

SDG|RE



1910-38 E Allegheny Ave, Philadelphia, PA 19134

OFFERING MEMORANDUM

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01 | LISTING DESCRIPTION

SUMMARY

Located in the rapidly developing South Kensington neighborhood, this impressive community center encompasses over 23,000 square feet of versatile space. Originally built as the regional headquarters for a national nonprofit organization, the property has since been repurposed to serve as a vibrant community center and active house of worship, reflecting the area's growing cultural and residential diversity.

ADDRESSES

1910 E ALLEGHENY AVE	OPA#885964080
1912 E ALLEGHENY AVE	OPA#885964980
1914 E ALLEGHENY AVE	OPA#885965100
1916-38 E ALLEGHENY AVE	OPA#777684001
1915 E WISHART ST	OPA#885965600
1917 E WISHART ST	OPA#885658760



- **ASKING \$1,200,000**

The property features a combination of one-story and three-story structures, along with a full basement. The sale includes seven contiguous parcels, one of which offers a large private parking lot—a rare and highly desirable amenity in this part of the city. This provides excellent accessibility for visitors, congregants, or future residents, enhancing the overall utility and redevelopment potential of the site.



Zoned RM-1, the district supports moderate- to high-density, multi-family residential development, making this property an ideal candidate for adaptive reuse or redevelopment. The zoning encourages residential communities with a mix of building types, allowing for apartments, condominiums, or mixed-use concepts that can blend housing with community amenities.

This transition aligns with the city's long-term planning goals for the neighborhood, which favor residential growth and revitalization. With proper permitting and redevelopment, this site holds significant potential to contribute to South Kensington's ongoing transformation into one of Philadelphia's most dynamic urban communities.

DEAL HIGHLIGHTS

- **Prime South Kensington Location**

Situated in one of Philadelphia's fastest-growing neighborhoods, surrounded by new residential, retail, and mixed-use developments driving strong demand and rising property values.

- **Large 23,000+ SF Building**

Expansive former nonprofit headquarters previously operating as a community center and house of worship, offering flexible layouts suitable for conversion to multi-family, educational, or institutional use.

- **Seven Contiguous Parcels**

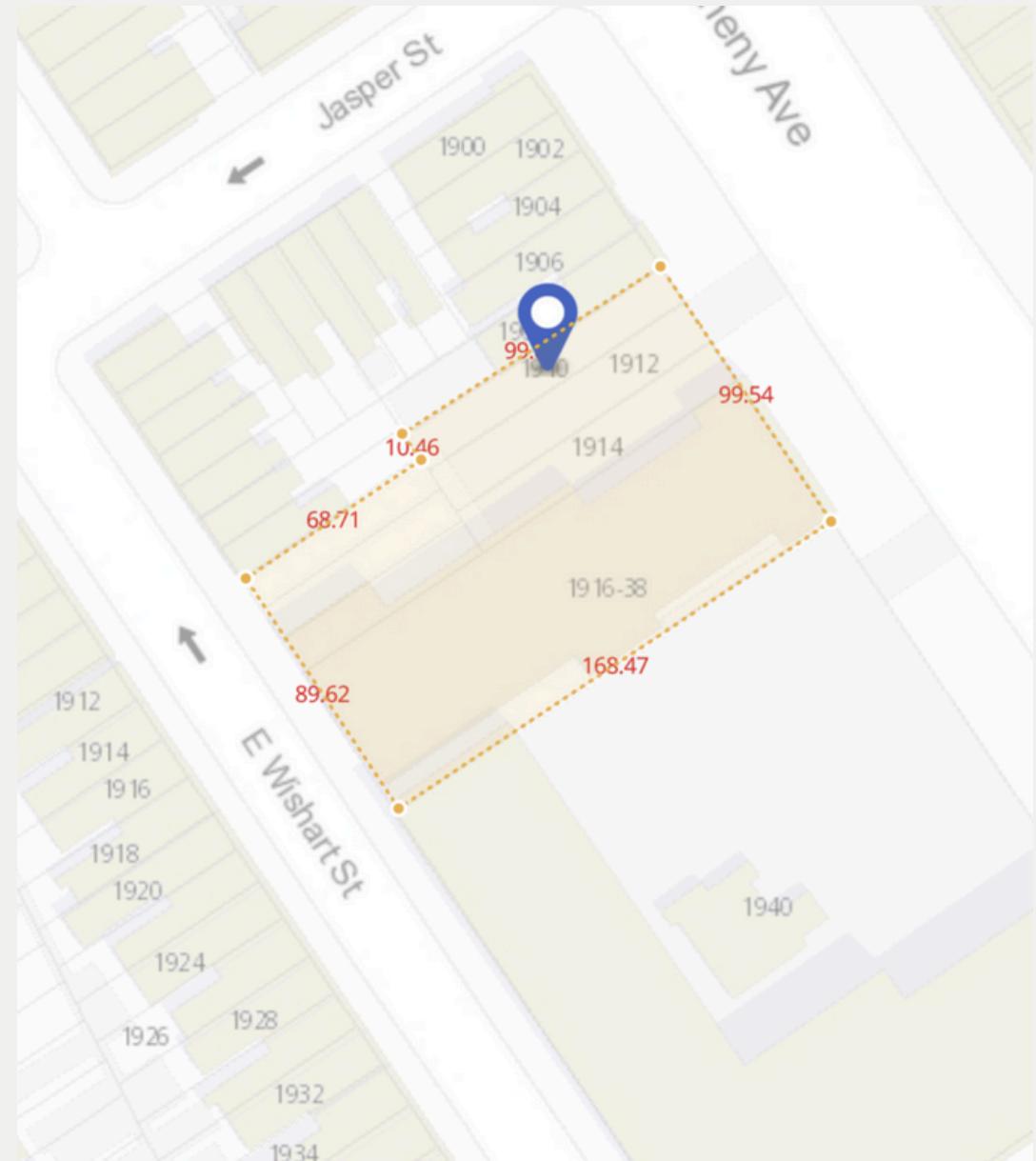
The sale includes seven adjoining parcels, providing a substantial land footprint totaling **16,503 SqFt** with potential for phased development or assemblage opportunities.

