



AVAILABLE FOR SALE

17,456 SF ON 0.242 AC

1917-23 W Oxford Street
Philadelphia, PA



LOCATION



The property is located in Cecil B. Moore, a neighborhood 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 OVERVIEW

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		
CURRENT NOI			
	\$281,067.59		

INTERIOR PHOTOS





MARKET OVERVIEW

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

LOCATION MAP

**1917-23 W OXFORD ST.
PHILADELPHIA, PA**

**TEMPLE UNIVERSITY CAMPUS &
SEPTA REGIONAL RAIL**

GIRARD AVENUE & 19TH ST SEPTA

CENTER CITY, PHILADELPHIA

PHILADELPHIA INTERNATIONAL AIRPORT

DISTANCES:

- 0.5 miles to Girard Avenue & 19th St SEPTA Bus Station
- 0.8 miles to Temple University Campus
- 1.8 miles to Temple University SEPTA Regional Rail
- 1.9 miles to I-76
- 2 miles to Center City
- 3.1 miles to I-95
- 14.1 miles to Philadelphia International Airport

PRIMARY CONTACT



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