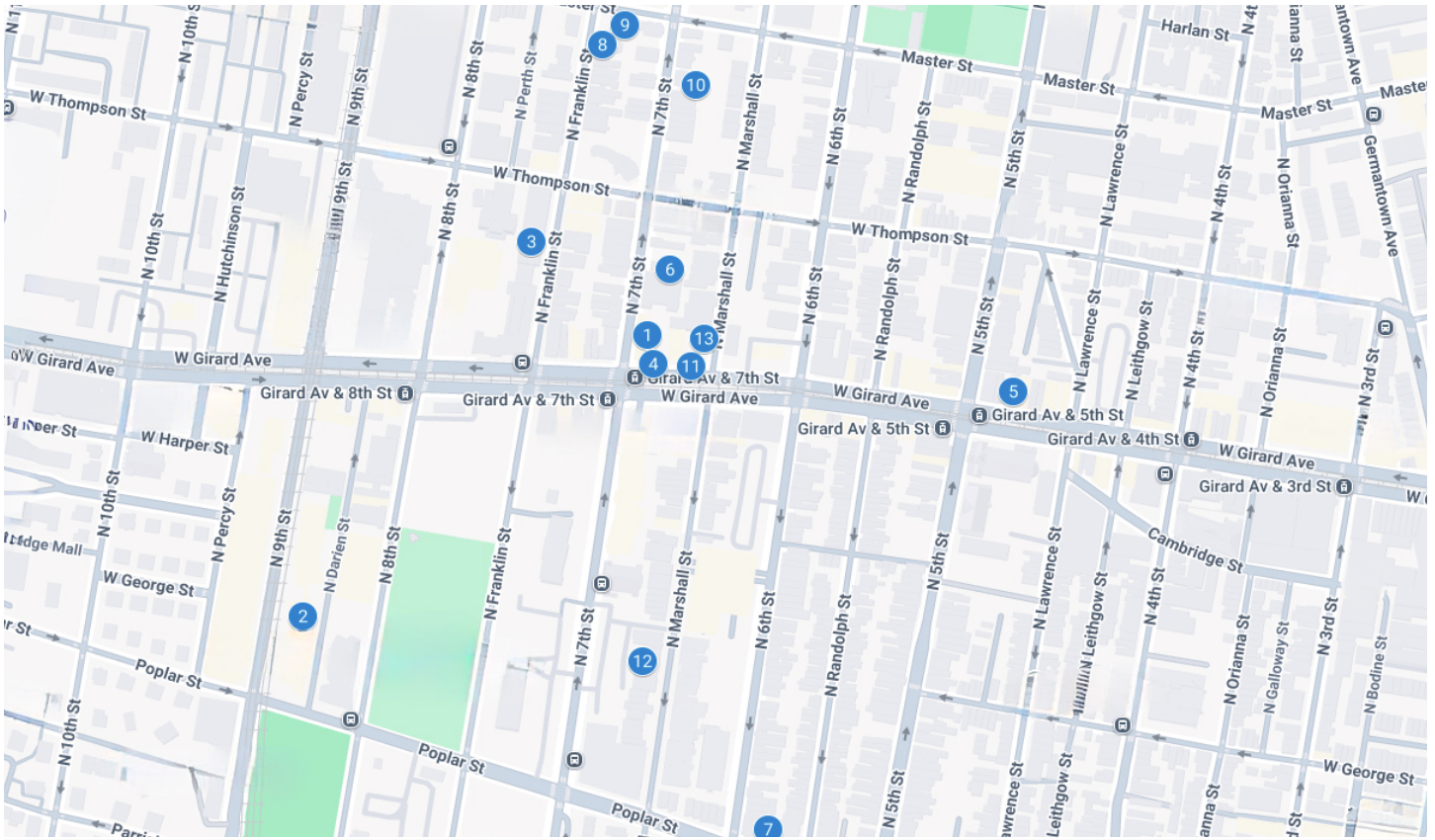
Unit 20	2 bed / 2 bath
---------	----------------

