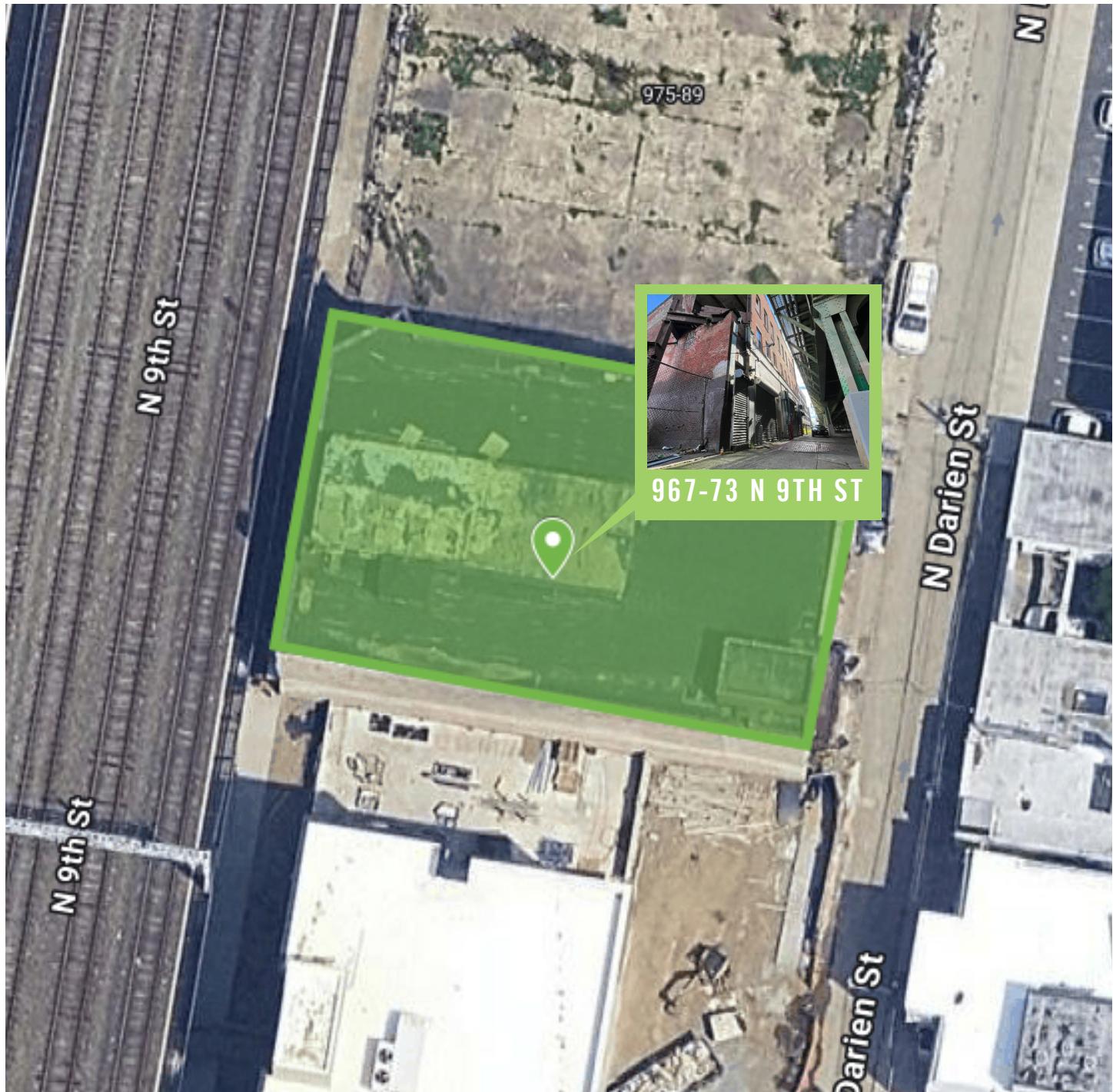


967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

QOZ REDEVELOPMENT OPPORTUNITY AT 9TH & GIRARD



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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

