

459 WEST GLENWOOD AVENUE

CONFIDENTIAL OFFERING MEMORANDUM

AVAILABLE FOR SALE:



QUALITY
REAL ESTATE



Computer Generated Image



EXECUTIVE SUMMARY

459 W Glenwood Avenue presents a rare opportunity to acquire a historically significant industrial property in the heart of Philadelphia. This former home of the iconic S.L. Allen & Co. offers both scale and character for visionary redevelopment.

Strategically located with 570 feet of frontage on Glenwood Avenue and 245 feet on N 5th Street, the site benefits from excellent visibility and access. The property supports a wide range of uses. Currently underutilized and partially leased, the site offers substantial vertical and volumetric development potential.

This property is ideal for developers, institutional investors, or mission-driven organizations seeking to transform a piece of Philadelphia's industrial legacy into a vibrant new chapter.

PROPERTY OVERVIEW

Address	459 W Glenwood Ave Philadelphia, PA 19140
Asking Price	\$5,995,000
Land SF	114,083.7 SF (2.6190 Acres)
Building SF	+/- 160,988 SF (5 & 6 Story)
Frontage	570.9 FT along W Glenwood Ave 245.3 FT along N 5 th Street
Real Estate Taxes	\$43,138
OPA Account #	884344145
Zoning	I-2 (Medium Industrial)
Historic register	Yes



ZONING OVERVIEW

INDUSTRIAL I-2

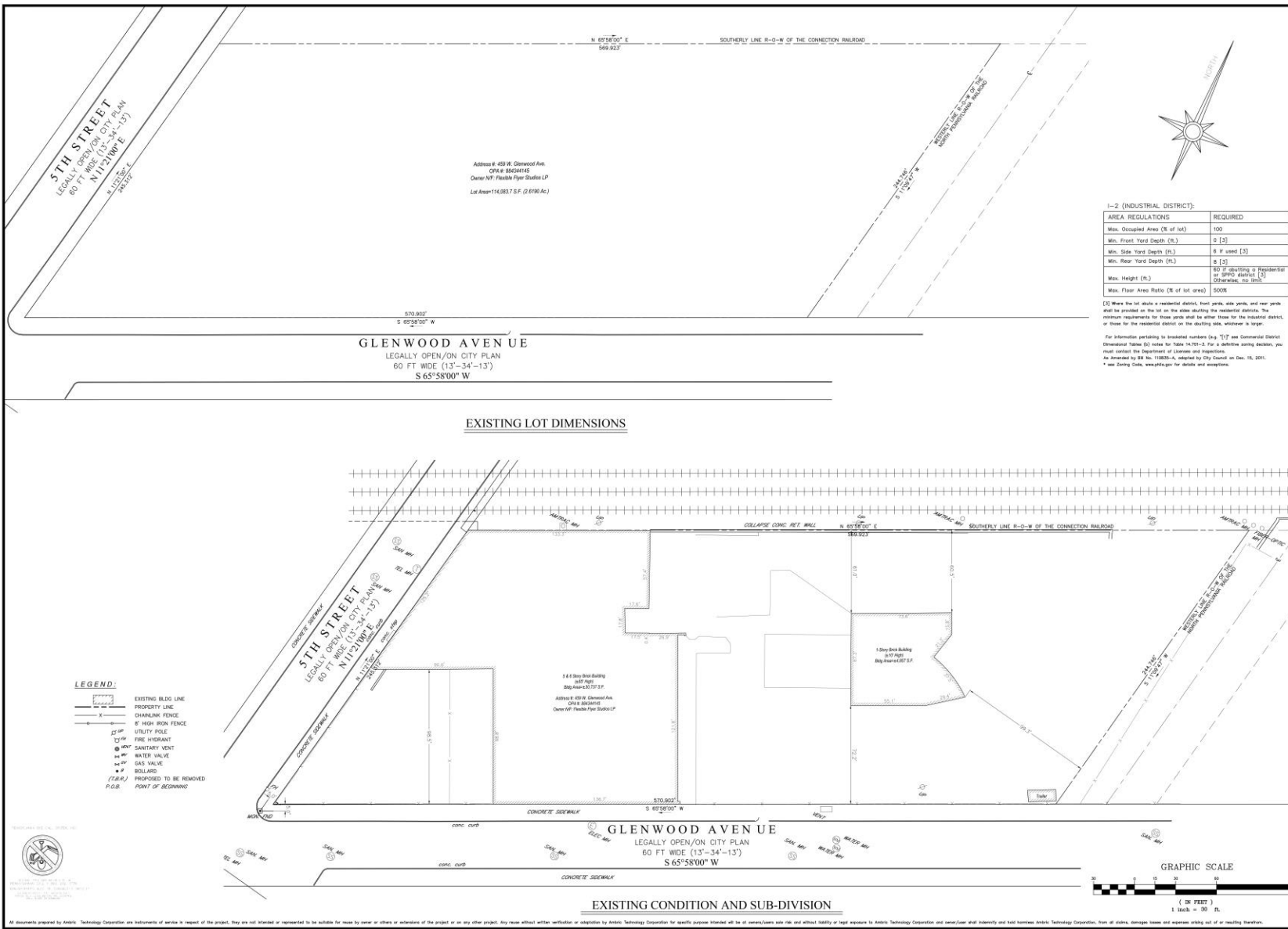
Intent: Light/moderate impact industrial uses including manufacturing, processing, and distribution.