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Rental Comps



	ADDRESS	UNIT MIX	SQUARE FEET	PRICE PSF	RENT/MONTH
1	629 W Girard Ave	Studio	700	\$1.59	\$1,111
2	901 N 9th St	Studio	600	\$2.25	\$1,350
3	720 W Thompson St	1 bed/1 bath	574	\$2.83	\$1,625
4	629 W Girard Ave	1 bed/ 1 bath	700	\$2.03	\$1,418
5	437 W Girard Ave	1 bed/ 1 bath	630	\$2.38	\$1,500
6	1227 N 7th St	1 bed/ 1 bath	675	\$2.04	\$1,375
7	517 Poplar St	1 bed/ 1 bath	600	\$2.75	\$1,650
8	1335 N Franklin St	2 bed/ 2 bath	1,280	\$1.76	\$2,254
9	1335 N Franklin St	2 bed/ 2 bath	1,280	\$1.87	\$2,395
10	1333 N 7th St	2 bed/ 2 bath	1,270	\$1.57	\$2,000
11	629 W Girard Ave	2 bed/ 2 bath	1,000	\$1.80	\$1,795
12	944 N Marshall St	2 bed/ 2 bath	1,100	\$1.91	\$2,100
13	625 W Girard Ave	2 bed/ 2 bath	975	\$1.90	\$1,850

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Property Photos

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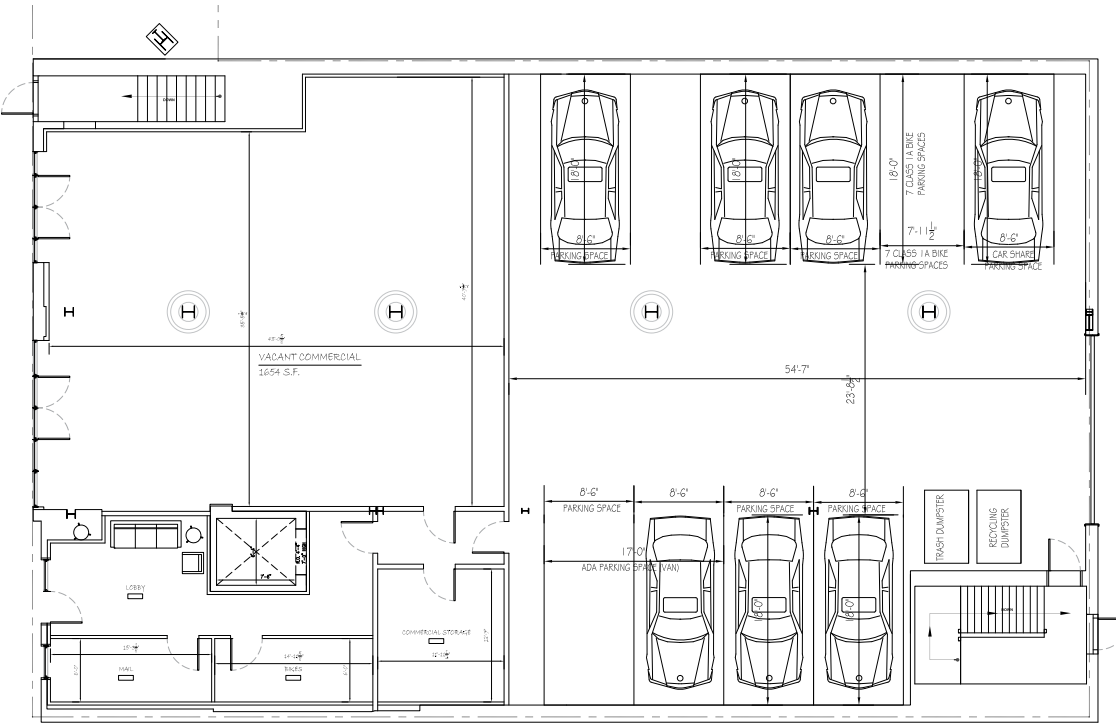
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Site Plans/Renderings ([Click to enlarge](#))



FIRST FLOOR PLAN

1/4" = 1'-0"

