

4130-44 Aspen Street Philadelphia, PA 19104

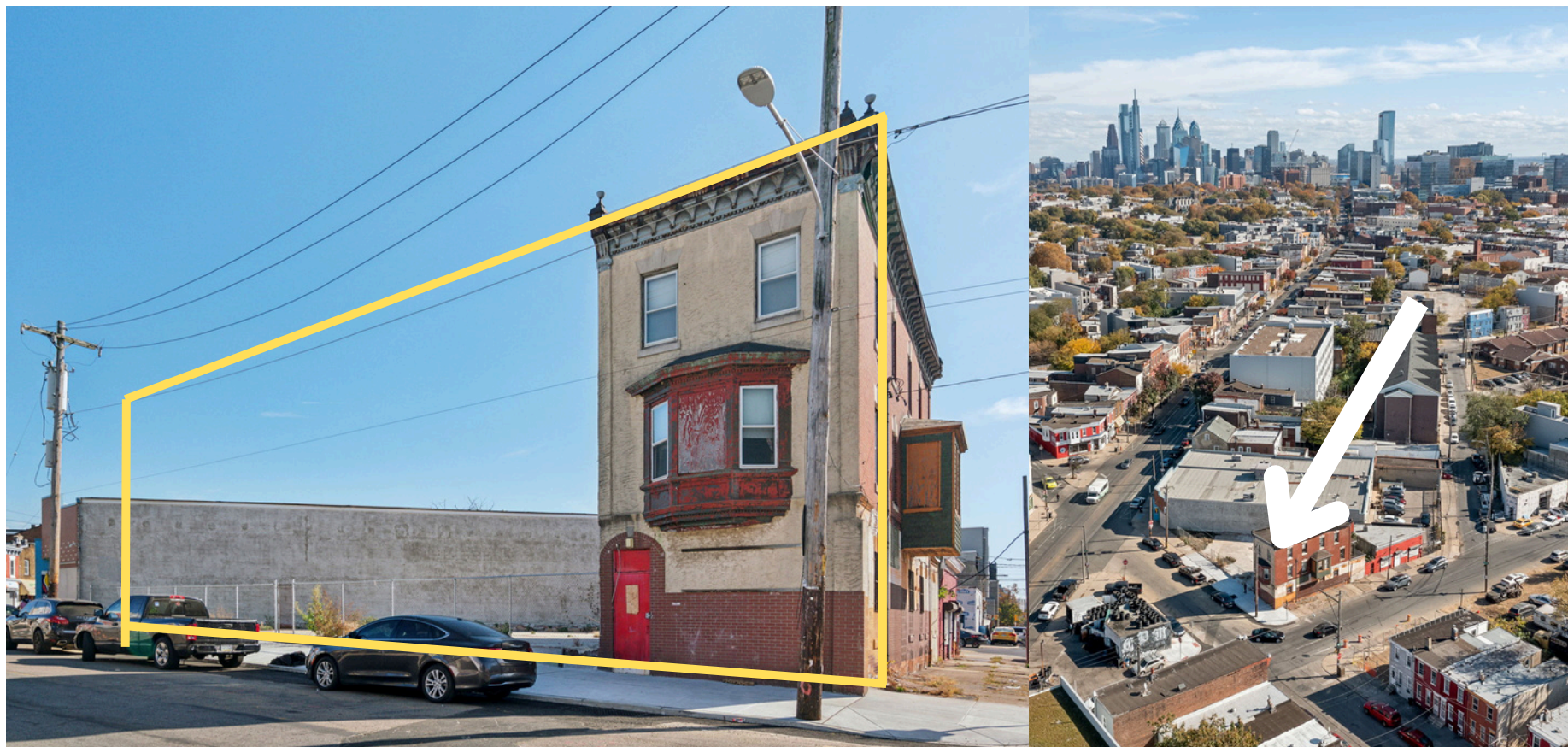
Commercial-Mixed Use Development Site



OFFERING
MEMORANDUM



SELECT
COMMERCIAL ADVISORS



OVERVIEW: Discover a prime investment opportunity at 4130-44 Aspen Street, featuring nearly 5,000 square feet of combined lot area with over 111 feet of street frontage, ideally situated just off the vibrant Lancaster Avenue corridor in West Philadelphia. With CMX-2 zoning and the potential for density bonuses, this property could accommodate up to 17 residential units above a ground-floor commercial space if the lots are combined. The parcels are located in a Qualified Opportunity Zone (QOZ), providing attractive tax benefits for investors. This strategic location is within close proximity to Drexel University, the University of Pennsylvania, 30th Street Station, and Fairmount Park, making it a sought-after area for both residents and businesses. The offering includes a 3,818 square-foot vacant lot at 4130-42 Aspen Street and a 2,880 square-foot, three-story vacant shell at 4144 Aspen Street. The property is being sold as-is. Buyers are encouraged to conduct their own due diligence regarding condition, use, and zoning. Contact the Select Commercial Advisors team for additional information: 215-315-3326 or info@select-ca.com.

PROPERTY DETAILS

- **4130-42 Aspen Street - Vacant Lot (former church building, demolished)**
 - Lot Size: 3,818 sqft
 - Zoning Code: CMX-2*
 - Overlays: None
 - Lot Frontage: 93.16 Feet
 - Tax/Parcel ID: 774057000
- **4144 Aspen - Vacant Building (Shell Condition)**
 - Gross Building Area: 2,880 sqft
 - Lot Size: 1,105 sqft
 - Zoning Code: CMX-2*
 - Overlays: None
 - Lot Frontage: 18 Feet
 - Tax/Parcel ID: 774058000

**Buyer to conduct their own due diligence including use, zoning, and easements.*

4,923 s.f.

COMBINED LOT AREA

111.16 ft.

