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COMMERCIAL



INDUSTRIAL PROPERTY FOR SALE

16-22 E WISTER ST

Philadelphia, PA 19144

DEAL TEAM

16-22 E Wister St | Philadelphia

INDUSTRIAL PROPERTY FOR SALE



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This expansive 14,772 SF commercial flex building is a prime redevelopment opportunity in the heart of Germantown. Located on a 16,625 SF multi-parcel lot, the structure features high-volume warehouse space with a functional loading dock, private parking, and a ramp providing access to substantial underground storage. Positioned directly across from Freedom Square Shopping Center and just steps from the Germantown Avenue corridor, the site benefits from high visibility and proximity to La Salle University, Wayne Junction Station, and local anchors like Uncle Bobbie's Coffee & Books. Zoned CMX-2.5, this property is a versatile "blank canvas" ideal for creative office space, high-capacity storage, or a reimagined retail/event venue. While the building requires maintenance and repairs, it remains structurally sound and provides a high-value canvas for retail or event space conversion. This ideally located asset is priced to sell, offering immense potential for the right investor to revitalize a substantial footprint in a high-traffic area. This property being sold in as-is where-is condition.

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	16,625 SF
Building Size:	14,722 SF
Zoning:	CMX2.5
Year Built	1915

PHOTOS

16-22 E Wister St | Philadelphia

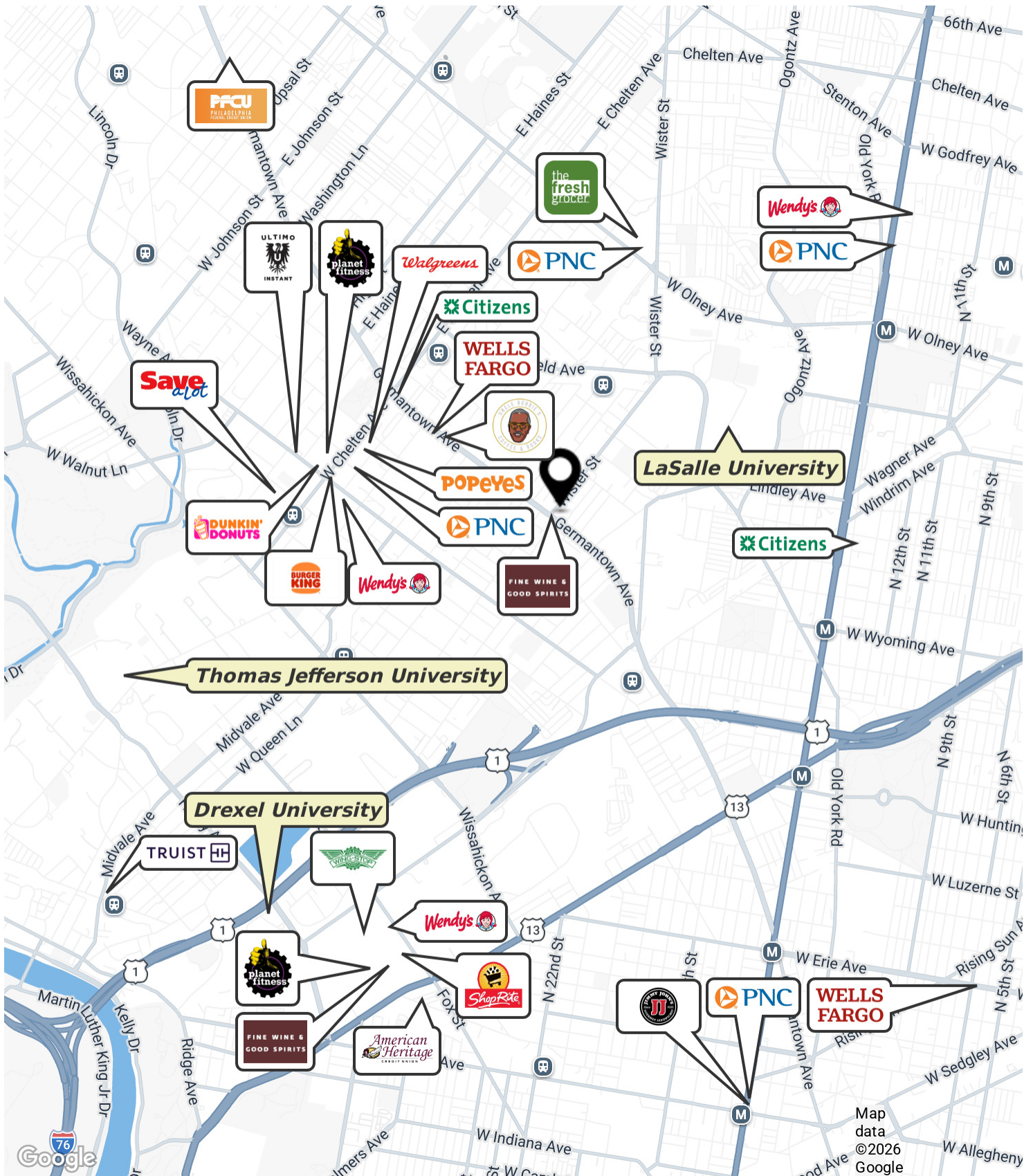
INDUSTRIAL PROPERTY FOR SALE



RETAILER MAP

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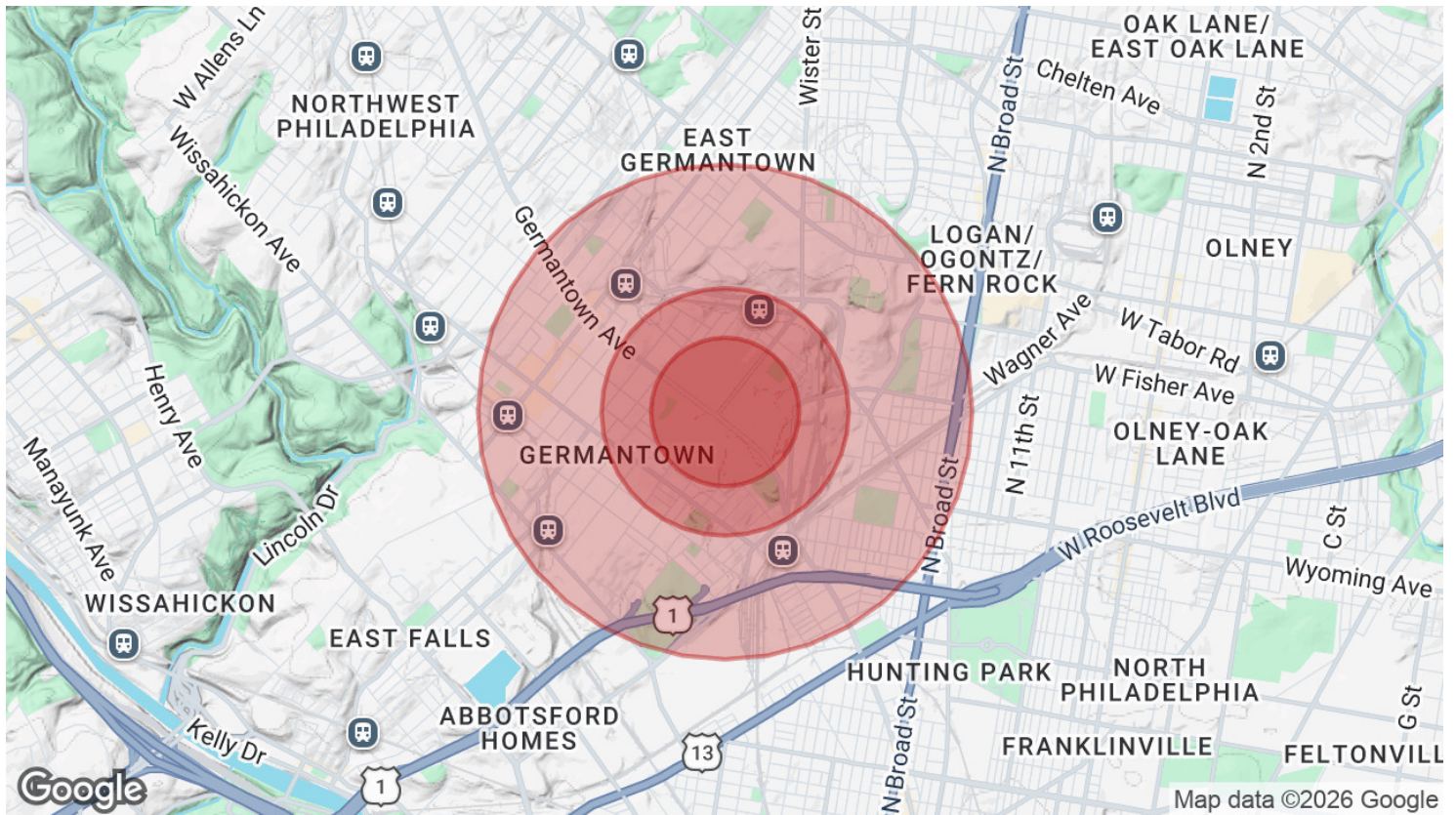


Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,451	10,595	40,424
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,360	4,314	16,436
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,433	\$61,309	\$59,358
Average House Value	\$225,460	\$230,529	\$219,518

Demographics data derived from AlphaMap