PROJECT: PROPOSED MIXED USE BUILDING (RE-USE)
967-73 N 9TH STREET
PHILADELPHIA, PENNSYLVANIA

SCHEMATIC FLOOR PLANS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HG
DATE: 8-20-2020
SCALE: AS NOTED

DATE: 8/20/20
FILE: 1911-07

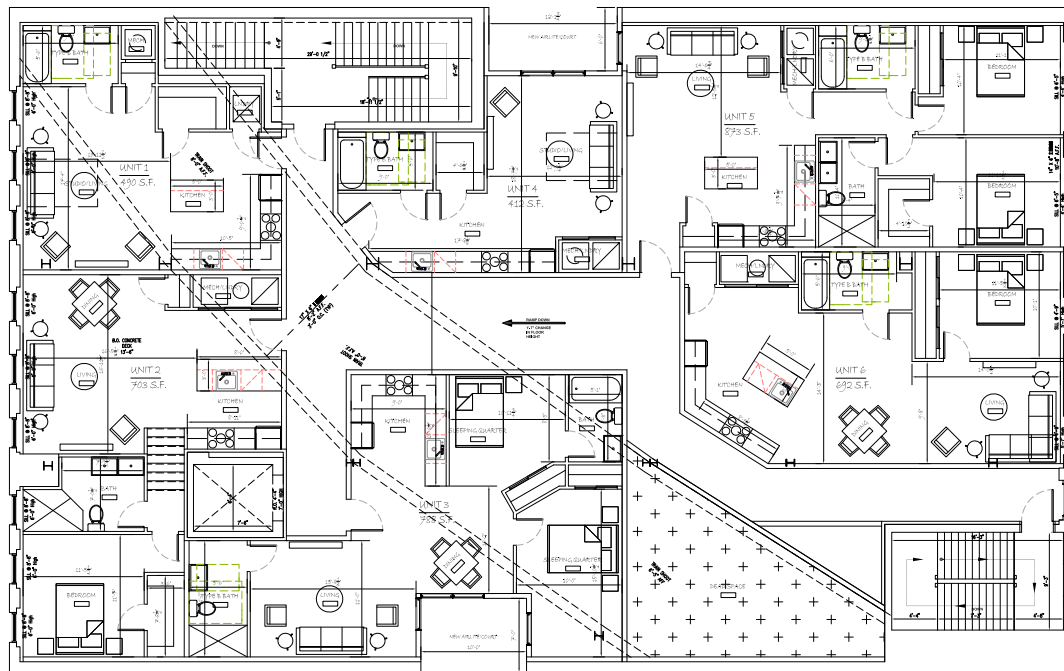
SK-1

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Site Plans/Renderings ([Click to enlarge](#))



SECOND FLOOR PLAN

1/4\" = 1'-0"



PROJECT: PROPOSED MIXED USE BUILDING (RE-USE)
967-73 N 9TH STREET
PHILADELPHIA, PENNSYLVANIA

SCHEMATIC FLOOR PLANS

DWG. TITLE

REVISIONS:

DRAWN BY: L.S.
CHECKED BY: H.M.
DATE: 5/20/2022
SCALE: AS NOTED

JOB NO. 19TH ST
FL. 2

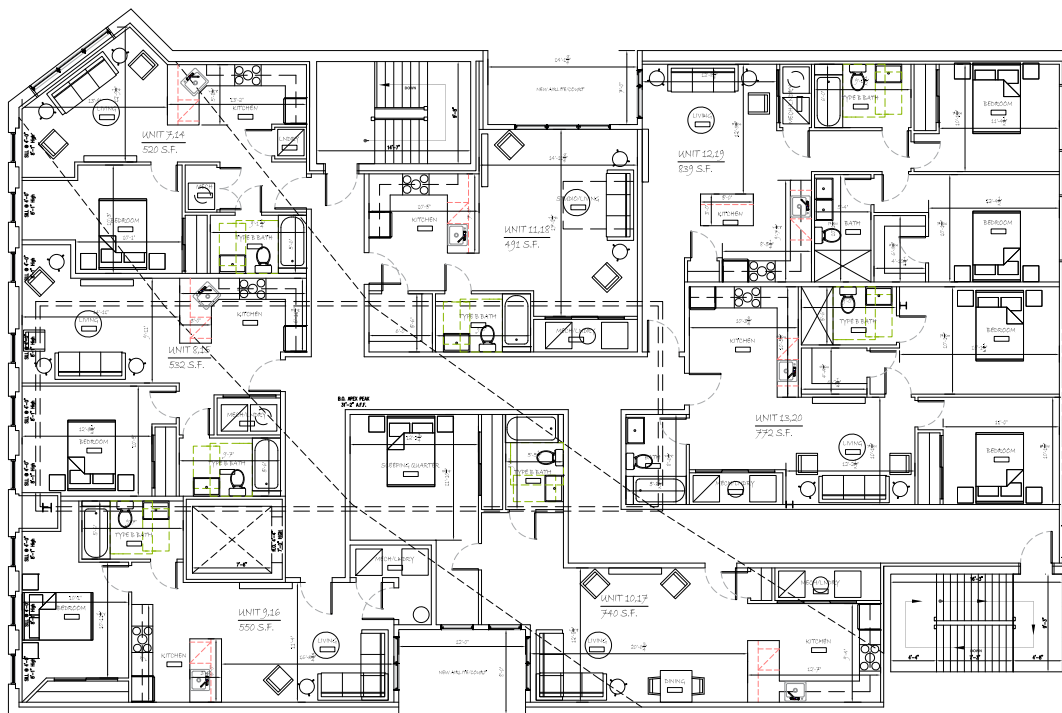
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Site Plans/Renderings ([Click to enlarge](#))



