



## PRIME OLDE CITY OPPORTUNITY

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**9,900 SF**

310-12 York Avenue  
Philadelphia, PA 19106



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

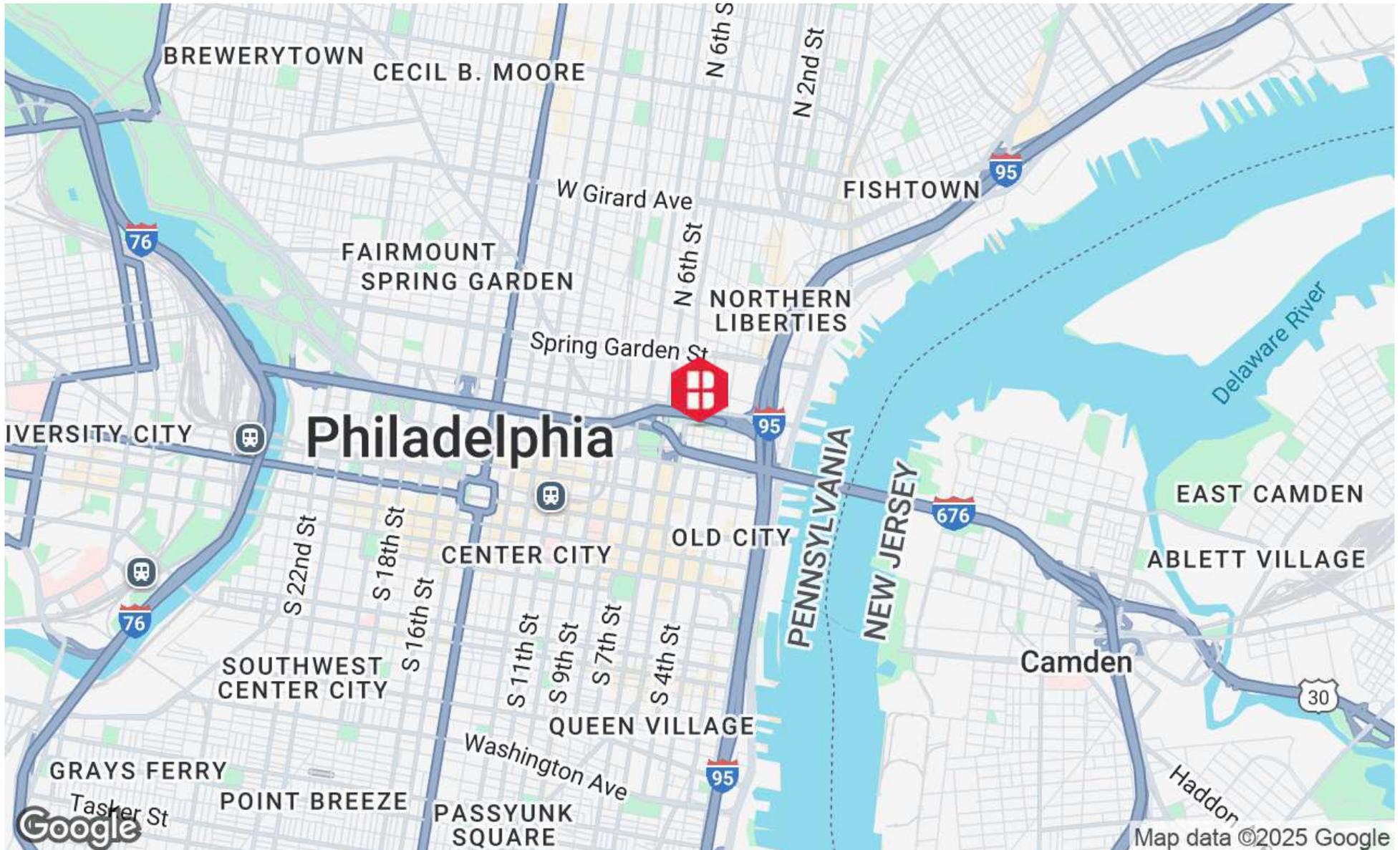
- Three (3) Loft style apartments
- **First Floor: 3,300 SF**  
Unit A - Residential  
Three (3) Bedrooms  
Two (2) Bathrooms  
Outdoor Patio  
  
Unit B - Office/Retail/Residential  
Off street garage parking
- **Second Floor: 3,300 SF**  
Three (3) Bedrooms  
Two & A Half (2.5) Bathrooms  
Outdoor Deck Patio
- **Third Floor: 3,400 SF**  
Four (4) Bedrooms  
One & A Half (1.5) Bathrooms  
Loft Space
- Hydraulic Elevator
- Central Air
- 36' Frontage to York Ave
- Zoned CMX3 – Community Commercial Mixed-Use (City of Philadelphia)
- 2025 Estimated Taxes \$25,369
- Opportunity for short-term rental investment
- Old City and Independence Mall are two of the most famous neighborhoods within the City of Philadelphia. Home to the likes of the Betsy Ross House, the Liberty Bell, and Independence Hall, the area is rich with history.



