



RARE 5+ ACRE SITE WITH $\pm 83,413$ SF BUILDING IN NORTHWEST PHILADELPHIA

PRIMED FOR ADAPTIVE REUSE WITH RESIDENTIAL DEVELOPMENT POTENTIAL

1300 W GODFREY AVENUE, PHILADELPHIA, PA

**$\pm 83,413$ SF Building on ± 5.14 AC
Available For Sale**

PRESENTED BY:

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PROPERTY DESCRIPTION

1300 W Godfrey Avenue presents a rare opportunity to acquire a full-service institutional campus in Northwest Philadelphia. The former Northwest Regional Campus of Community College of Philadelphia comprises 83,413 square feet of built space on more than 5 acres, with approximately 163 surface parking spaces, a combination of scale, infrastructure, and land difficult to replicate in this market.

Zoned RM-1, the property sits within the dense, walkable communities of Olney, Fern Rock, and Logan, and is steps from Fern Rock Transportation Center, providing direct access to SEPTA's Broad Street Line, regional rail, and multiple bus routes connecting occupants to Center City and beyond.

Whether repositioned as multifamily housing, a charter school, medical campus, or institutional use, 1300 W Godfrey is the kind of opportunity that rarely comes to market in Philadelphia.

1300 W GODFREY AVE

Parcel ID:	776554500
Property Type:	Higher Education
Building Size:	± 83,413 SF
Land Size:	± 5.14 Acres
Zoning:	RM-1: Residential Multi-Family
County:	Philadelphia
Proximity:	Olney Transportation Center - 0.9 miles Fern Rock Transit Center - 2.0 miles Center City - 7 miles LaSalle University - 1.0 miles Einstein Medical Center - 1.5 miles Temple University - 3.5 miles

