AVAILABLE FOR SALE

17,456 SF ON 0.242 AC

0 0

1917-23 W Oxford Street Philadelphia, PA



LOCATION



The property is located in Cecil B. Moore, a neighboorhood named after the late civil rights attorney and politician, within Northwest Philadelphia. It sits next to Temple University's campus while being a short distance to Center City. Residents of the property are serviced by the Girard Avenue & 19th Street SEPTA Bus Station and within reasonable driving distance to both I-76 and I-95.





PROPERTY DETAILS

- Building Size: 17,456 SF
- Lot Size: 0.242 AC
- Zoning: RM1 Residential Multi-Family (City of Philadelphia)
- Building Class: B
- Stories: Four (4) Stories and Storage & Utility Basement
- Units: Forty-Four (44) Units
- Office: Residential Management Office Space
- Additional Utilities: Full Commercial Kitchen and Walk-in Freezer Residential Units with shared bathroom space Common Areas on each floor Assembly Room on Floor 1
- Location: Frontage to W Oxford Street and Turner Street
- Security: Security Station with Camera and Alarm Systems Gated Courtyard and outdoor seating
- Elevator: 2000 lb capacity
- Loading: Loading Dock from Turner Street







PROPERTY DETAILS

LEASE NOTES:

- Tenant: City of Philadelphia
- Lease Service: Modified Gross
- Initial Term: 1 year
- Renewal Options: 9 additional 1-year terms, followed by one 5-month term
- Commencement Date: October 2022

BASE RENT			
LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
1	\$347,374.40	\$28,947.87	\$19.90
2-5	\$347,374.40	\$28,947.87	\$19.90
5-10	\$382,111.84	\$31,842.65	\$21.89
11 (OPTION)	\$382,111.84	\$31,842.65	\$21.89
REAL ESTATE TAXES	\$40,515.81		
INSURANCE	\$25,791.00	James -	
CURRENT NOI	\$281,067.59		C



INTERIOR PHOTOS







RESIDENTIAL MULTI-FAMILY

RESIDENTIAL MULTI-FAMILY – PERMITTED USES

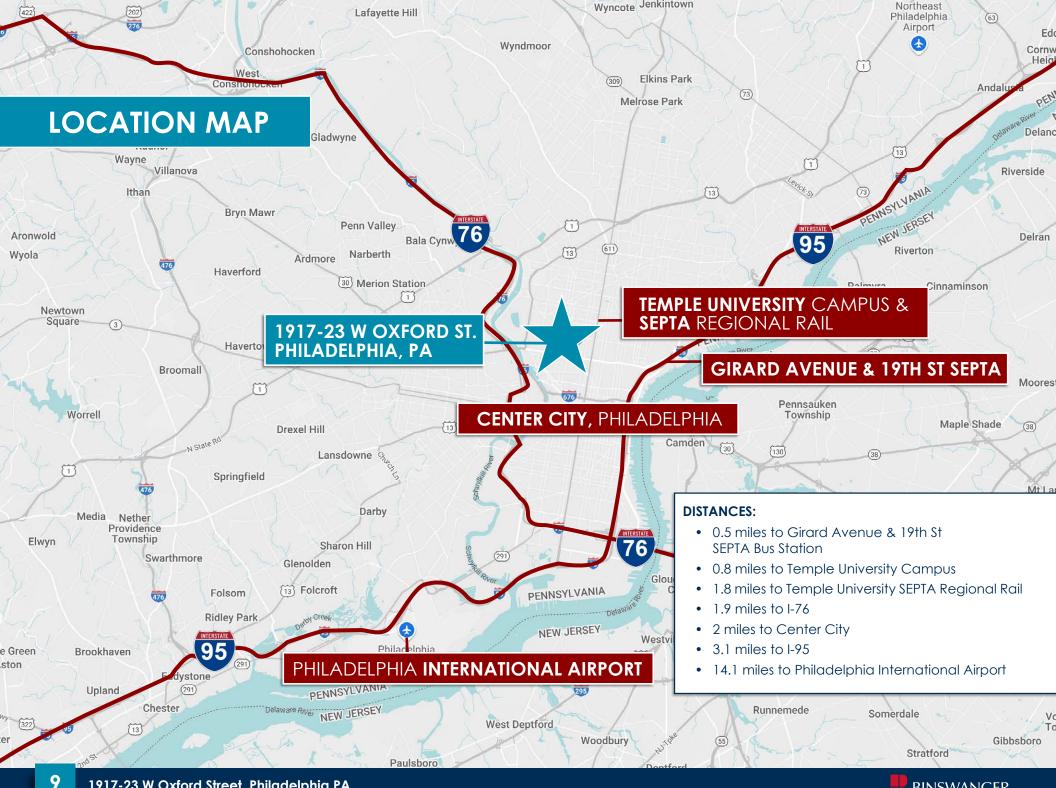
- Household Living
 - Single, Two, and Multi-Family (Conditions subject to overlay)

• Public, Civic, and Institutional Use

- Adult Care
- Child Care
- Community Center
- Educational Facilities
- Fraternal Organization
- Hospital
- Libraries and Cultural Exhibits

- Religious Assembly
- Safety Services
- Transit Station
- Utilities and Services
- Wireless Service
 Facility





BINSWANGER

PRIMARY CONTACT



Chris Pennington Senior Vice President & Partner 215.448.6053 cpennington@binswanger.com



Michael Pennington Vice President 215.448.6091 mpennington@binswanger.com



Three Logan Square 1717 Arch Street, Suite 5100 Philadelphia, PA 19103 www.binswanger.com