Dimensional Standards for Industrial Districts

Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	6 ft. if used [3]
Min. Rear Yard Depth	8 ft. if used [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise, no limit
Max. Floor Area Ratio	500%

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.





NOTES:

- All boundary and right of way distances are in feet.
- Direct horizontal or measurement of the City of Philadelphia unless otherwise noted.
- Philadelphia (State Standard Measurement) (SSM) was used in the City of Philadelphia for this and subsequent projects.
- Refer to sheet of record, prepared by Joseph Shabazz Inc., dated 02/20/2018, for: 1) 4-1-2018/171, and City Plan of Philadelphia. Plan was made without the availability of a 40-year and is subject to any facts that may be disclosed by a full and accurate site search.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- The change from values in the record to the values in this plan is to correct errors in the record and does not constitute or constitute for more precise values.
- No existing utility lines were shown on this plan. Contact 1-800-482-1778 for the Emergency One Call System. One Call System is a service prior to ground excavation of the site.
- The preparation of this plan by Ambria Technology Corporation does not imply or constitute the approval of any agency.
- Plan was made with the instruction of Shabazz.
- Ambria Technology Corporation hereby assumes no common law copyright and all property rights in these drawings, plans and designs. The information on these plans are to be modified or copied in any manner. This information on these plans are not to be assigned to any third party, without the express written consent of Ambria Technology Corporation.
- Address of Parcel "A" is to be determined by the Office of Property Assessment (OPA).
- Upon the filing and recording of deeds prepared from this plan with the Department of Records of the City of Philadelphia, the lines shown proposed shall become actual and declared.
- Plan prepared for this purpose only.
- A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Columbia, PA 19023
(phone) 215-828-8930/484-257-0010
(fax) 215-828-8980/484-257-0016

PROJECT: 459 W. Glenwood Avenue
Philadelphia, PA 19140
(19th Ward)

PLAN MADE FOR: LEV Construction Group
1701 N. 30th Street
Philadelphia, PA 19122

REV.	DATE	REVISION

DESIGNED: MK
CHECKED: MK
APPROVED: MK
Marcus Kaplan, PLS 014717-E

SHEET TITLE: PROPERTY SURVEY AND PROPOSED 2-Lot SUB-DIVISION PLAN

SCALE: 1" = 10'
(1" = 30.48m)
1 inch = 30 ft.