TYP. FLR 3-4 PLAN

1/4" = 1'-0"



PROJECT: PROPOSED MIXED USE BUILDING (RE-USE)
967-73 N 9TH STREET
PHILADELPHIA, PENNSYLVANIA
DWG. TITLE: SCHEMATIC FLOOR PLANS

REVISIONS:

PREPARED BY: LD
CHECKED BY: HK
DATE: 5/20/2022
SCALE: AS NOTED

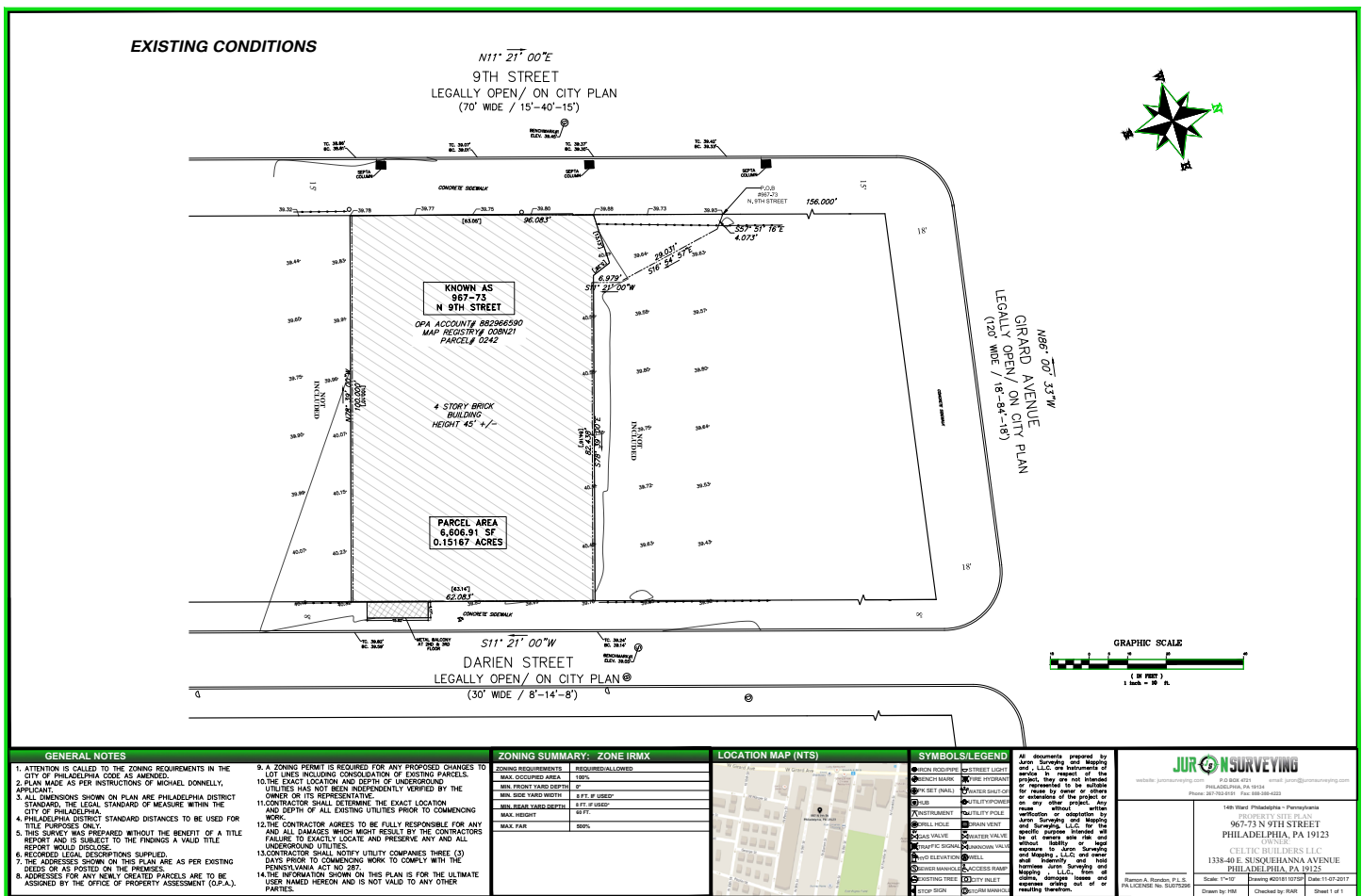
JOB NO. 17TH ST
FILE: 17TH ST

SK-3

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West Poplar, Philadelphia, 19123