MPN
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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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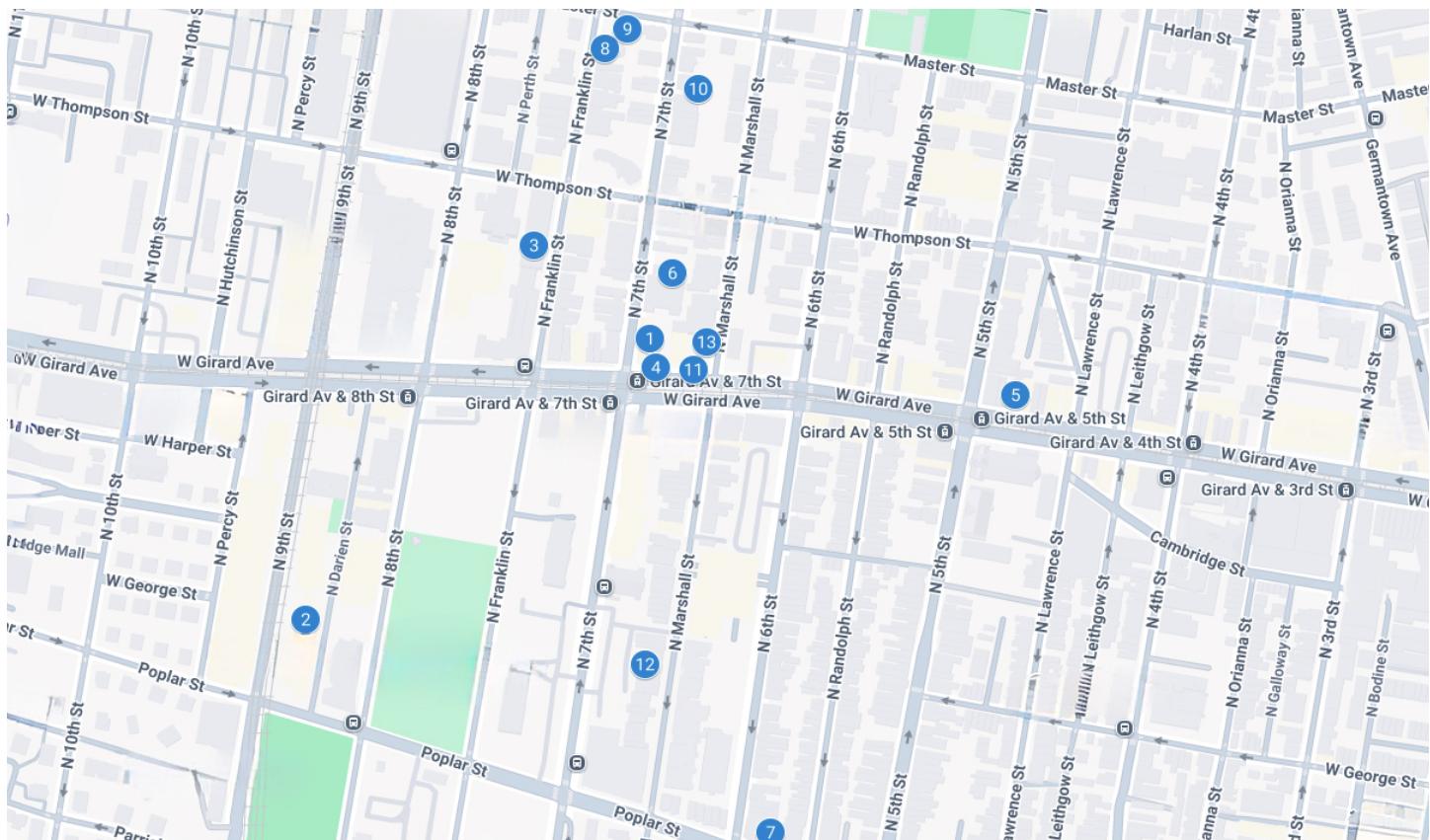
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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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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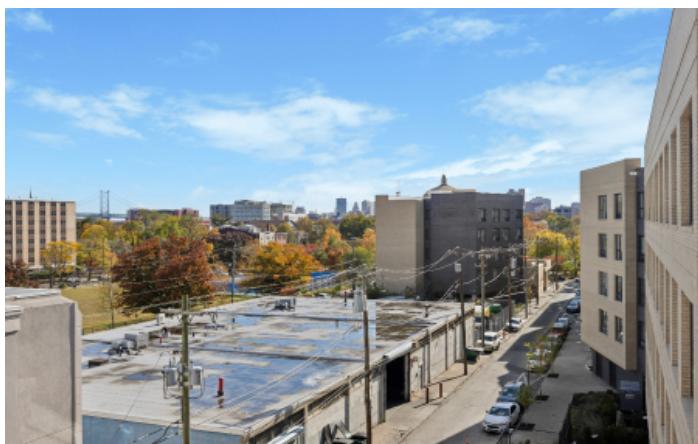
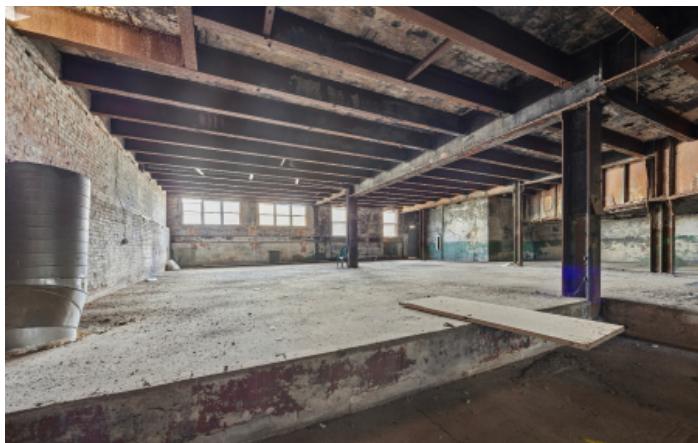
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

Property Photos



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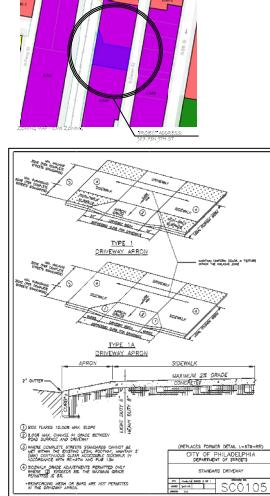
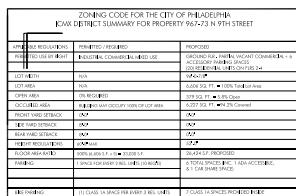
6

