

14,420 +/- SF WAREHOUSE FOR SALE IN PORT RICHMOND

2817-29 CEDAR STREET

Port Richmond, Philadelphia 19134



» IDEAL FOR USER OR DEVELOPER » SURROUNDED BY DEVELOPMENT » \$1,500,000

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Introduction

MPN Realty, Inc., is proud to present the exclusive sale of 2817-2829 Cedar Street Philadelphia PA 19134. This 14,420 SF industrial warehouse sits on a 13,600 SF lot. With approximately 13,000 + SF of warehouse space on the first floor and approximately 1,000 SF of office space on the second floor this building ideal for an owner operator. There is one (1) dock height loading dock that is accessible from Cedar Street. The ceiling heights range from 10'8" to 15'8". The current users do have racking ability. Located just one block from Aramingo Avenue and E. Somerset Street and all of the surrounding new construction development!



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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Property Overview

PROPERTY OVERVIEW

Price	\$1,500,000
Year Built	1915
Number of Buildings	1
Number of Floors	2
Number of Loading Docks	1 Dock Height Loading Dock
Ceiling Height	10' 8" at the lowest point and 15'8" at the
Lot Size *	170x80
Lot Area *	13,600 SF
Total Area of Building	14,420 SF
Real Estate Tax Assessment 2024	\$438,000
Real Estate Tax 2024	\$6,131
Frontage	170' Frontage on Cedar Street
Site Shape	Rectangle
Zoning	I-2
Foundation	Concrete
Exterior	Brick Façade
Electric	3 Phase



*** Per the city of Philadelphia

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Property Photos - [\(Click to View More Photos\)](#)



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Property Photos - Interior ([Click to View More Photos](#))








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Surrounding Developments

	ADDRESS	NAME	UNITS	BUILDING SF
	2200-2250 E Somerset St	Somerset Village	535	203,307
	2037 E Lehigh Ave	Kensington Court Flats	224	151,200
	2149-73 E Rush St		72	24,881
	2201 E Auburn St	Grace Townhomes	36	56,000
	2740 Amber Street	Amber Gardens	132	90,282

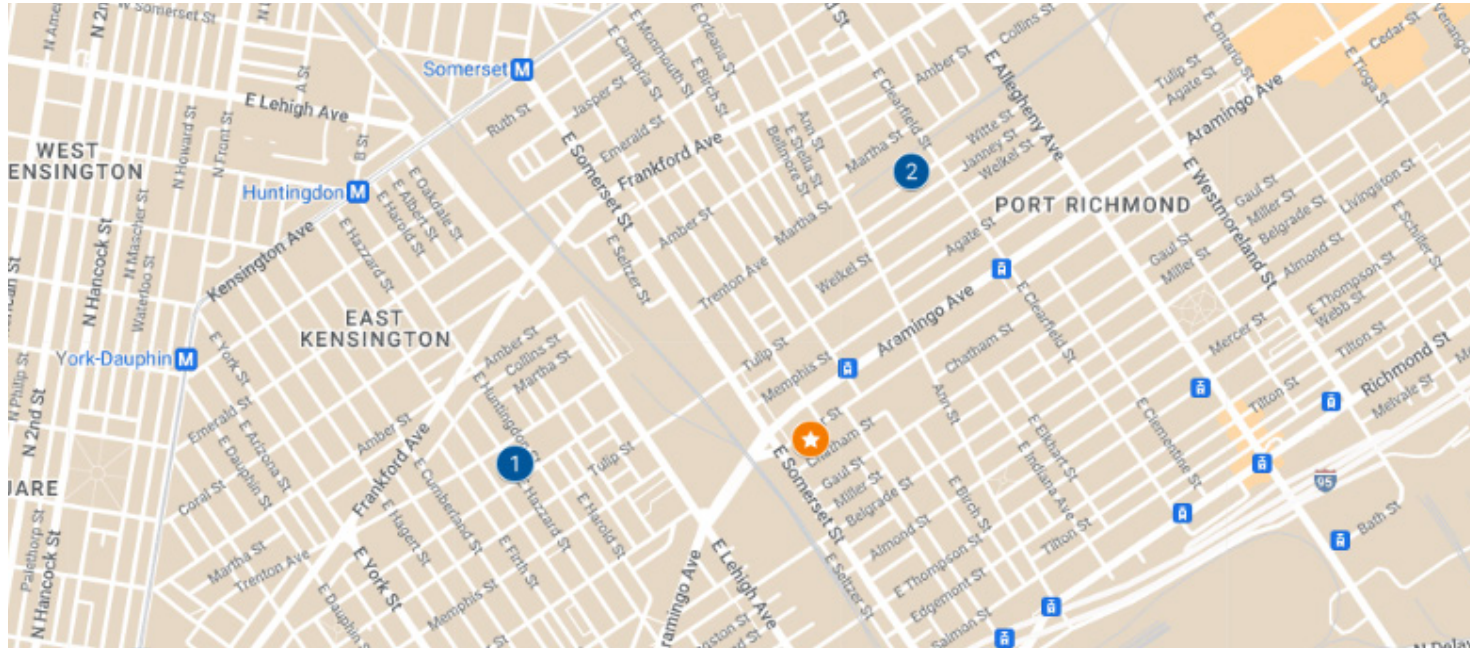
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Sales Comparables



	ADDRESS	SALE PRICE	BLDG SF	BLDG PRICE/SF	SALE DATE
★	2817-29 Cedar Street	\$1,500,000	14,420	\$104	
1	2181-83 E Hazzard Street	\$899,900	5,800	\$155	Pending
2	3060-3086 Witte Street	\$2,000,000	17,671	\$113.18	7/20/2023

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About the Neighborhood

Port Richmond is a neighborhood located in the lower Northeast section of Philadelphia. This peaceful blue-collar, family-friendly enclave is primarily a residential neighborhood filled with row homes and a spattering of townhomes, single-family homes and a few condos situated along narrow, tree-lined streets. Locally owned corner stores that sell food and other essentials can be found on every block.

Continuous construction on Aramingo Avenue has increased accessibility to numerous stores, banks, restaurants and gas stations. The neighborhood is close to Columbus Boulevard, which features large chains like Target and Home Depot as well as many quaint mom-and-pop shops, restaurants and drinking establishments.

Night life in Port Richmond can range from close to home at a few sports bars, pubs and karaoke places extending to Fishtown and Northern Liberties which boast of extensive dining and nightlife opportunities.

Despite boasting extensive family-friendly benefits such numerous schools, churches and community organizations, sale and rent prices remain low, and Port Richmond is growing extremely popular as Center City and surrounding Fishtown neighborhood prices climb. Port Richmond offers a safe and quaint option for young couples, families and young professionals who are ready to settle.

Port Richmond is a diverse mix of immigrant groups whose rich ethnic traditions and cuisines contribute to the area's vibrancy.

It is very easy to get around the neighborhood on foot or on a bicycle due to everything being so close together. The major streets in the area are Allegheny Avenue, Aramingo Avenue and Richmond Street. I-95 runs parallel to Allegheny Avenue making it easy to get into the city by car. But as parking in Port Richmond isn't ideal due to the narrow streets, many residents don't own a car, and instead opt to use SEPTA, which offers service throughout the neighborhood via bus, train and trolley; all of which reach other sections of the city.



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