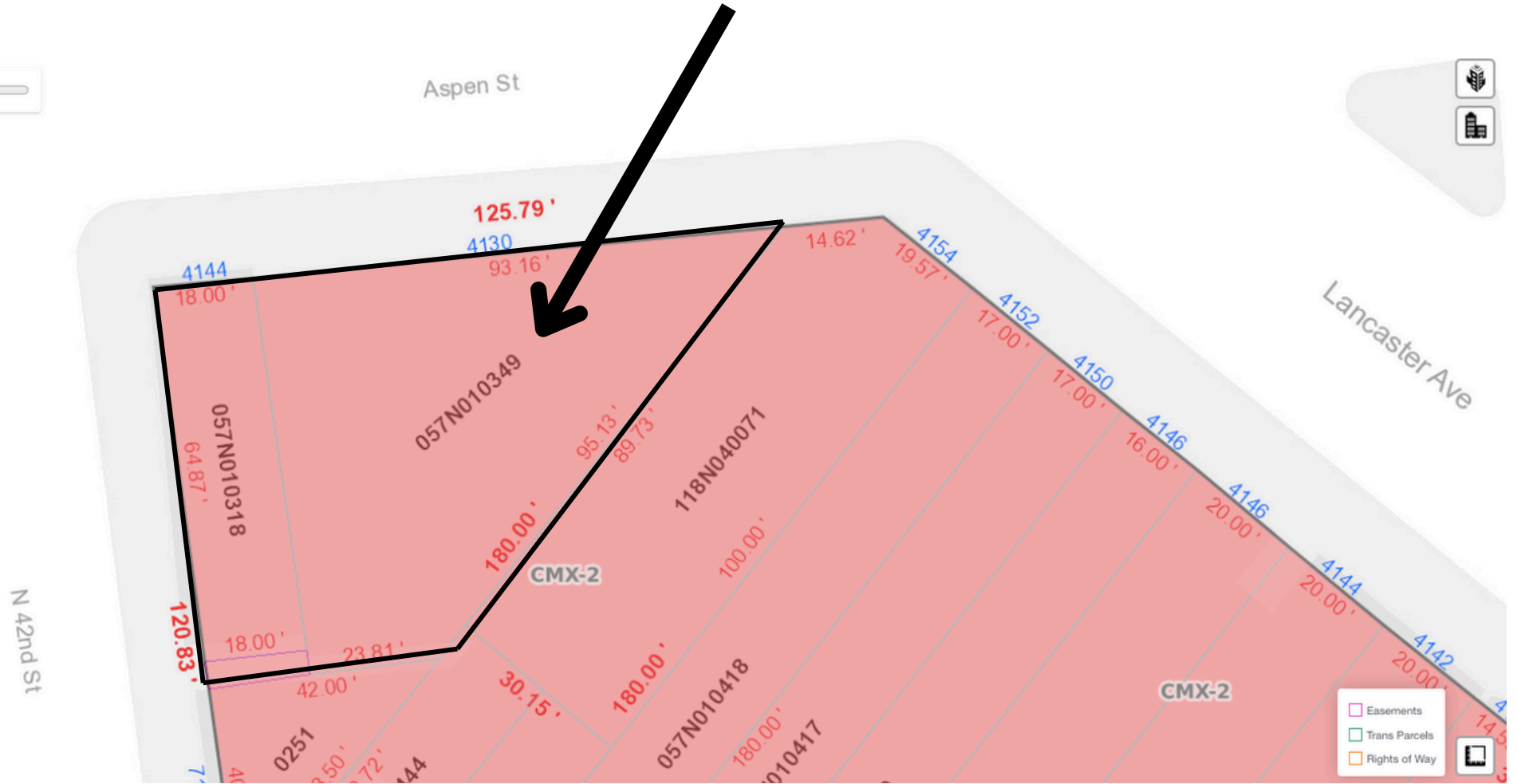
COMBINED LOT FRONTAGE

Purchase Price: \$559,500

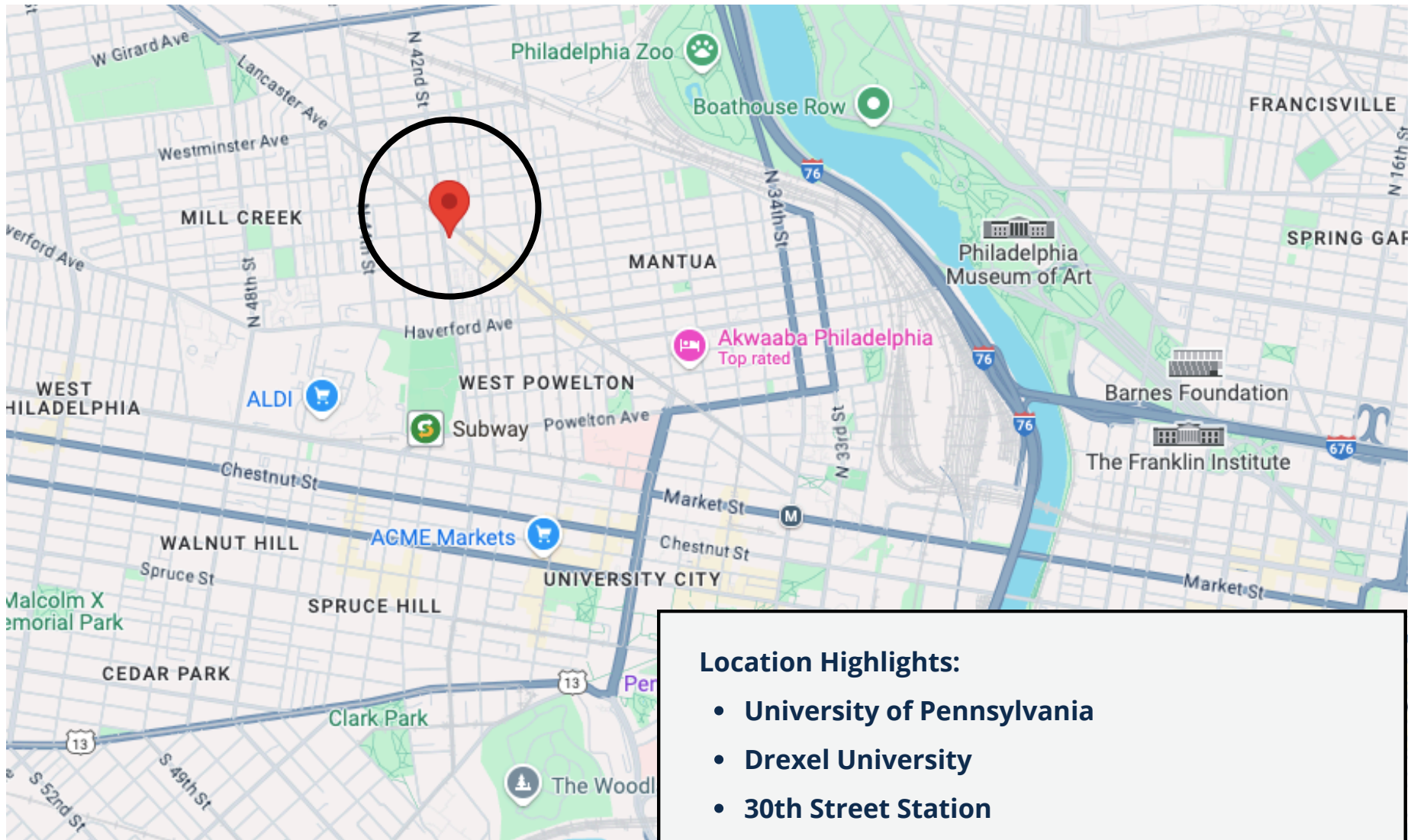
Price/Land SF: \$113.65



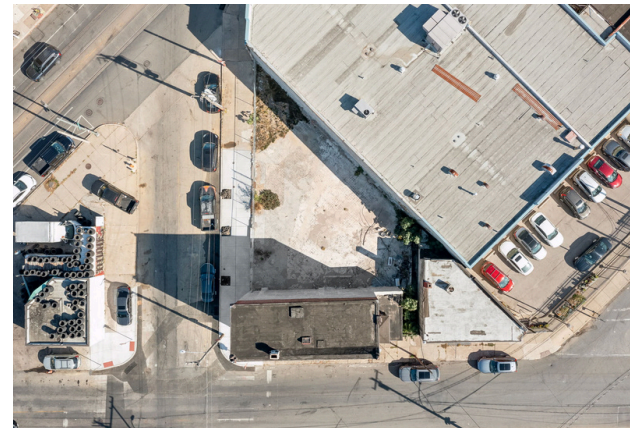
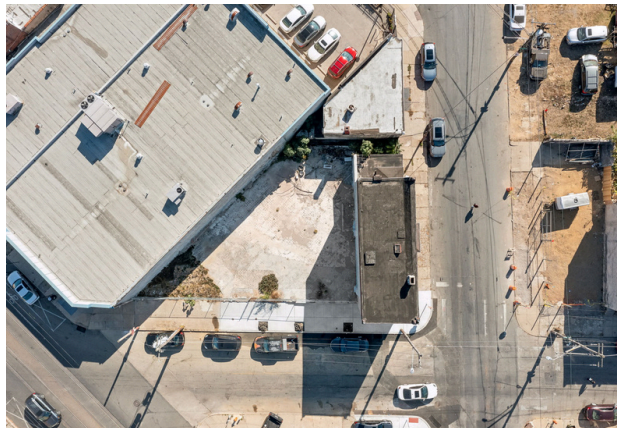
ZONING MAP



LOCATION: Haverford North, Adjacent to Lancaster Avenue Corridor



PHOTOS



PHOTOS



DISCLAIMER

This Offering Memorandum has been prepared to provide an overview of the subject property or properties (the Property) to prospective buyers and brokers. Select Commercial Advisors (SCA) has prepared the following information from sources believed to be reliable, however, SCA makes no representation to the accuracy of this information. Financial figures may include estimates. All potential buyers and brokers must independently verify all information presented by SCA and conduct their own due diligence. This presentation is not an offer to sell or a solicitation to buy any securities. Each prospective buyer is to rely upon its own investigation, evaluation and judgment as to the advisability of the offering described herein. Sources of information contained within this Investment Memorandum include, but are not limited to: CoStar, Google, Bright MLS, County Tax Records, and the US Census Bureau. SCA shall have no legal commitment or obligation to any buyer reviewing this Offering Memorandum or making an offer to buy the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. By accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of SCA and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.





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FOR MORE INFORMATION, CONTACT A MEMBER OF OUR TEAM:

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