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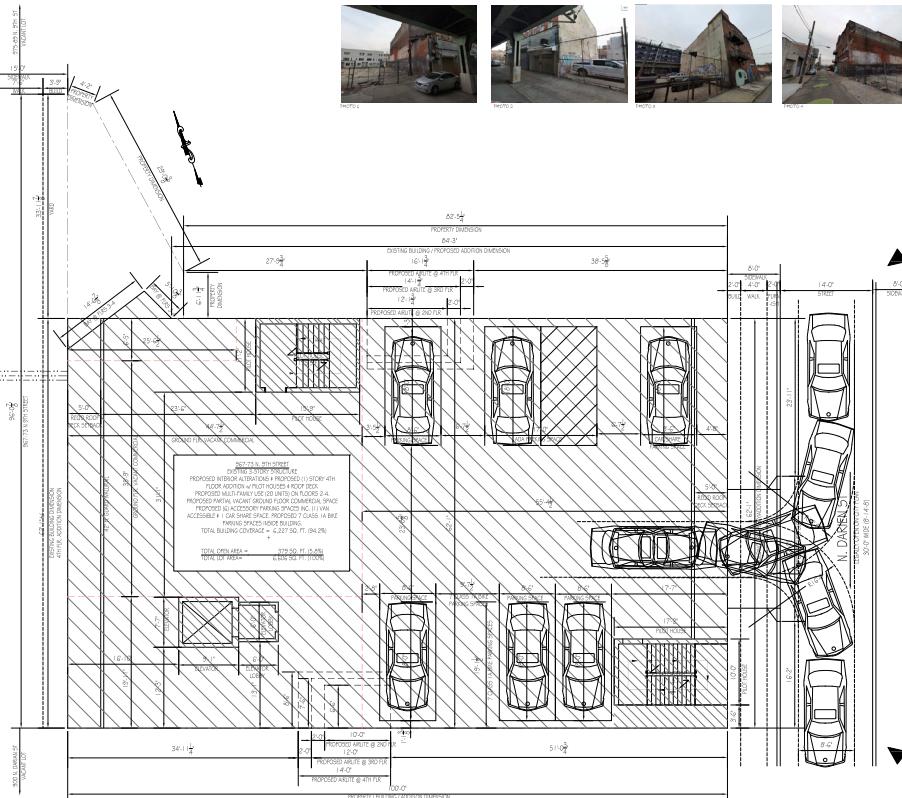
967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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



PROPOSED MIXED USE / MULTI-FAMILY BUILDING
 EXISTING 3-STORY STRUCTURE - PROPOSED INTERIOR & EXTERIOR ALTERATIONS INCLUDING A (1) STORY 4TH FLOOR ADDITION W/ PILOT HOUSES & ROOF DECK
 PROPOSED USE CHANGE TO PARTIAL GROUND FLOOR VACANT COMMERCIAL SPACE + 20 RESIDENTIAL UNITS ON FLOORS 2-4
 PROPOSED (6) ACCESSORY PARKING SPACES INC. (1) VAN ACCESSIBLE HANDICAPPED SPACE & (1) CAR SHARE SPACE
 967-73 N 9TH STREET, PHILADELPHIA PENNSYLVANIA



ZONING PLAN

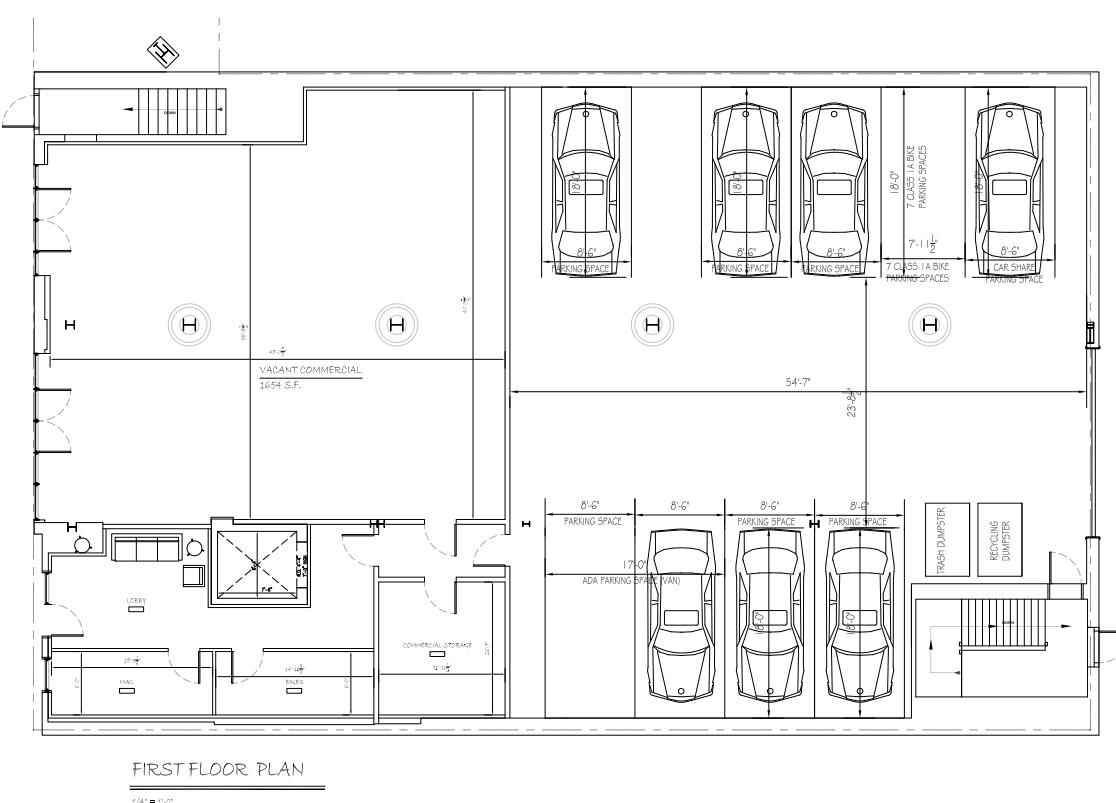
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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