SALE PRICE

\$9,900,000

1300 W GODFREY AVENUE

Greenwood
CRE



1300 W GODFREY AVENUE

Greenwood
CRE

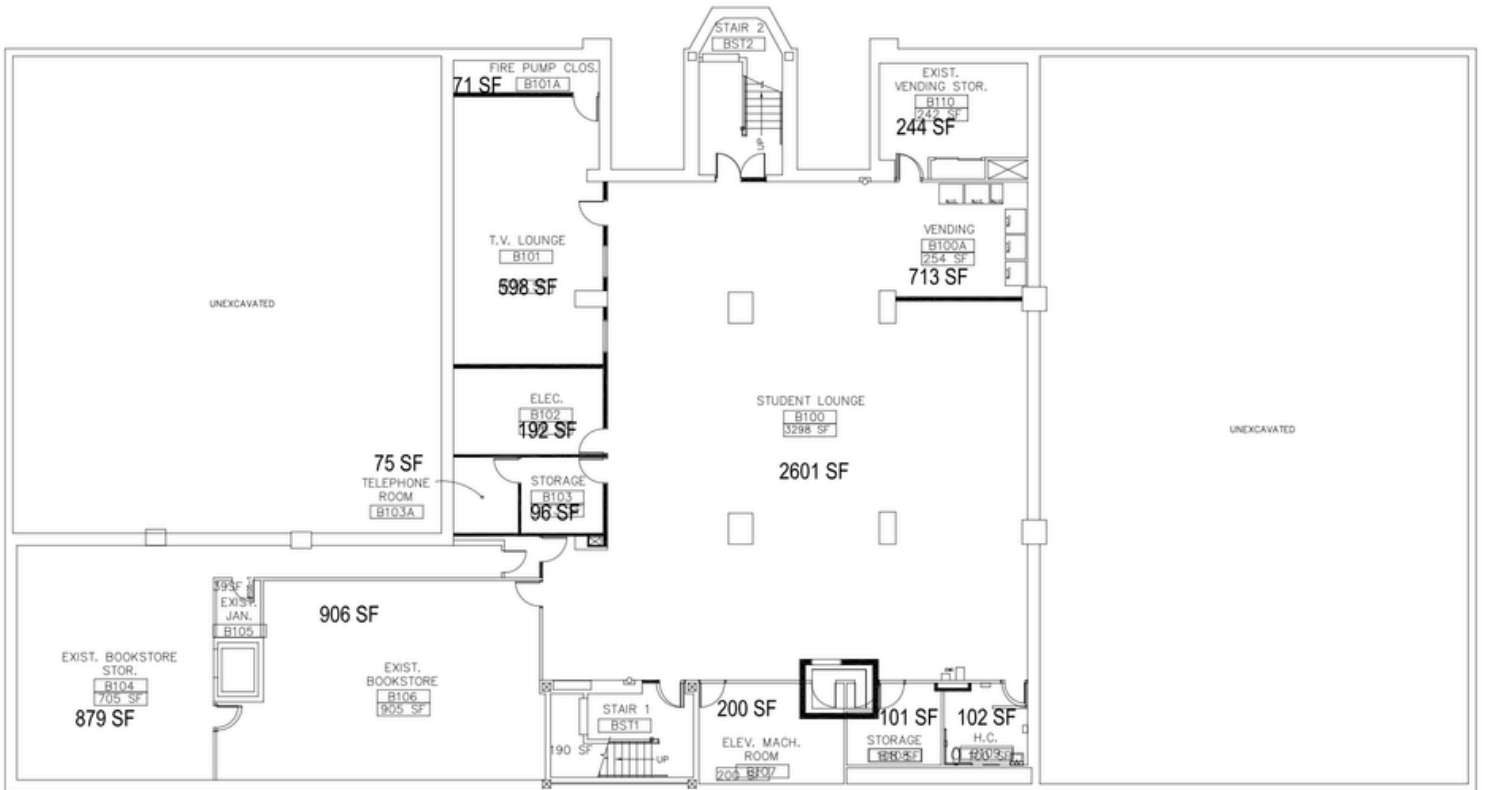


1300 W GODFREY AVENUE

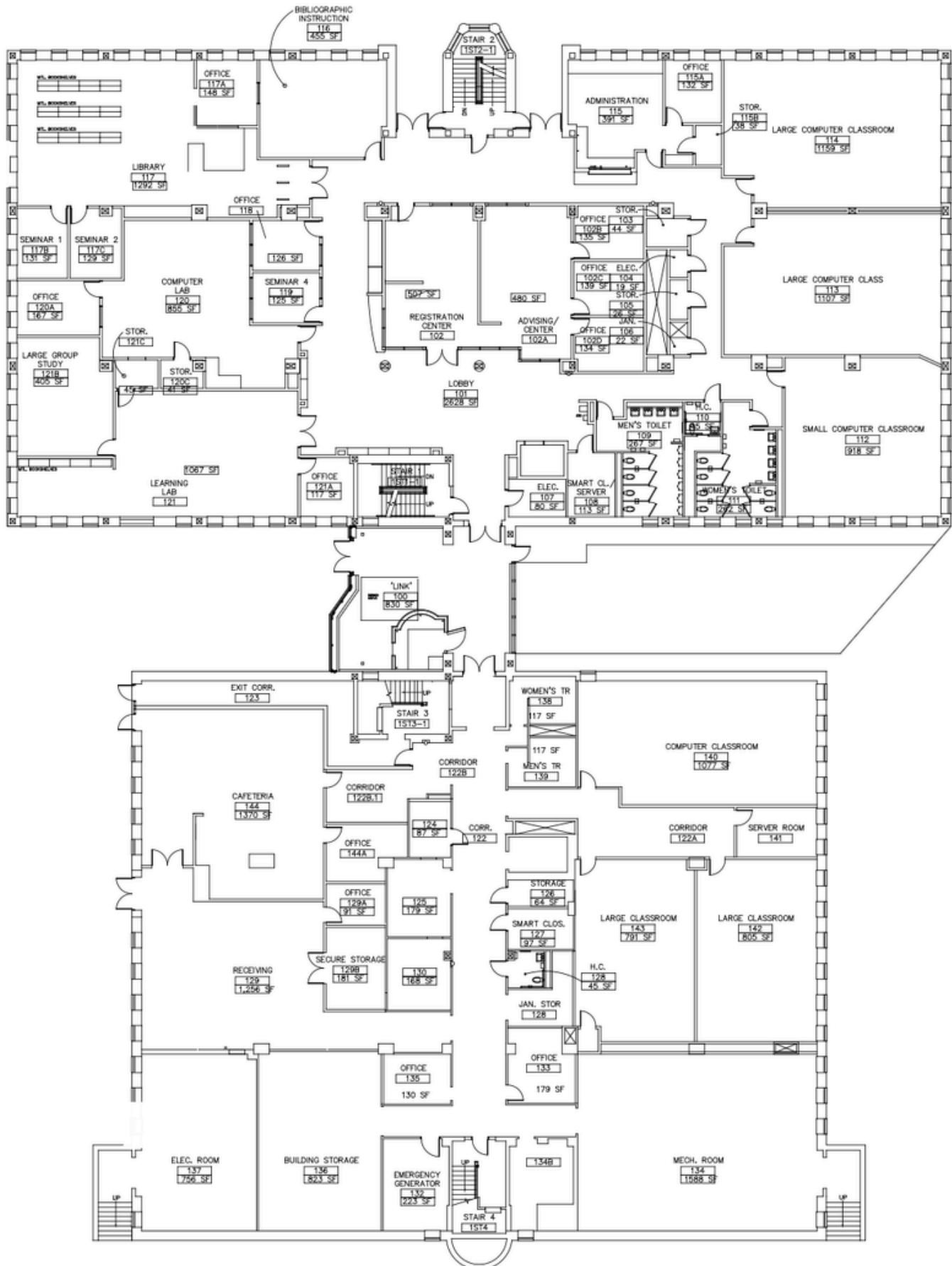
Greenwood
CRE



