



4647
Stenton Avenue

31,552 SF on 0.73 Acres
in Philadelphia, PA

PROPERTY AVAILABLE FOR SALE

4647 STENTON AVENUE

EXECUTIVE SUMMARY

Binswanger is pleased to offer for sale this investment opportunity located in Philadelphia's Northwest Philadelphia submarket. The property consists of approximately **31,552 SF situated on 0.73 acres** and features a mix of studio and business suites on the first floor with warehouse space on the second floor, providing flexibility for investors and owner-users alike.

The property benefits from approximately 205 feet of frontage along Stenton Avenue, two fenced parking lots, and convenient access to Broad Street/PA Route 611, Roosevelt Boulevard/U.S. Route 1, Germantown Avenue, and I-76. The property is also located approximately 0.3 miles from SEPTA's Wayne Junction Station, providing Regional Rail connectivity to Center City Philadelphia and communities throughout the region.



PROPERTY INFORMATION

- ✓ **Property Size:**
31,522 SF on 0.73 AC
- ✓ **Loading:**
Two (2) Loading Docks
10'x11.6' & 8'x8'
- ✓ **Ceiling Heights:**
15' clear height
- ✓ **Zoning:**
ICMX- Industrial Commercial Mixed-Use
- ✓ **Estimated 2027 Taxes:**
\$24,291
- ✓ **Elevator:**
One (1) freight elevator
- ✓ **Configuration:**
Mixed use space with studio and business suites on the first floor and a warehouse on the second floor
- ✓ **Parking:**
Two (2) fenced parking lots
- ✓ **Frontage:**
205' along Stenton Avenue



PROPERTY ZONING

ICMX

Industrial Commercial Mixed-Use

Intended to accommodate commercial and low-impact industrial uses.

[Click Here For More Zoning Information](#)

FINANCIAL OVERVIEW



Current Suite Rental Income: \$19,775 per month

- **Second Floor: Currently vacant with a current asking rental rate of \$6,500 per month.**

STRATEGIC LOCATION

The property's Stenton Avenue location provides convenient connectivity throughout Northwest and North Philadelphia. Proximity to major arterial roads, regional highways, and public transportation supports efficient access for employees, customers, and commercial vehicles.

10 MILE RADIUS STATISTICS

2.2M
Population

83,873
Average Household
Income

90,140
Businesses

±1M
Employees



LOCATION HIGHLIGHTS

±0.3 miles to Wayne Junction Station

±0.9 miles to Broad Street/PA Route 611

±1.5 miles to Roosevelt Boulevard/U.S. Route 1

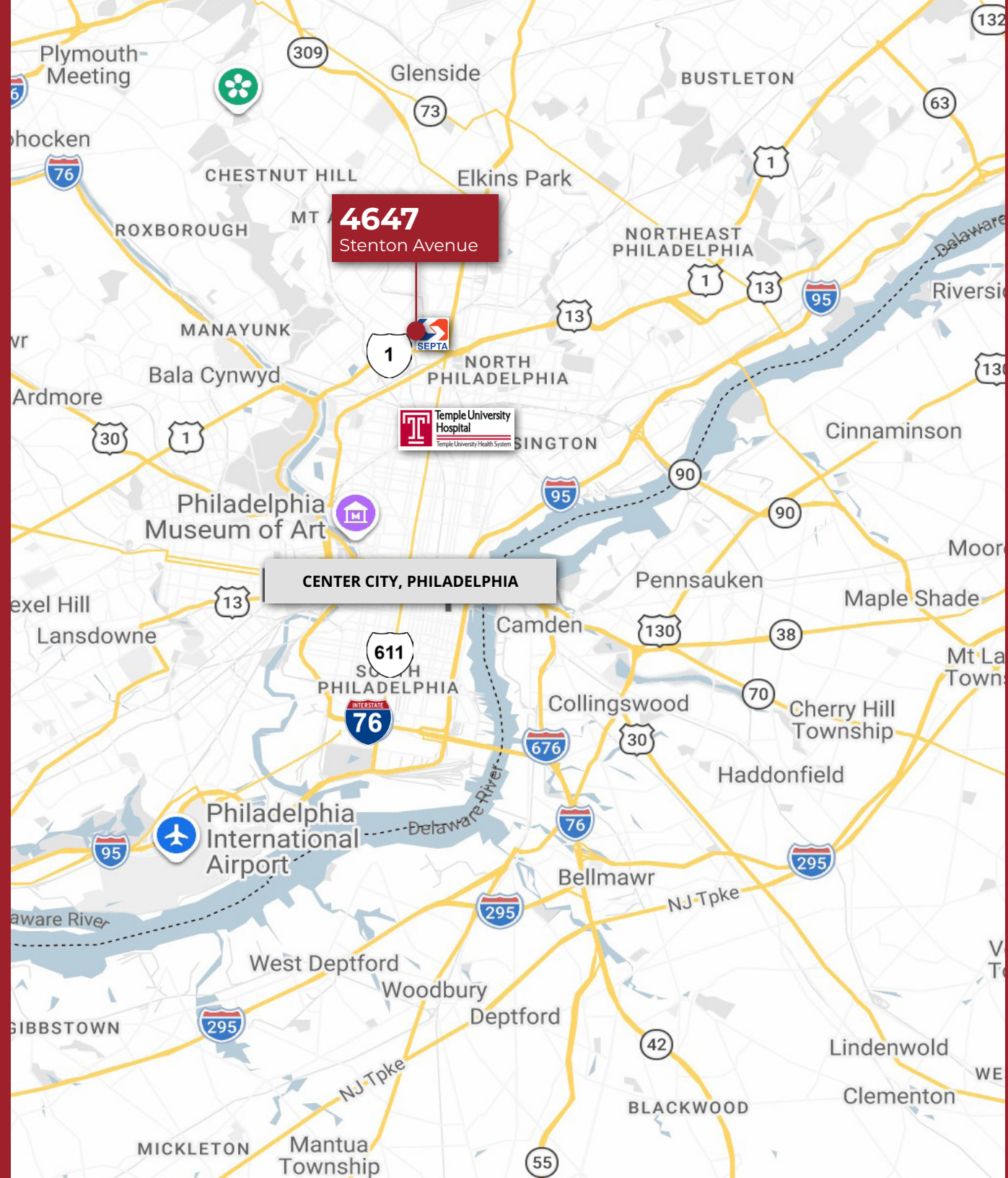
±3.5 miles to Interstate 76

±3.5 miles to Temple University and Hospital

±6 miles to Center City Philadelphia

±6.7 miles to the Port of Philadelphia

±16 miles to Philadelphia International Airport



PRIMARY CONTACTS

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