PROJECT	PROPOSED MIXED USE BUILDING (RE-USE)
ADDRESS	967-73 N 9TH STREET PHILADELPHIA, PENNSYLVANIA
REVISIION:	
DRAWN BY:	LD
CHECKED BY:	HK
DATE:	5/20/2022
SCALE:	AS NOTED
JOB NO.:	3TH ST
RE. E.:	3TH ST
SK-1	

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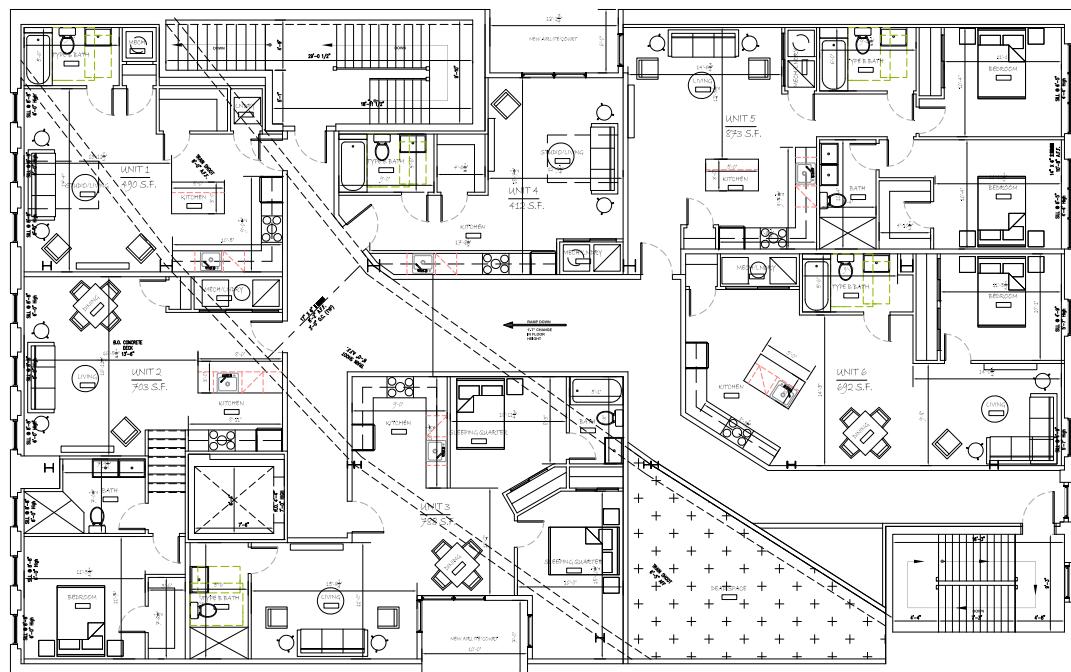
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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



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

REVISIONS:

DRAWN BY: LS
CHECKED BY: HM
DATE: 08/15/2020
SCALE: AS NOTED

FILE: 9TH ST

SK-2

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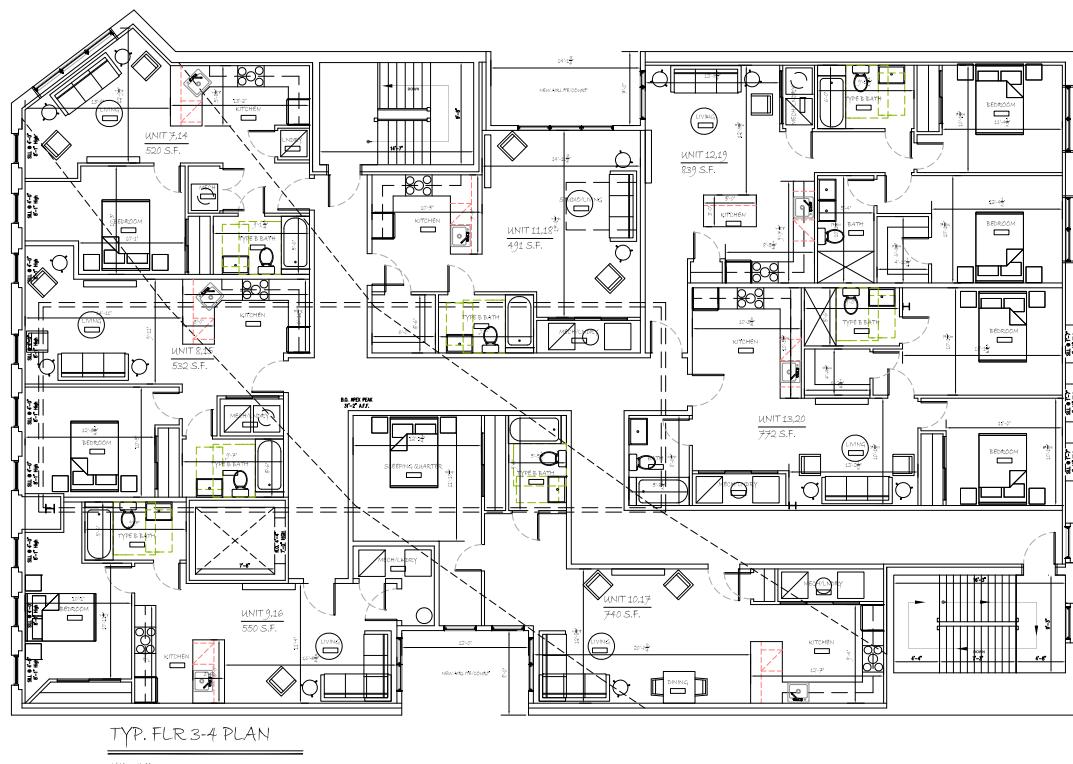
9