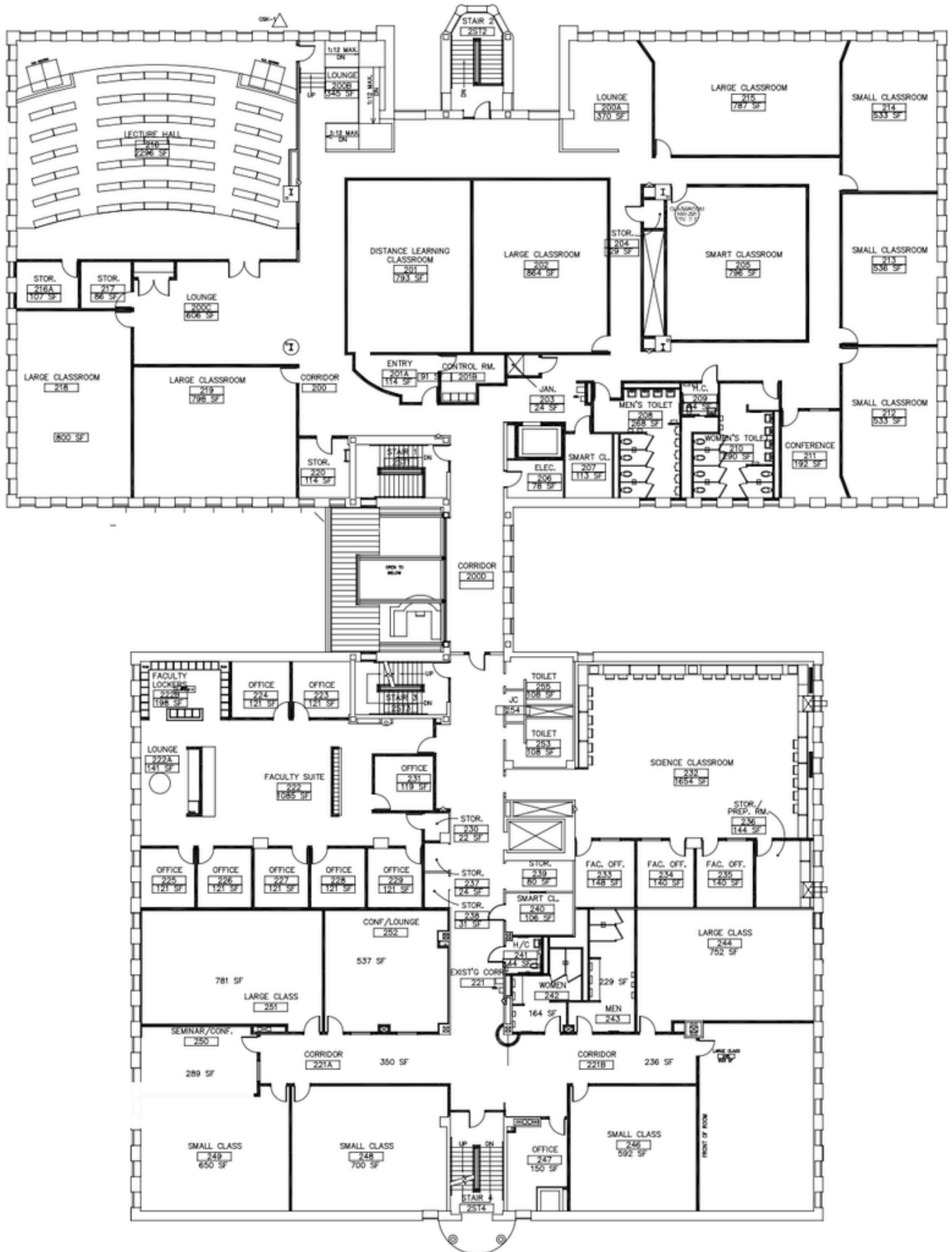
FLOOR PLANS

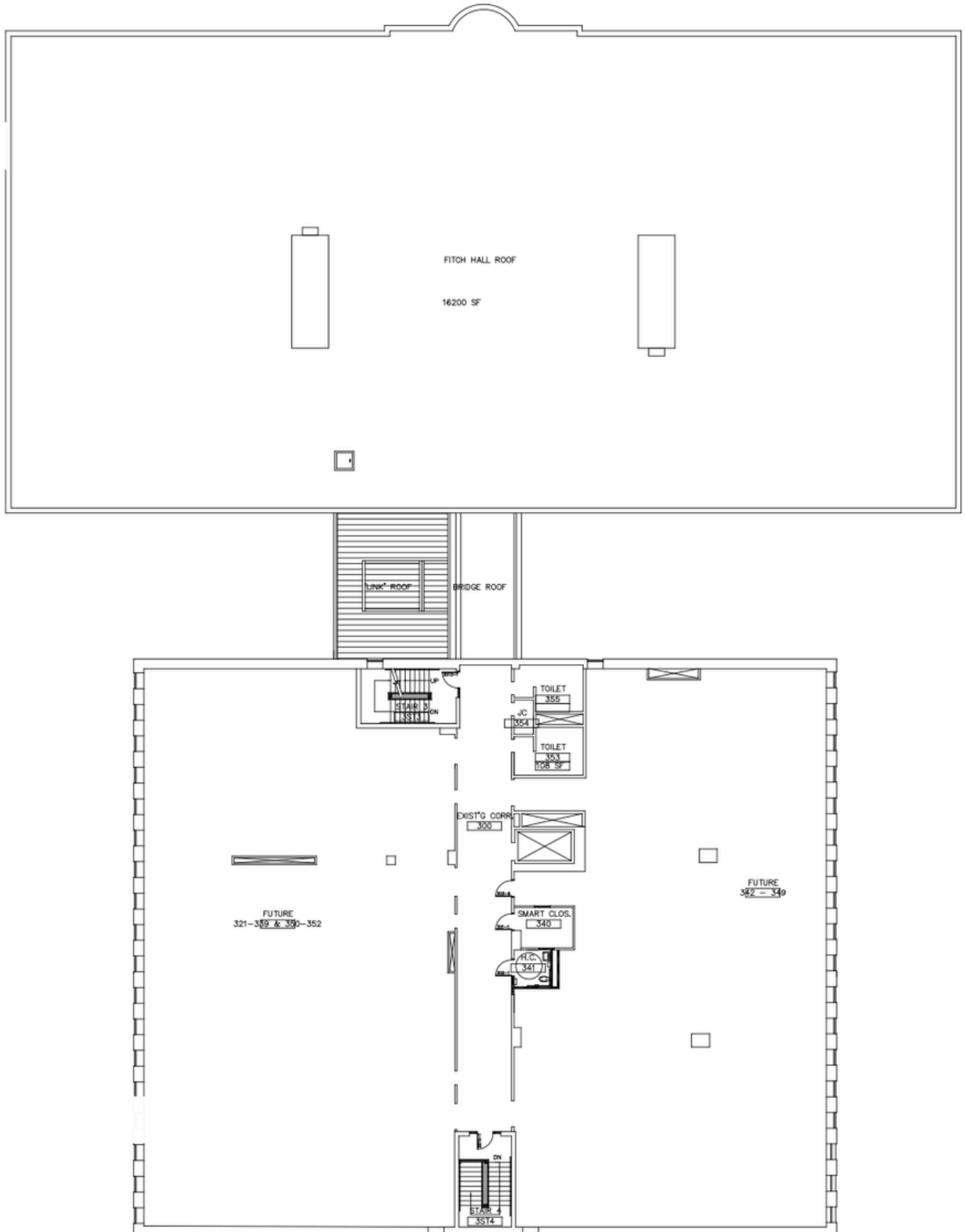


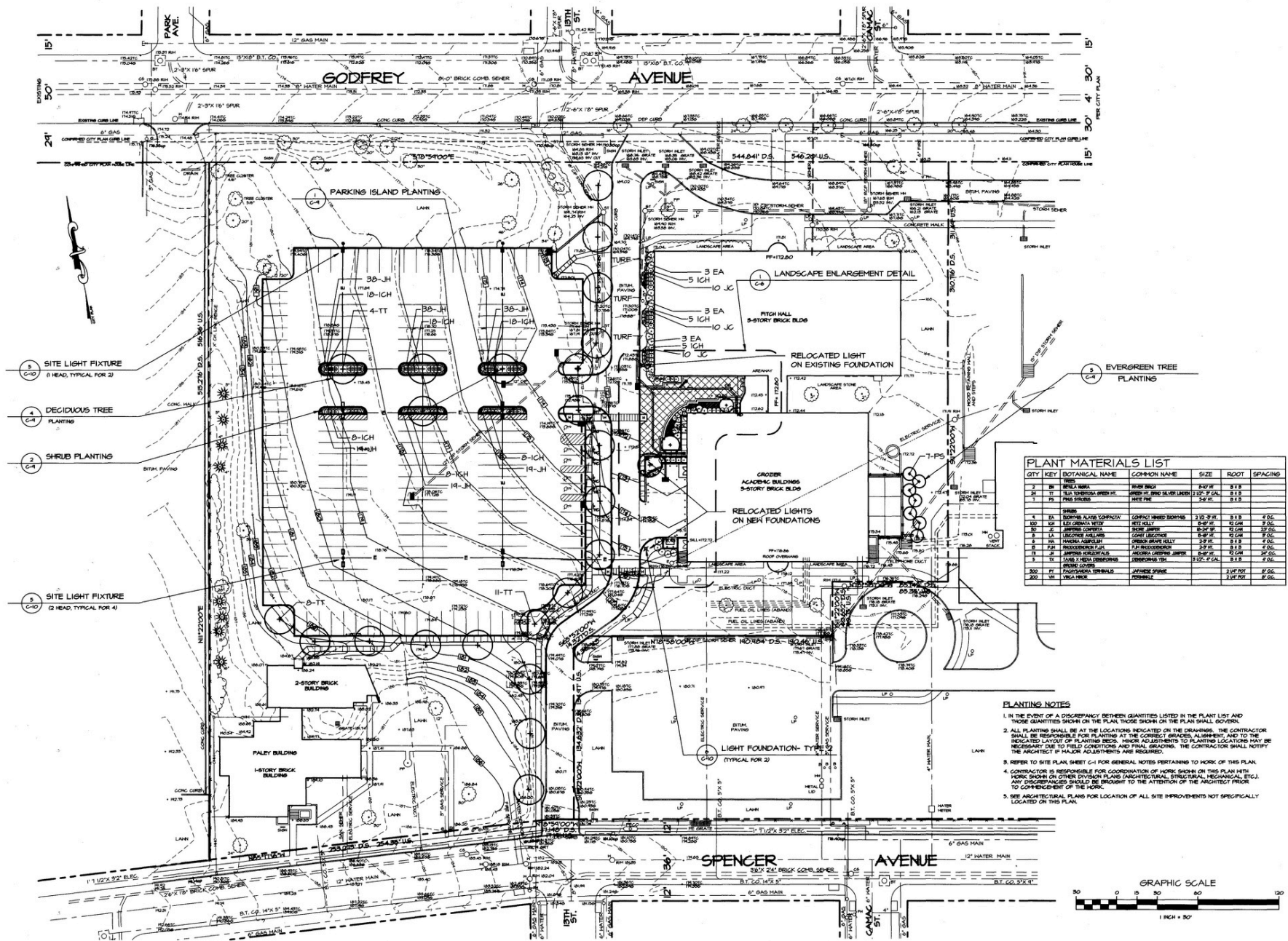
FLOOR PLANS



FLOOR PLANS







AGOO'S/LOVERA ARCHITECTS
731 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19147

STRUCTURE: LOVERA, ARCHITECT ASSOCIATES
BLUE BELL, PENNSYLVANIA
1/17/18, VOODRESS, BENJAMIN
ONE UNIVERSITY CITY PLAZA, PHILADELPHIA, PA 19104
CHERRY HILL, NEW JERSEY

**WEST GODFREY AVENUE
REGIONAL CENTER**

COMMUNITY COLLEGE OF PHILADELPHIA

DIRECTOR of FACILITY
PLANNING and CONSTRUCTION

date: 09-10-18
drawn by: CMZ
scale: 1" = 30'
checked by: CMZ
issued for: CONSTRUCTION

revision/date:

ALA project no. 1807
drawing title:
**LANDSCAPE &
SITE LIGHTING
PLAN**

drawing no.:
C-5