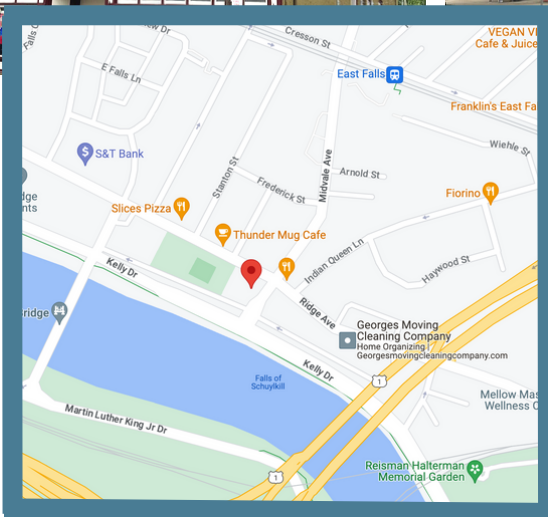


# FOR SALE

REDEVELOPMENT OPPORTUNITY  
PRIME EAST FALLS RIVERFRONT PROPERTY

4200-4206 Ridge Ave, Philadelphia, PA 19129

HISTORIC COMMERCIAL BUILDING IN THE HEART OF EAST FALLS



ASKING PRICE:  
**\$1,699,000**

## ABOUT THE PROPERTY

This historic property, originally built in 1900, has been a staple of the East Falls community for over a century. Don't miss your chance to own this unique building, located directly off of the iconic Kelly Drive and Schuylkill River.

## FEATURES:

- Three floors plus basement, appx. 8,600 SF
- Parking spaces: 6+/-
- Exterior on Historic Register
- Lot Size: 6,262 SF
- Improvement area: 9,936 SF
- Frontage: 60 FT
- Zoned CMX-2.5
- OPA Account Number: 882250585

CONTACT US:



office@shermanproperties.com



3502 Scotts Lane  
Philadelphia, PA 19129



215-991-7601