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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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



PROJECT	PROPOSED MIXED USE BUILDING (RE-USE)
ADDRESS	967-73 N 9TH STREET
PHOTO	PHILADELPHIA, PENNSYLVANIA
DOC. TITLE	Schematic Floor Plans
REVISIONS	

DRAWN BY:	LD
CHECKED BY:	MG
DATE:	5/20/2022
SCALE:	AS NOTED
JOB NO.:	37M ST
FILE #:	37M ST
SK-3	

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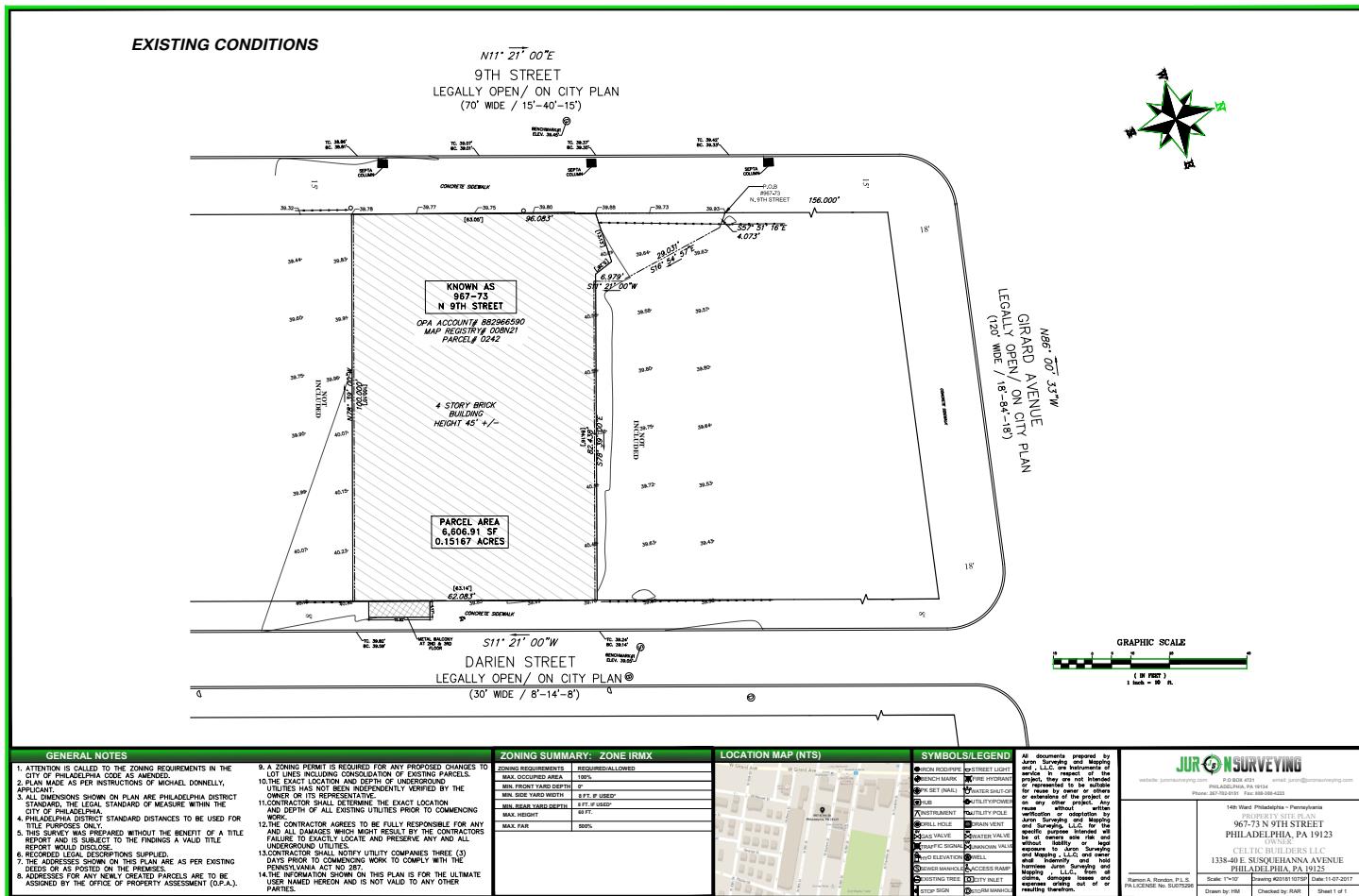
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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