Site Plans/Renderings (Click to enlarge)



967-73 N 9TH STREET

West Poplar, Philadelphia, 19123



[Zoning Permit \(Click to enlarge\)](#)



Zoning Board of Adjustment (ZBA) Appeals Calendar

See dates and agendas for ZBA appeal hearings

Property Address

967-73 N 9TH ST

OPA number: 882966590

Appeal number	ZP-2022-012060
Appeal Type	ZBA Permit Denial - Variance
Application Type	Zoning Board of Adjustment
Primary applicant	HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Meeting ID	MI-2023-000104
Permit application number	ZP-2022-012060

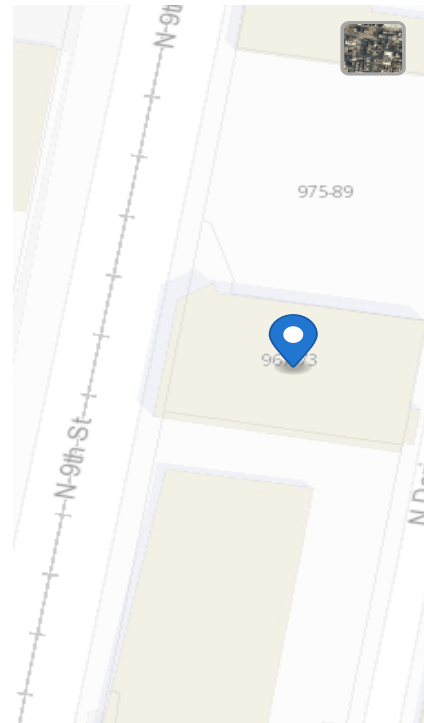
Coordinating RCO

Hearing date and time



June 28, 2023

03:30 PM



[Submit documents for hearing](#)

Appeal description

PERMIT FOR THE ERECTION OF AN ADDITION ABOVE THE EXISTING ATTACHED STRUCTURE WITH ONE (1) ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING CONTAINING 20 DWELLING UNITS, VACANT COMMERCIAL SPACE, AND SEVEN

<https://li.phila.gov/zba-appeals-calendar/appeal?from=2-7-2000&to=4-7-2050®ion=all&Id=ZP-2022-012060>

1/2

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123



[Zoning Permit \(Click to enlarge\)](#)

14/11/2025, 11:31

ZBA

(7) ACCESSORY OFF-STREET PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE AND ONE (1) CAR SHARE SPACE). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

Hearing results

Date	Result	Notes
7/6/2023	Granted	

Court History

Date	Court type	Case number	Action	Results	Meeting ramarks
No matching records					

This information is presented for reference purposes only and should not be used in place of legal advice.

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123



Qualified Opportunity Zone

Definitions

Opportunity Fund: An investment vehicle organized as a corporation or partnership for the purpose of investing in Opportunity Zone property.

Opportunity Funds will be self-certified per IRS guidelines. They must be organized for the purpose of investing in Opportunity Zones

Opportunity Funds are required to invest 90% or more of their capital as EQUITY in Opportunity Zone property

Opportunity Zone property includes stock, partnership interest, or business property in an Opportunity Zone

Investor Incentives

OPPORTUNITY ZONE INVESTMENTS PROVIDE AN IMMEDIATE BENEFIT

to investors of deferring payment of the capital gains tax that would be paid in 2018 until 2026. Further incentives are linked to the duration of an investor's commitment to Opportunity Fund investments.