# ADDITIONAL PHOTOS



# LOCATION MAP

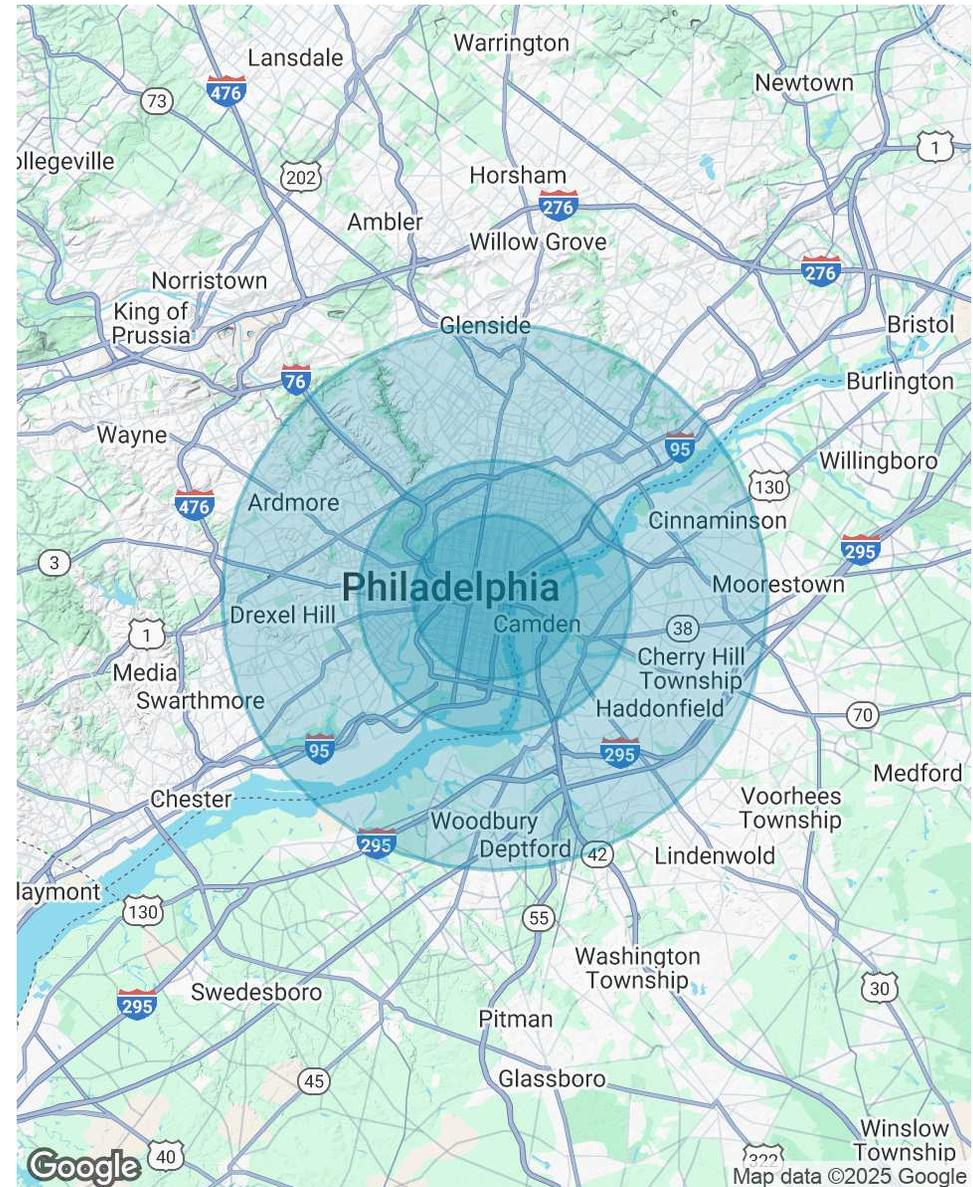


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	501,983	971,057	2,193,384
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	221,387	406,558	884,026
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$98,383	\$81,723	\$94,823
Average House Value	\$425,681	\$326,130	\$318,106

Demographics data derived from AlphaMap



# PRIMARY CONTACTS



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