



McCann **kw**  
COMMERCIAL

**307 N 52ND ST.**  
**PHILADELPHIA, PA 19139**

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## PROPERTY OVERVIEW

Welcome to 307 N 52nd St., a versatile mixed-use building in Philadelphia, PA. Spanning 1,950 SF across three stories with four units, this property offers flexibility for both residential and commercial ventures. Zoned RM1 and with a 1,850 SF lot, it presents a lucrative investment with ample development potential.

### MIXED USE

Property Type

### RM1

Zoning

### 1,950 SF

Total Building SF

### 3

Stories

### 1,850 SF

Lot Size

### 4

Units

**\$345,000**

Price

**\$177**

Price/SF

**\$1,134**

Annual Taxes

# WEST PHILADELPHIA



## OVERVIEW

West Philadelphia, a vibrant and culturally rich neighborhood, offers a unique blend of historical charm and modern amenities. With tree-lined streets, beautiful Victorian homes, and a diverse community, it provides a welcoming atmosphere for residents and businesses alike. With a thriving arts scene, world-class universities such as the University of Pennsylvania and Drexel University, and renowned medical institutions like the Hospital of the University of Pennsylvania, West Philadelphia is a hub of innovation and intellectual capital. Its convenient location, just minutes from Center City, coupled with excellent public transportation options, makes it an ideal destination for both work and play. Whether you're seeking a dynamic urban environment or a place to establish your business, West Philadelphia offers endless possibilities for growth and success.



## LOCAL RESTAURANTS

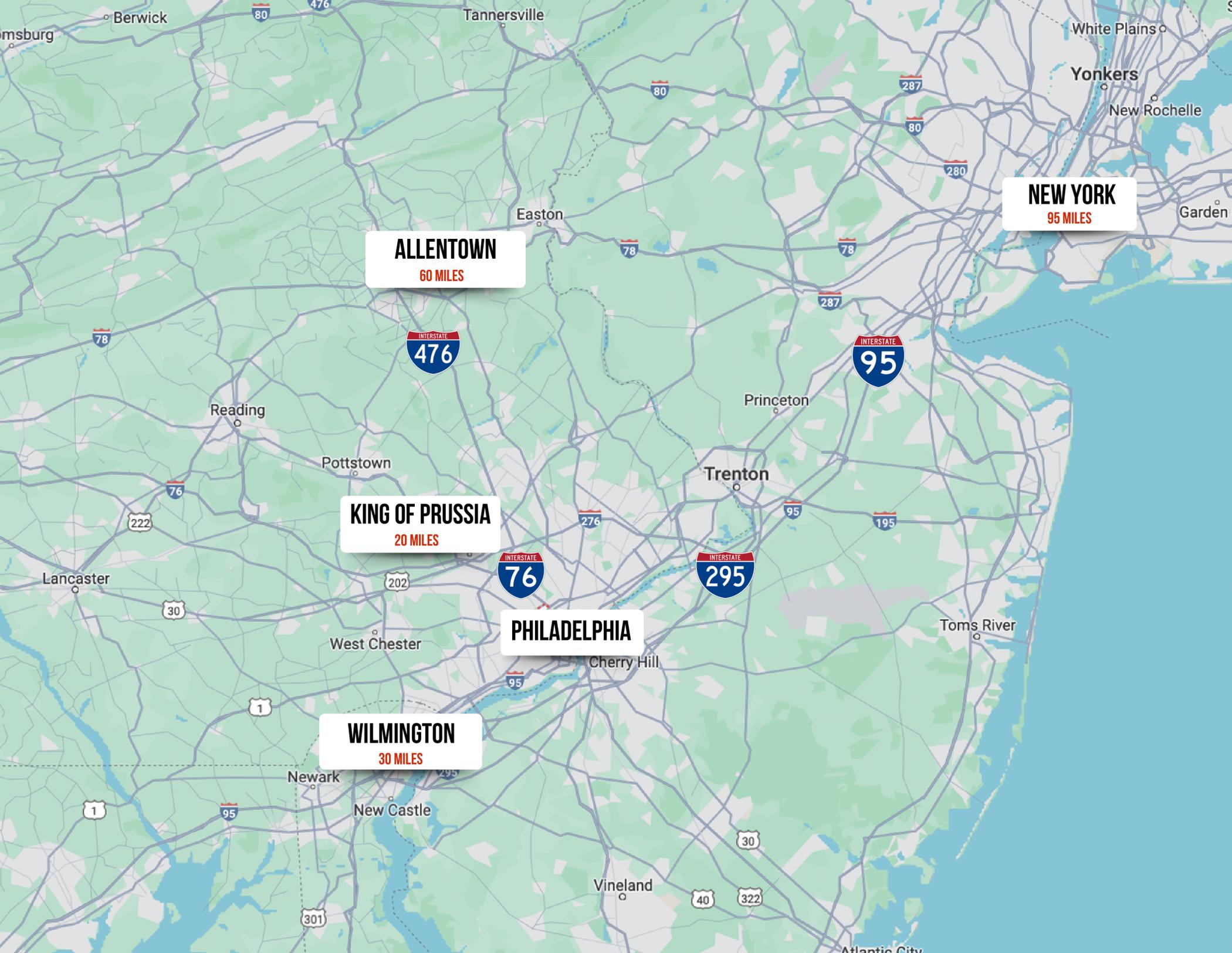
- Dock Street Brewery & Restaurant
- Sabrina's Café
- Booker's Restaurant & Bar
- Dahlak Restaurant
- Gold Standard Café
- Han Dynasty
- Marigold Kitchen
- Vientiane Café
- New Deck Tavern
- Honest Tom's Plant-Based Taco Shop

## BREWERIES

- Dock Street Brewery
- Clarkville
- Local 44 Bottle Shop
- City Tap House University City
- Earth Bread + Brewery
- 49th State Brewing Co.
- Second District Brewing
- Love City Brewing Company
- Brewery ARS
- Crime & Punishment Brewing Co.

## COFFEE SHOPS

- Lovers & Madmen Coffee Lounge
- Green Line Café
- Milk & Honey Café
- ReAnimator Coffee
- Satellite Café
- Function Coffee Labs
- United By Blue Café
- Gold Standard Café
- Joe's Café



**ALLENTOWN**  
60 MILES

**KING OF PRUSSIA**  
20 MILES

**PHILADELPHIA**

**WILMINGTON**  
30 MILES

**NEW YORK**  
95 MILES







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