GENERAL NOTES

1. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE CITY OF PHILADELPHIA, AS CONTAINED IN THE ZONING ORDINANCE, AS WELL AS IN THE PLANNING COMMISSION'S MICHAEL DONNELLY APPLICABILITY MAP.
2. THE DIMENSIONS SHOWN ON PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE IN THE CITY OF PHILADELPHIA. DISTRICT STANDARD DISTANCE TO BE USED FOR THE PLANNING COMMISSION'S DISTANCE REQUIREMENTS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY REPORT WHICH DISCLOSES A TITLE DEFECT.
4. THE ADDRESS SHOWN ON THIS PLAN IS AS PER EXISTING RECORDS. NO POSITION IS MADE AS TO THE PRECISE ADDRESS.
5. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING RECORDS. NO POSITION IS MADE AS TO THE PRECISE ADDRESS.
6. ADDRESSES FOR WHICH NO VICTIMIZED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (O.P.A.)
7. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO THE PROPERTY, AS PER INSTRUCTIONS OF MICHAEL DONNELLY.
8. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES ARE UNKNOWN AND CANNOT BE CONFIRMED BY THE SURVEYOR OR HIS REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FOR NOTIFYING THE COMMINGLED WORKS CONTRACTOR.
10. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTOR'S WORK ON THE PROPERTY.
11. CONTRACTOR AGREES TO FULLY COMPENSATE THE PROPERTY OWNER FOR ANY DAMAGES WHICH MIGHT RESULT BY THE CONTRACTOR'S WORK ON THE PROPERTY.
12. CONTRACTOR AGREES TO FULLY COMPENSATE THE PROPERTY OWNER FOR ANY DAMAGES WHICH MIGHT RESULT BY THE CONTRACTOR'S WORK ON THE PROPERTY.
13. CONTRACTOR AGREES TO FULLY COMPENSATE THE PROPERTY OWNER FOR ANY DAMAGES WHICH MIGHT RESULT BY THE CONTRACTOR'S WORK ON THE PROPERTY.
14. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE BENEFIT OF THE SURVEYOR AND IS NOT VISIBLE TO ANY OTHER PARTIES.

ZONING SUMMARY: ZONE IRMX

ZONING REQUIREMENTS	REQUIRED/ALLOWED
MAX. OCCUPIED AREA	100%
MIN. FRONT YARD DEPTH	0"
MIN. SIDE YARD WIDTH	8 FT. IF USED*
MIN. REAR YARD DEPTH	8 FT. IF USED**
MAX. HEIGHT	60 FT.
MAX. FAR	500%



SYMBOLS/LEGEND

IRON ROD/PIPE	STREET LIGHT
BENCH MARK	PIPE HYDRANT
PK SET (NAIL)	WATER SHUT-OFF
HUB	UTILITY POLE
INSTRUMENT	UTILITY POLE
DRILL HOLE	DRAIN VENT
GAS VALVE	WATER VALVE
TRAFFIC SIGNAL	UNKNOWN VALVE
HYD ELEVATION	WELL
SEWER MANHOLE	ACCESS RAMP
EXISTING TREE	CITY INLET
STOP SIGN	CITY MANHOLE



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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

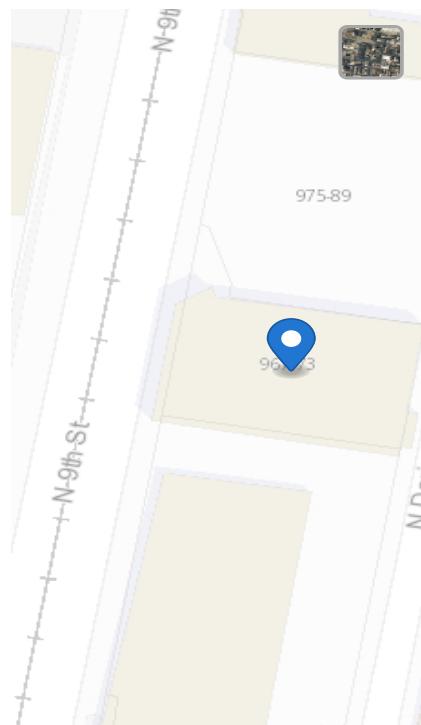
Appeal number	ZP-2022-012060
Appeal Type	ZBA Permit Denial - Variance
Application Type	Zoning Board of Adjustment
Primary applicant	HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Meeting ID	MI-2023-000104
Permit application number	ZP-2022-012060

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 remarks
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.