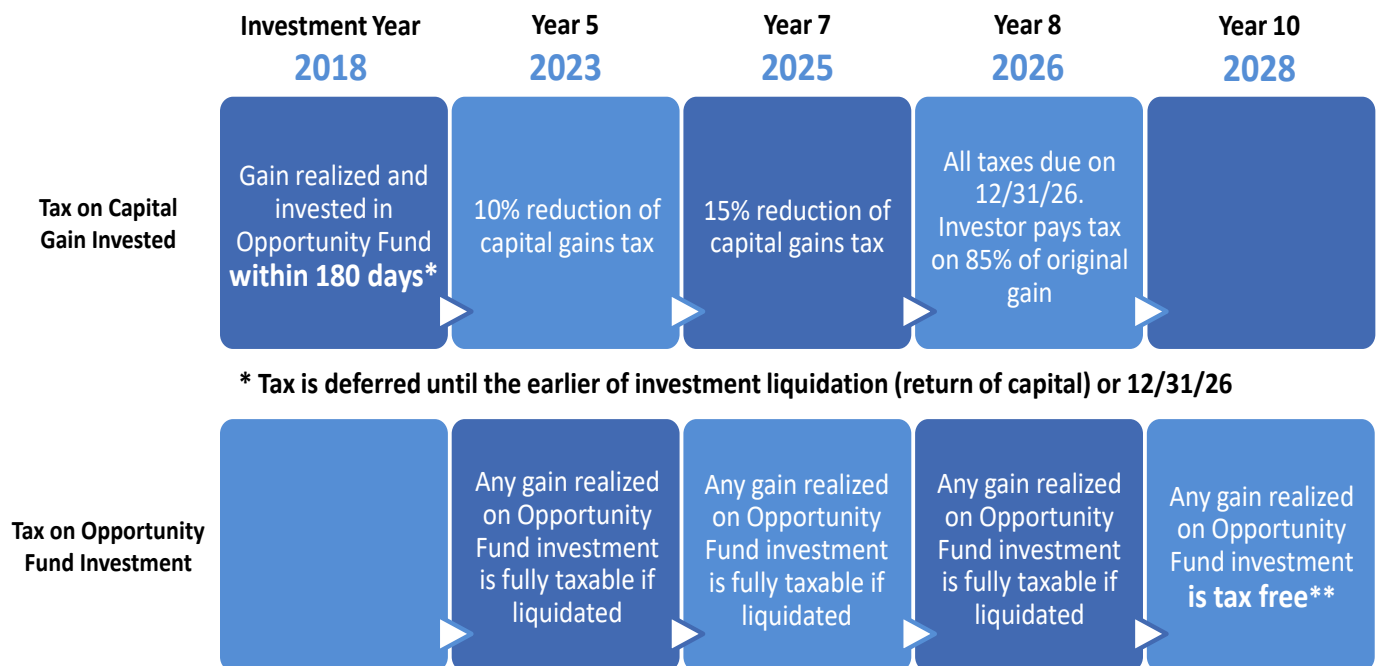
THE OZ TAX INCENTIVE WILL ALLOW

a modest reduction in capital gains taxes in exchange for holding Opportunity Fund investments for five to seven years.

IF INVESTMENTS ARE HELD 10+ YEARS,

gains accrued on the Opportunity Fund investment during that 10-year period will not be taxed, further incentivizing patient capital.

Timeline for Opportunity Zone Investments



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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Zoning

ICMX

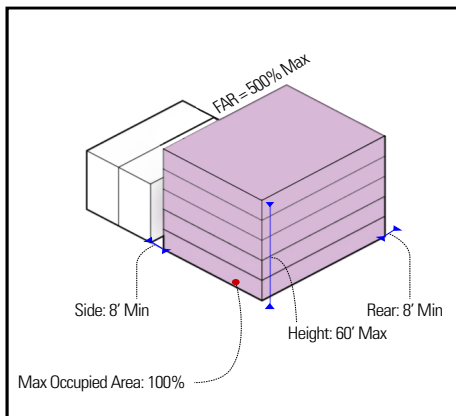
Table 14-701-4: Dimensional Standards for Industrial Districts



Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

Table Note:

- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



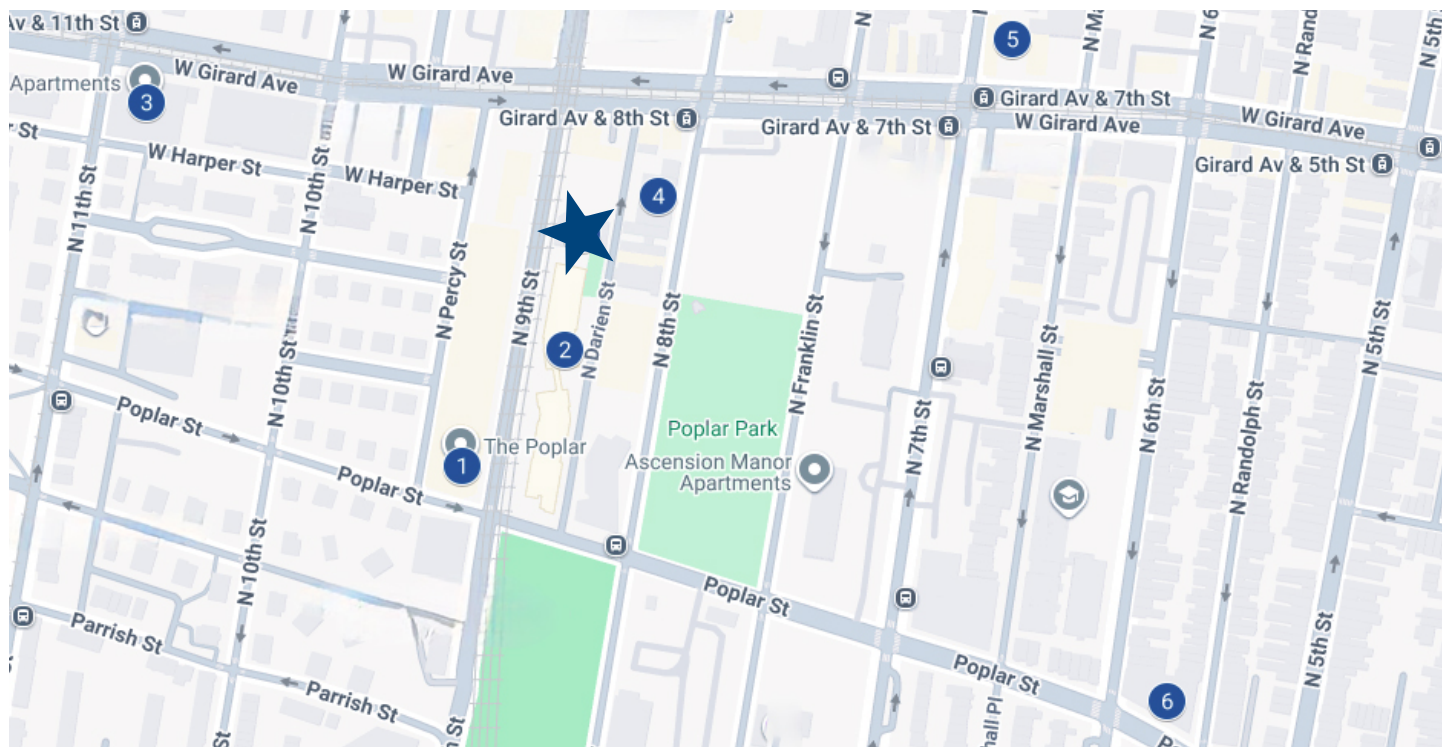
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

West Poplar Developments



	NAME	ADDRESS	# OF UNITS	DISTANCE
★	SITE	967-73 N 9TH STREET	20	
1	THE POPLAR	900 N 9TH ST	285	.1 MILES
2	THE DARIEN	815 POPLAR ST	212	.2 MILES
3	VERANDA APARTMENTS	1000-38 W GIRARD	224	.2 MILES
4	NORTH EIGHTH PARK	962-68 N 8TH ST	24	.1 MILES
5	THE MARQUEE	629-33 W GIRARD	24	.2 MILES
6	THE RANDOLPH	517-33 POPLAR ST	40	.4 MILES