- **On-Site Parking Lot**

Features a large private parking lot a rare amenity in Philadelphia further enhancing convenience and increasing redevelopment appeal.

- **Zoned RM-1**

Permits moderate- to high-density multi-family residential development, aligning with neighborhood growth trends and supporting future apartment or condominium projects.



DEAL HIGHLIGHTS

- **Adaptive Reuse Opportunity**

Existing structures offer solid construction and adaptable layouts ideal for residential conversion, co-living spaces, community facilities, or mixed-use development concepts.

- **Neighborhood Transformation**

South Kensington continues to experience rapid revitalization, with ongoing investments in housing, retail, and infrastructure attracting new residents and businesses.

- **Strong Market Fundamentals**

Close proximity to Fishtown, Northern Liberties, and Temple University positions the property within a high-demand rental and ownership market.

- **Long-Term Upside**

Exceptional potential for significant value creation through redevelopment, repositioning, or adaptive reuse in one of Philadelphia's most dynamic and rapidly evolving submarkets.



01 | LISTING DESCRIPTION



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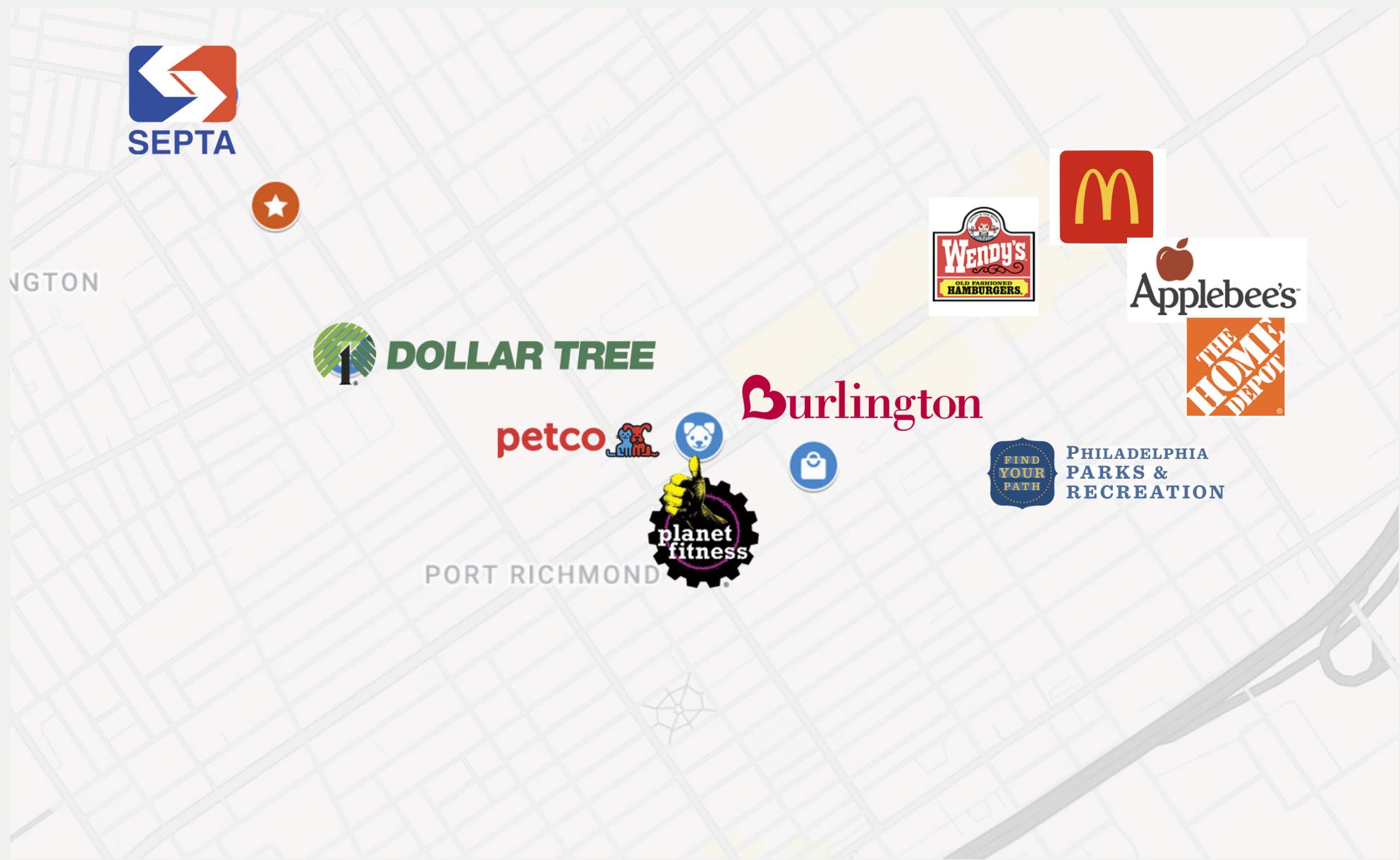


01 | LISTING DESCRIPTION



02 | MAP

Location Map



03 | THE TEAM

Meet the Team



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