PROJECT # S19-6778
DATE: 04/20/19

SHEET NO. 1

SURVEY

THE HISTORIC S.L. ALLEN & CO. FACTORY

Located at 5th Street and Glenwood Avenue in Philadelphia, the S.L. Allen & Co. factory is a landmark of American industrial innovation and cultural heritage. Founded by inventor Samuel Leeds Allen in the late 19th century, the company originally produced agricultural equipment, most notably the “Planet Junior” line. In 1889, Allen revolutionized winter recreation with the invention of the **Flexible Flyer**—the first steerable sled—which became a beloved household name across the United States.



Looking southeast toward the main building



Flexible Flyer

“The sled that steers”

Look
for
this
trade
mark



On
every
sled

LANDIS & CO.

45 N. Third Street,

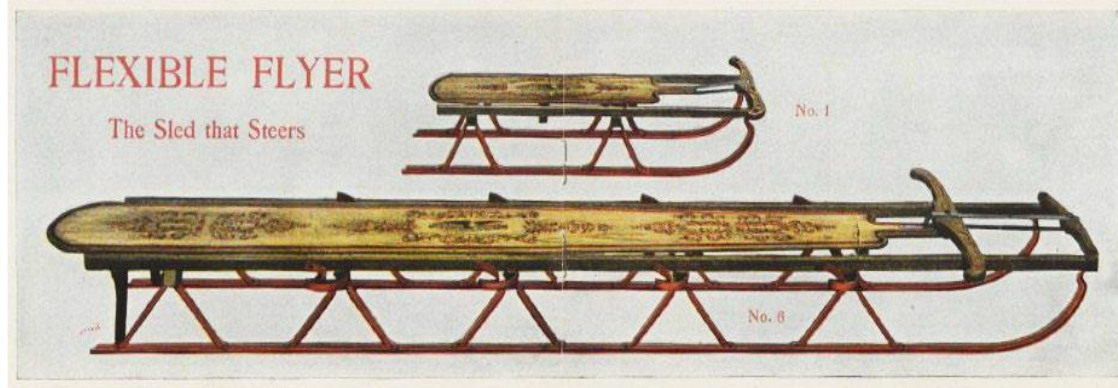
PHILADELPHIA

Early advertising trade card for the Flexible Flyer (Hagley Museum and Library).

THE HISTORIC S.L. ALLEN & CO. FACTORY

The factory, strategically positioned near Penn Junction for optimal rail access, expanded rapidly in the early 20th century with modern additions in 1909 and 1911. At its peak, the company sold over 120,000 sleds each winter season, and its products were featured in international exhibitions and major department stores.

Though production ceased in 1968, the building remains a powerful symbol of Philadelphia's industrial past. Today, remnants of its storied legacy—including original signage—still grace the property., the site awaits a visionary buyer to write its next chapter.



Flexible Flyer from the 1907 catalog (Harvard University Library)

