

**1701 GERMANTOWN AVE**  
**OLDE KENSINGTON, PHILADELPHIA 19122**



**12,213 SF OF WAREHOUSE SPACE + PARKING AVAILABLE**

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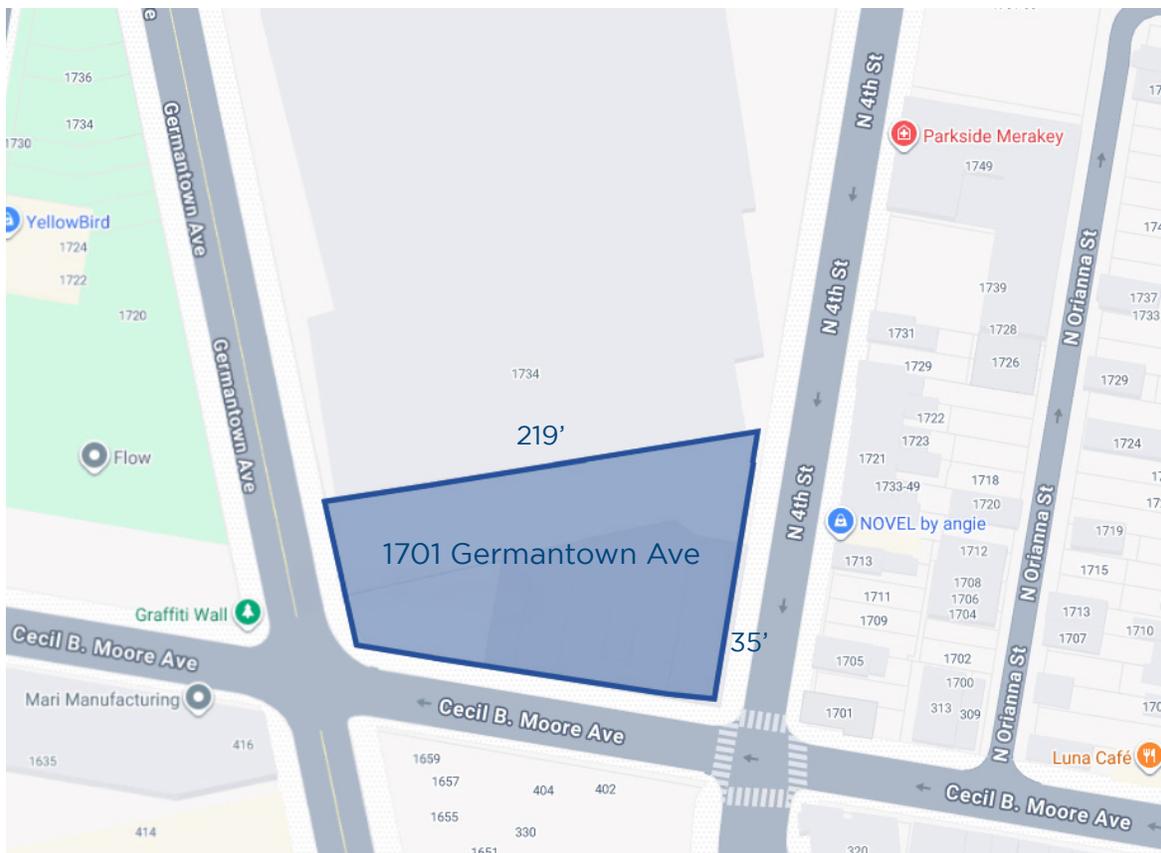
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Olde Kensington, Philadelphia 19122



## About the Property

MPN is proud to exclusively present the opportunity to acquire or lease 1701 Germantown Avenue in Philadelphia, PA. Situated in the heart of the rapidly evolving 19122 corridor, this 12,213 SF industrial warehouse is positioned on a substantial 27,049 SF corner lot with rare three-street frontage along Germantown Avenue, N 4th Street, and Cecil B. Moore Avenue—providing exceptional visibility, access, and branding potential. Zoned I-1 (Industrial), the property offers flexible use options for owner-users, investors, or tenants seeking a strategic infill location with strong connectivity to Center City, Temple University, and major transportation routes.



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## Property Overview

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Price	Sale: \$3,500,000 Lease: \$18/PSF + NNN
Year Built	1925
Number of Buildings	1
Number of Floors	1
Number of Units	1
Lot Size*	35' x 219'
Lot Area*	27,049 SF
Total Area of Building*	12,213 SF
Real Estate Tax Assessment 2026*	\$1,875,000
Real Estate Tax 2026*	\$26,246
Surface Parking	Private gated parking of almost 15,000 SF
Street Frontages	Cecil B. Moore: 220' Germantown Ave: 80' N 4th Street: 158'
Site Shape	Irregular
Zoning	I-1
Ceiling Height	13'-15'
Loading	Multiple drive-in loading docks with electric roll-down gates

\*Per City of Philadelphia

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## Property Photos



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## Aerial View



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## Retail Map



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DEMOGRAPHICS (1 mile)	
Residents	78,342
Average household income	\$90,722
Est. Daytime population	19,748

Walk Score®

Walk Score  
**89**

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## About the Neighborhood: Olde Kensington

Olde Kensington (not to be confused with East Kensington or Kensington) is centrally located, bordered by Norris Square, Fishtown, Northern Liberties, and Ludlow. This pocket of Philadelphia offers a wonderfully central and vibrant place to call home. Olde Kensington's architecture is a testament to its industrial past and evolving future. Once a center for manufacturing and craftsmanship, known for its bustling textile mills, breweries, and foundries. Walking through the neighborhood today, you'll encounter a mix of classic Philadelphia rowhomes, industrial warehouses, and sleek, modern constructions. Many of the former factories have been converted into loft apartments, art studios, and co-working spaces, creating a unique juxtaposition of old and new. Double-wide North American Street runs through the middle of the neighborhood, bringing local breweries, small businesses and artists studios. Other restaurants and neighborhood businesses such as coffee shops, yoga studios, are tucked among the residential streets. The lines between Olde Kensington and nearby neighborhoods like Fishtown and East Kensington blur easily, offering a seamless connection to the local scene. The neighborhood's location is ideal for transportation.



It's walkable, close to bus, subway, and trolley lines, and served by numerous bus routes. For drivers, nearby I-95 provides easy commuting access. Community spaces like Cruz Playground serve as gathering points for both Olde Kensington residents, offering a public pool, playground, basketball courts, and peaceful benches for rest and relaxation.

SOURCE: [www.phillyhomegirls.com](http://www.phillyhomegirls.com)



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