



826 N Broad St
Philadelphia, PA 19130

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Boutique mixed-use North Broad Street asset offering luxury residential units, STR zoning by right, and stable in-place income.

Asset Type: Multi-Family/Mixed-Use

Total Units: 5

Asking Price: \$1,500,000

Cap Rate: 6.76%

NOI (Pro Forma): \$101,442



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DEAL SUMMARY

826 N Broad Street presents a rare opportunity to acquire a boutique luxury mixed-use asset in one of Philadelphia's most prestigious and consistently appreciating zip codes (19130). The property features **four high-end residential apartments and a prime ground-floor commercial storefront** along North Broad Street, offering diversified income in a highly desirable urban corridor.

The residential component includes **two expansive bi-level units with private rooftop terraces**, providing flexibility for investors seeking an **owner-occupant option** while offsetting ownership costs through income from the remaining units and commercial space. Notably, **single-family homes in this zip code frequently trade above the asking price of the entire building**, highlighting the strength of the underlying value.

Zoned **CMX-4**, the property allows **short-term rentals by right**, a rare advantage in Philadelphia. Two units are currently leased to a **professional short-term rental operator under a multi-year lease with built-in rent escalations**, delivering stable, predictable cash flow. Additional highlights include a **private elevator**, an uncommon amenity for a building of this size that enhances tenant appeal and long-term value.

This asset is well-suited as a **portfolio starter or strategic addition for mid-level investors** seeking a low-risk, naturally appreciating investment with multiple exit strategies in a prime location.



LOCATION

Highly Desirable 19130 Zip Code

Located in one of Philadelphia's most prestigious and supply-constrained neighborhoods, known for strong demographics, consistent appreciation, and long-term demand

Prime North Broad Street Corridor

Prominent frontage along North Broad Street, a major arterial connecting Center City, Fairmount, and Temple University, with continued public and private investment.

Excellent Transit Access

Steps from the Broad Street Line and multiple bus routes, providing direct connectivity to Center City, University City, and major employment centers.

Walkable Urban Amenities

Surrounded by restaurants, cafés, retail, cultural institutions, and neighborhood services, supporting both long-term residents and short-term rental demand.

Immediate Access to Center City – Minutes from Center City, the Art Museum District, Fairmount, and major cultural and employment hubs



HIGHLIGHTS

Prime 19130 Location

Situated on North Broad Street in one of Philadelphia's most prestigious and consistently appreciating zip codes, surrounded by high-end residential and commercial development.

Boutique Mixed-Use Asset

Four luxury residential apartments plus a street-level commercial storefront provide diversified income streams and reduced risk.

Short-Term Rental Zoning by Right (CMX-4)

Rare zoning classification allowing short-term rentals by right, offering significant upside in one of the most visited cities in the United States.

Stabilized STR Income

Two units are leased to a professional short-term rental operator under a multi-year lease with built-in rent escalations, delivering predictable and growing cash flow.



HIGHLIGHTS

Owner-Occupant Optionality

Two expansive 3-bedroom bi-level units with private rooftop terraces create a compelling owner's suite opportunity while rental income offsets ownership costs.

Elevator-Served Building

Private elevator access, an extremely rare feature for a building of this size, enhancing tenant demand, accessibility, and long-term value.

Strong Relative Value

Single-family homes in the immediate area frequently sell for more than the asking price of this entire income-producing building.

Ideal Portfolio Builder

Perfect for mid-level investors seeking a safe, low-maintenance asset with natural appreciation, multiple exit strategies, and long-term upside.



PRO-FORMA

PROPERTY DETAILS

Address	826 N Broad St, Philadelphia, PA 19130
Asset Type	Mixed-Use (Commercial + Residential)
Units	5 Units (4 Residential / 1 Commercial)
Total SF	7,399 SF
Lot Size	Approx. 2,000 SF
Zoning	CMX-4
Occupancy	100%

826 N Broad St – Rent Roll (Annualized)

Unit	Monthly Rent
Commercial	\$ 2,800.00
Unit 1 (1BR)	\$ 2,205.00
Unit 2 (1BR)	\$ 1,575.00
Unit 3 (2BR)	\$ 2,200.00
Unit 4 (3BR)	\$ 2,205.00
Total Monthly Rent	\$ 10,985.00
Annual Rent	\$ 131,820.00

826 N Broad St – Pro Forma (Annual)

INCOME

Gross Scheduled Rent	\$ 131,820.00
Total Income	\$ 131,820.00

OPERATING EXPENSES

Property Taxes	\$ 16,450.00
Insurance (Current Policy)	\$ 3,600.00
Management Fee	\$ 5,273.00
Repairs & Maintenance	\$ 2,500.00
Common Electric	\$ 1,200.00
Water	\$ 800.00
Legal / Accounting / Admin	\$ 1,275.00
Replacement Reserves	\$ 1,500.00
Trash / Sewer (Allowance)	\$ 1,800.00
Total Operating Expenses	\$ 30,378.00

NET OPERATING INCOME (NOI)

Cap Rate on \$1,500,000 asking price

101,442.00

6.76%







