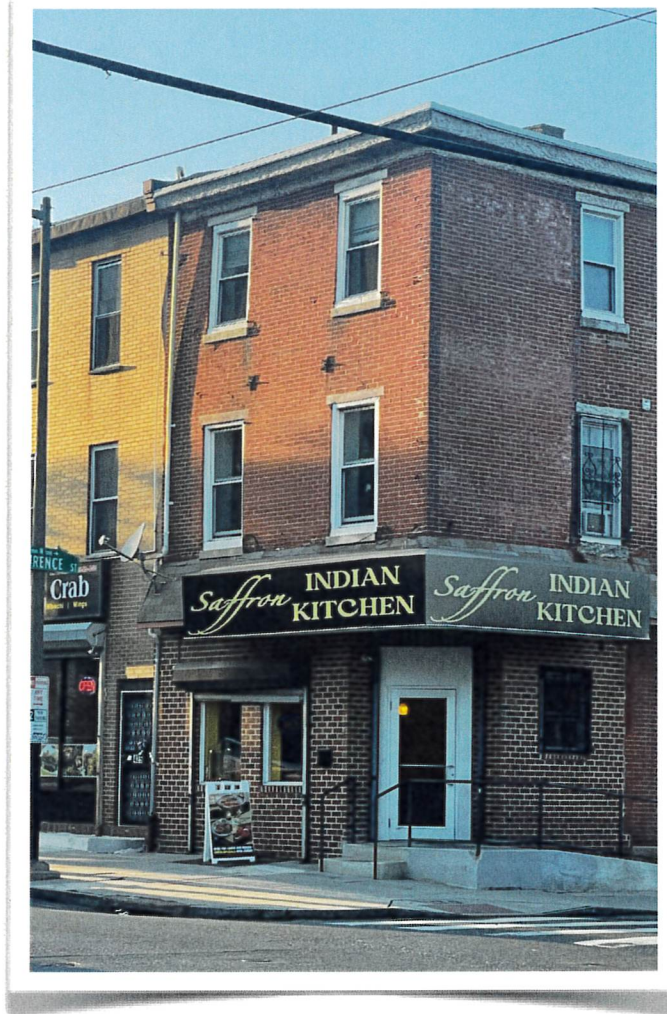


423 W. Girard Ave

Philadelphia PA19123

Mixed Use - Restaurant and 3 Apartments

\$1,250,000



444 N. 4th St. Unit 104
Philadelphia PA 19123
215-222-4412 x 1030
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ATTENTION BUSINESS OWNERS OR INVESTORS!!!!

Now is your opportunity to purchase a unique lot on a fabulous street in an amazing neighborhood!
A one-of-a-kind investment opportunity!

Large corner property located in the Northern Liberties section of Philadelphia. The property has an
Established Chain Restaurant "SAFFRON" and is a perfect fit for the neighborhood! The first floor
includes walk in refrigerator, deep fryer with ansel system, sink and freezers.

The property also includes two -2 bedroom apartments and an additional studio apt. 4 UNITS
TOTAL - ALL CURRENTLY RENTED - Restaurant on 1st Floor and 2 Bedroom Apt on the 3rd
Floor are RENOVATED -

Come take a look today!!



AREA



The area around **423 W. Girard Avenue** in Philadelphia is a dynamic blend of history and modern urban life. Situated in the Northern Liberties neighborhood, just bordering Fishtown and South Kensington, it stands at the intersection of old-world charm and rapid revitalization.

Historical Background

Northern Liberties, once an industrial hub, played a key role in Philadelphia's economic growth throughout the 19th and early 20th centuries. It was home to breweries, mills, and manufacturing plants,

which shaped the local architecture and culture. Over time, like many urban areas, it experienced a period of decline as industries left, leading to vacant lots and abandoned buildings. In the late 20th century, the area began to draw artists and young professionals, attracted by the affordable rent and loft spaces, spurring a new wave of development.

The Present-Day Scene

Today, Northern Liberties is known for its trendy cafes, art galleries, craft breweries, and boutique shops. As you walk down Girard Avenue near 423 W. Girard, you'll notice a mix of architectural styles. There's the occasional rowhouse with traditional brick façades standing alongside sleek, modern apartment buildings. This contrast highlights the neighborhood's ongoing evolution, where new developments rise beside long-standing establishments.

Girard Avenue itself is a busy thoroughfare, serving as a vital artery connecting various parts of the city. The wide street is lined with a mix of storefronts, including local delis, grocery stores, fitness centers, and newer eateries catering to the growing community of young professionals. The avenue also has a significant transportation role, with the Girard trolley running along its path, making it a convenient spot for commuters.

Vibrant Culture and Street Life

A sense of community thrives here. You'll often see locals walking their dogs, biking, or grabbing coffee at nearby cafes. The diversity of the population reflects the broader melting pot that is Philadelphia: a mix of longtime residents, newer transplants, young families, and a strong artistic community. The creative spirit is

visible in the public art murals, often bold and colorful, that adorn many buildings along Girard Avenue and the surrounding streets.

Just a few blocks away from 423 W. Girard Avenue, the area's social life flourishes. There are well-known venues like **Standard Tap** and **North Bowl**, a lively bowling alley with an art-house vibe. Fishtown's booming restaurant and music scene is also within walking distance, offering a variety of nightlife options, from gastropubs to jazz bars.

Green Spaces and Community Parks

While Northern Liberties is highly urbanized, there are pockets of green spaces that offer residents a break from city life. **Liberty Lands Park**, a few blocks south of Girard Avenue, is a community-managed park that hosts farmers' markets, movie nights, and family-friendly activities. This green space is a cornerstone of the local community, representing the neighborhood's emphasis on maintaining a communal, shared environment despite ongoing gentrification.

Ongoing Development

The area around 423 W. Girard is also a symbol of Philadelphia's broader urban renaissance. With new constructions popping up, there's been an influx of luxury apartments, commercial spaces, and tech startups, which has shifted the socio-economic dynamics of the neighborhood. While this has brought modern conveniences and economic growth, it has also led to concerns about displacement among longtime residents.

A Mix of Old and New

In the end, the neighborhood around 423 W. Girard Avenue tells a story of contrasts—of history meeting the future, of gritty industrial past blending with trendy urban renewal. It remains a neighborhood in flux, defined by its creative spirit, diverse community, and the ongoing push-and-pull between preservation and progress.



423 W. Girard Ave

Philadelphia PA 19123

4 Units - Mixed Use

Income

1st Floor Restaurant	\$4,887	
2F - Efficiency	750	
2R - 1 Bedroom	1,350	
3 - 2 Bedroom	1,950	
Monthly Total		\$8,937
Yearly Total		\$107,244

Yearly Expenses

Utilities	\$2,720	
Utility Metering Labor	199	
Maintenance Material	606	
Maintenance Labor	344	
Property & Liability Insurance	5,778	
Real Estate Taxes	8,228	
Total		\$17,875

NOI \$89,369