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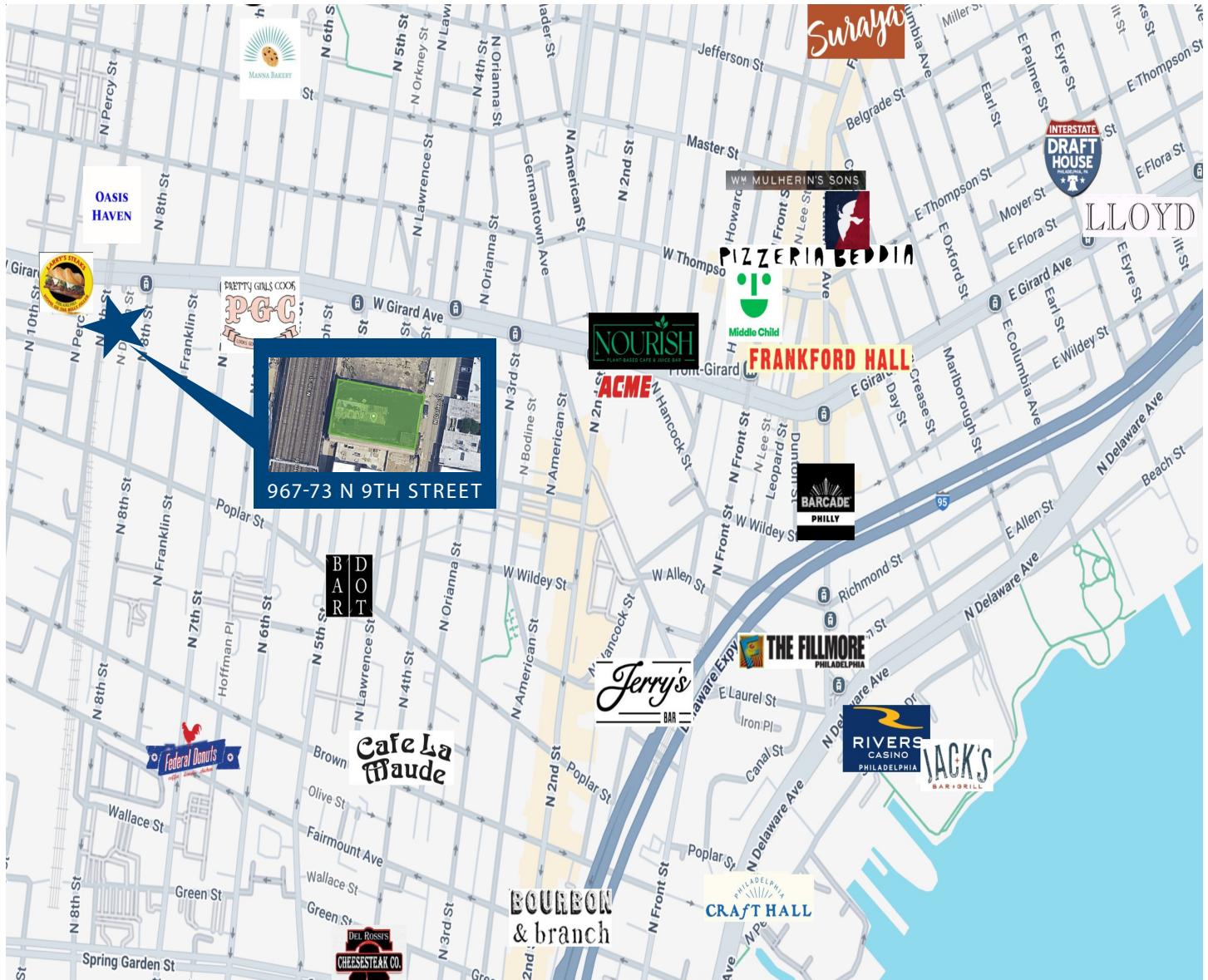
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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Retail Map



Walk Score®

DEMOGRAPHICS (within 1 mile)

Residents	75,466
Average household income	\$93,663
Est. daytime population	28,232

Walk Score
85

Transit Score
79

Bike Score
77

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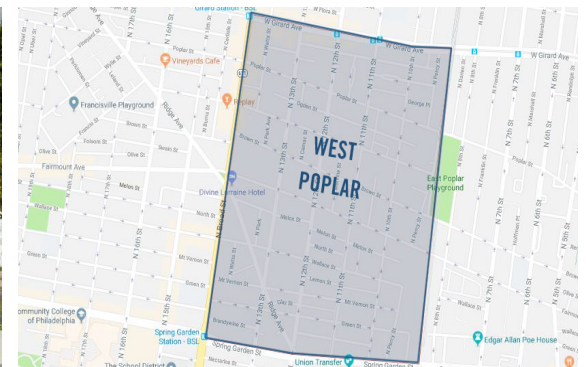
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About the Neighborhood: West Poplar

West Poplar is a vibrant neighborhood in North Philadelphia located just steps from Center City. Bounded by North Broad Street to the west, Girard Avenue to the north, 5th Street to the east, and Spring Garden Street to the south, this centrally positioned community has become an increasingly popular place to live in recent years.

Thanks to its close proximity to Chinatown and Northern Liberties, residents enjoy the energy and amenities of those neighborhoods—without the higher rent prices. A growing number of young professionals, artists, students, and families are calling West Poplar home, creating a dynamic and diverse community.

The area offers a mix of classic two- and three-story row-homes, modern condominiums, and newly renovated apartments carved from former warehouse spaces. Among its landmarks is the stunning, golden-topped Ukrainian Catholic Cathedral of the Immaculate Conception at 830 North Franklin Street—a true architectural gem. Colorful murals and street art add to the neighborhood's creative charm, while convenient access to public transportation, including the Market-Frankford Line and several bus routes, makes commuting effortless.



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