<p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p>NPS Form 100-108 (Rev. 2010) National Park Service OMB Control No. 1024-0009 PA State Historic Preservation Office</p>	<p style="font-weight: bold;">HISTORIC PRESERVATION CERTIFICATION APPLICATION</p> <p style="font-weight: bold;">PART 1 – EVALUATION OF SIGNIFICANCE</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center;">DEC 07 2022</p> <p style="text-align: center;">NATIONAL PARK SERVICE TAX INCENTIVE PROGRAM</p>
<p>Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>		<p>NPS Project Number 4582 9</p>
<p>1. Historic Property Name <u>S.L. Allen & Company Factory</u></p> <p>Street <u>459 W. Glenwood Ave</u></p> <p>City <u>Philadelphia</u> County <u>Philadelphia</u> State <u>PA</u> Zip <u>19140</u></p> <p>Name of Historic District or National Register property _____</p> <p><input type="checkbox"/> National Register district <input type="checkbox"/> certified state or local district <input type="checkbox"/> potential district <input type="checkbox"/> National Register property</p>		
<p>2. Nature of Request (check only one box)</p> <p><input type="checkbox"/> certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.</p> <p><input type="checkbox"/> certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.</p> <p><input type="checkbox"/> certification that the building does not contribute to the significance of the above-named district or National Register property.</p> <p><input checked="" type="checkbox"/> preliminary determination for individual listing in the National Register.</p> <p><input type="checkbox"/> preliminary determination that a building located within a potential historic district contributes to the significance of the district.</p> <p><input type="checkbox"/> preliminary determination that a building outside the period or area of significance contributes to the significance of the district.</p>		
<p>3. Project Contact (if different from applicant)</p> <p>Name <u>Robert Powers</u> Company <u>Powers & Company, Inc.</u></p> <p>Street <u>1315 Walnut Street, Suite 1717</u> City <u>Philadelphia</u> State <u>PA</u></p> <p>Zip <u>19107</u> Telephone <u>215-636-0192</u> Email Address <u>robert@powersco.net</u></p>		
<p>4. Applicant</p> <p>I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:</p> <p><input checked="" type="checkbox"/> I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or</p> <p><input type="checkbox"/> I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).</p> <p>For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.</p> <p>Name <u>El Medini</u> Signature (Sign in ink) _____ Date <u>10/13/22</u></p>		



PHOTOS

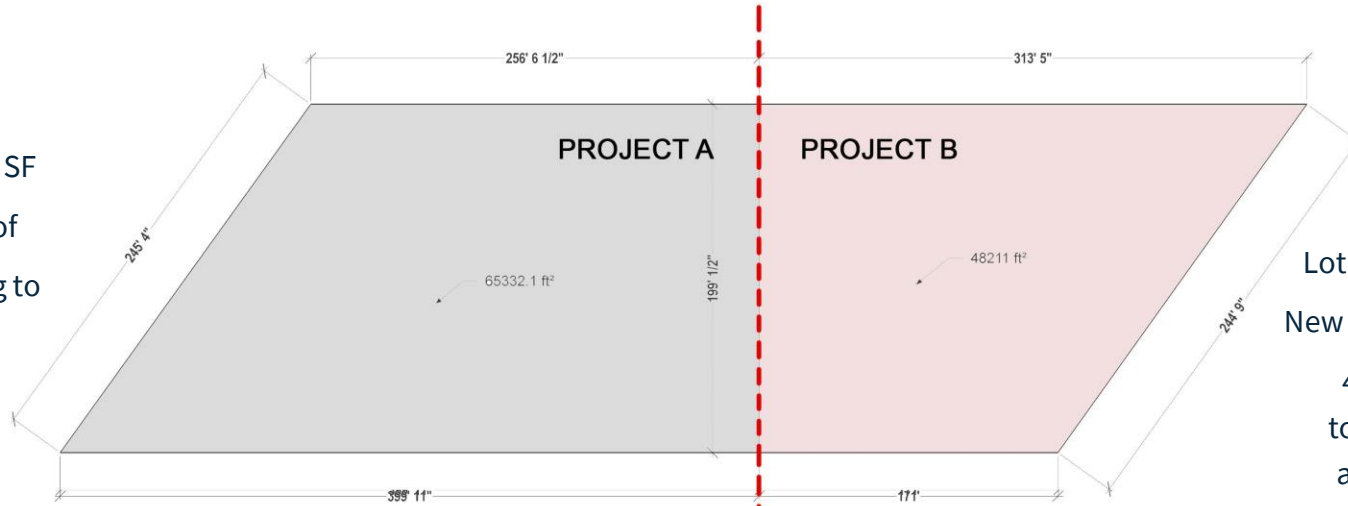


PHOTOS

PROJECT A

Lot area: 65,332 SF

Adaptive reuse of
existing building to
commercial use



PROJECT B

Lot area: 48,211 SF

New construction of
47 single-family
townhomes with
attached garage



PROPOSAL



**For more
information,
please contact:**

Tobias Biddle

biddle.tobias@gmail.com

215-432-8000



All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdraw without notice or other conditions.