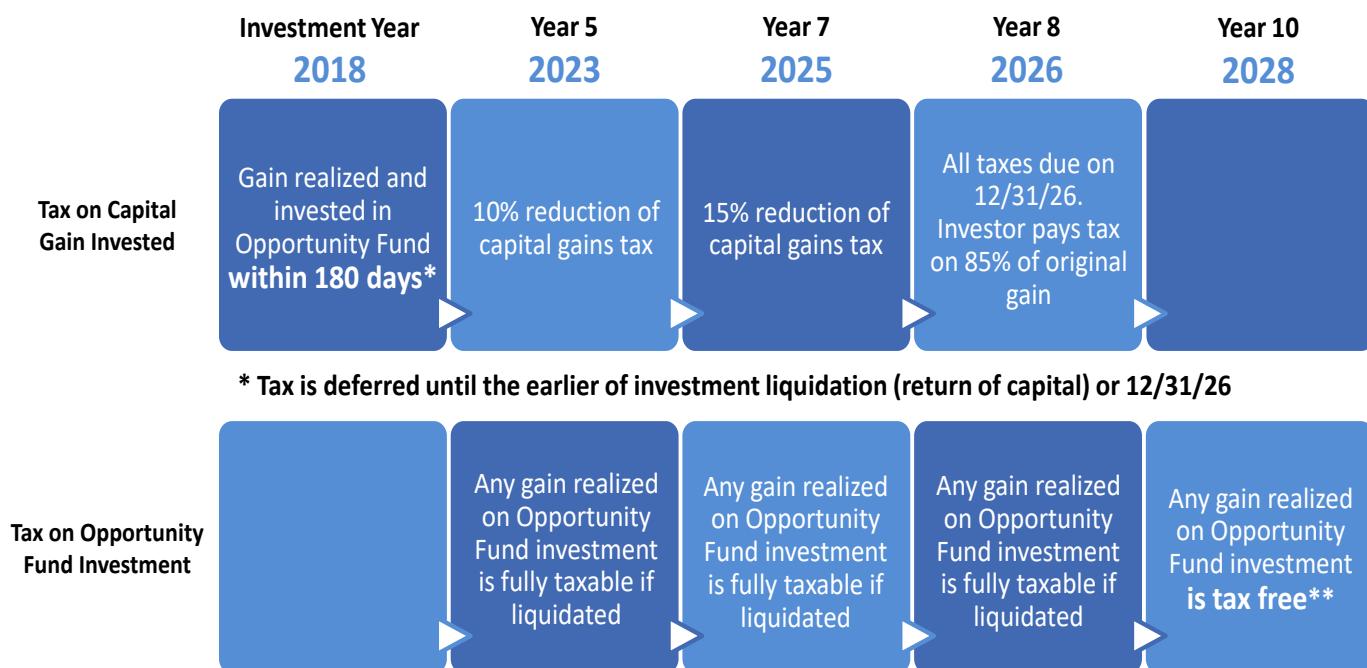
THE OZ TAX INCENTIVE WILL ALLOW

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

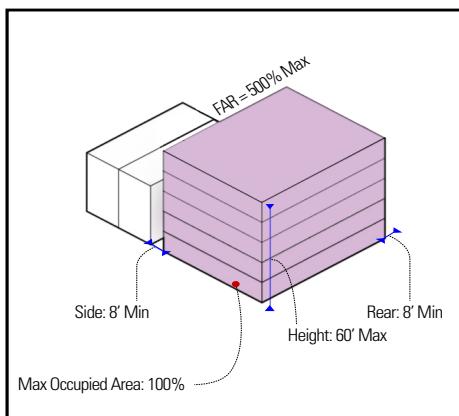
Table 14-701-4: Dimensional Standards for Industrial Districts



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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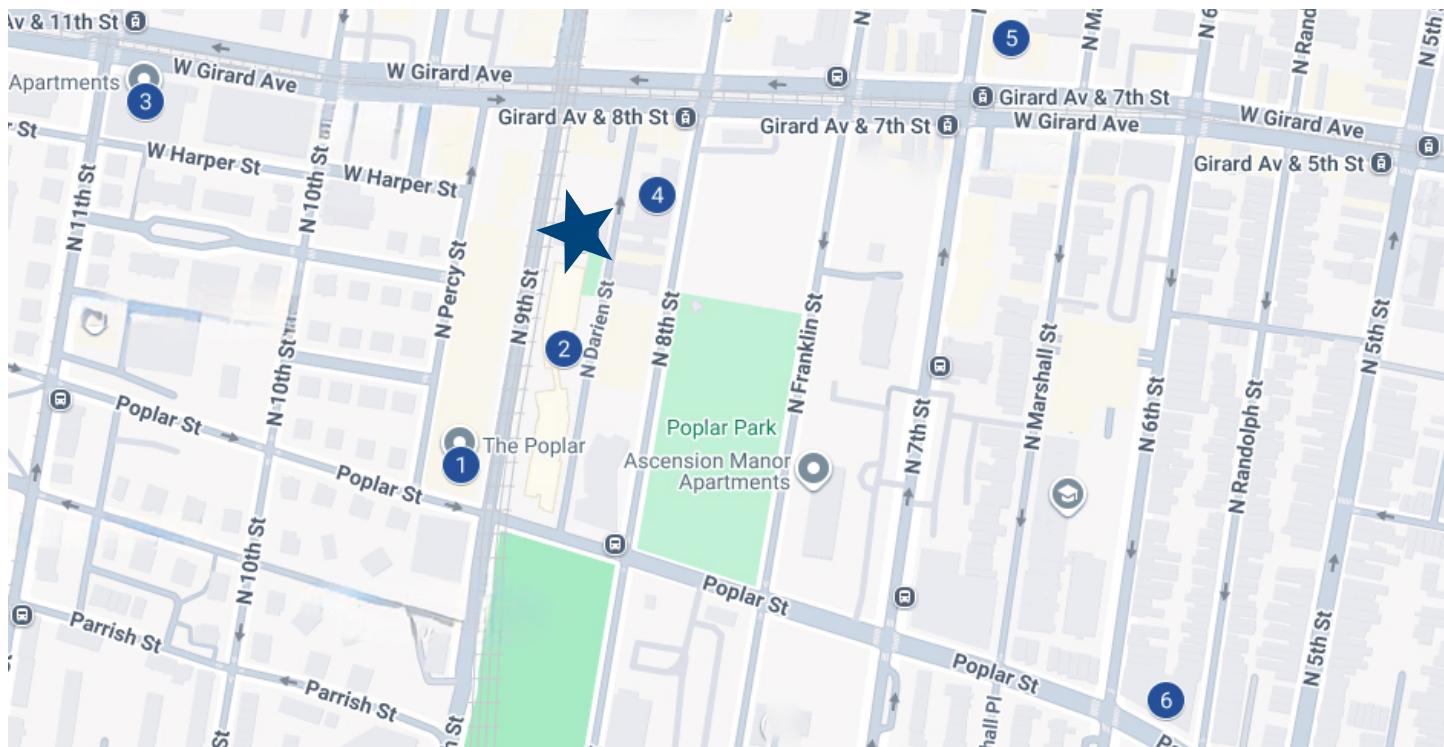
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123

