

1850 S 23rd St

Philadelphia, PA 19145 · Parcel ID: 482256800



ASKING RENT \$1,400/mo \$1.64 / SF	LEASABLE SF 852 Office / Retail Flex	ZONING RM1 Philadelphia	BUILDING UNITS 2 Year Built 1920	PARKING On Street Public
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PROPERTY HIGHLIGHTS

- Corner masonry building with wide street frontage in South Philadelphia's West Passyunk / Point Breeze corridor
- 852 SF open floor plan, previously operated as a hair salon and ready for immediate build-out
- Broad approved use list: day care, hair salon and spa, health club, general retail, or professional office
- Owner open to tenant improvement allowances to fit a new operator's specific layout needs
- Public water and sewer service; electric heat and hot water with window unit A/C in place
- On-street and public parking at a high-visibility corner intersection

SITE DATA & OFFERING TERMS

County / Municipality	Philadelphia, PA	Asking Rent	\$1,400 / month
Zoning	RM1	Rate	\$1.64 / SF
Building Units Total	2	Leasable SF	852
Year Built	1920	Current Use	Barber / Beauty
Construction	Masonry	Sale Type	For Lease
Lot Size	992 SF (16' x 62')	Parking	On Street, Public

COMPATIBLE USES

Day Care Facility Licensed child care operators	Hair Salon & Spa Existing salon build-out in place	Health Club Fitness, wellness, studio use	Retail / Professional General retail or office use
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