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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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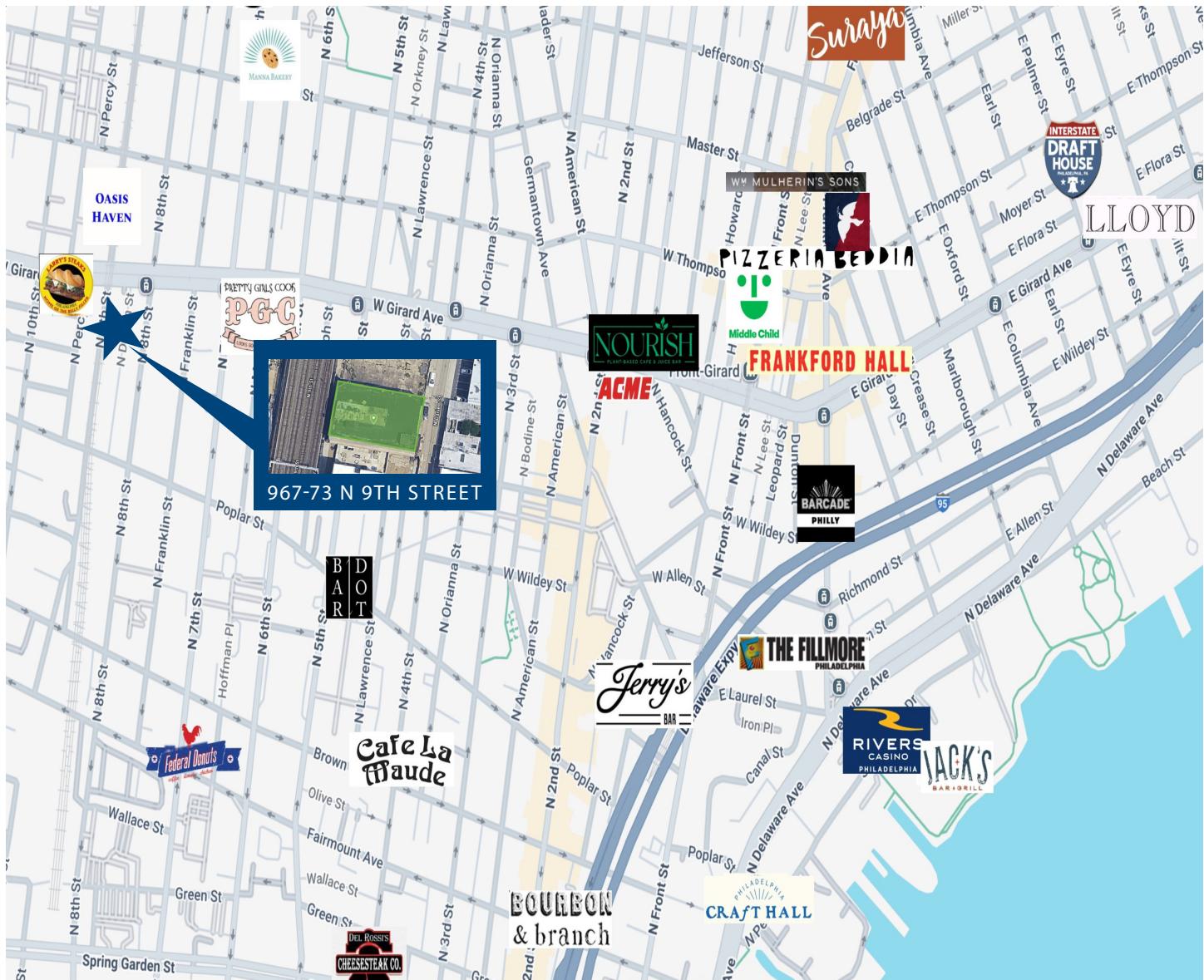
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967-73 N 9TH STREET

West Poplar, Philadelphia, 19123



Retail Map



Walk Score®

DEMOGRAPHICS (within 1 mile)

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



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West Poplar, Philadelphia, 19123

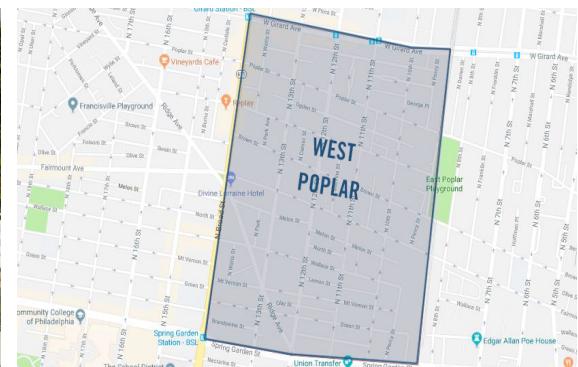
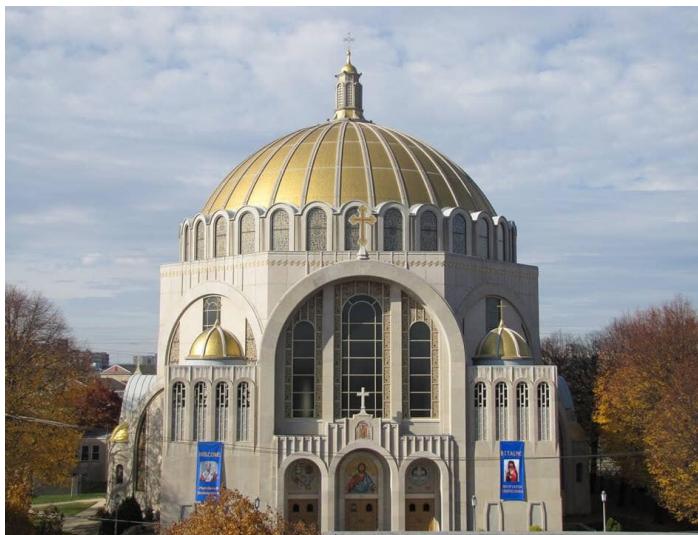


About the Neighborhood: West Poplar

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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