

12,213 SF OF WAREHOUSE SPACE + PARKING AVAILABLE

1701 GERMANTOWN AVE Olde Kensington, Philadelphia 19122



- » Corner of 4th and Cecil B Moore
- » 12,213 SF on a 17,233 SF parcel
- » Prime corner in Olde Kensington
- » Single story A frame structure with exclusive use of parking lot
- » Frontages
 - » 220' on Cecil B. Moore
 - » 80' on Germantown Ave
 - » 158' on N 4th Street
- » Building is also available for sale.
- » Multiple drive-in loading docks with electric roll-down gates.
- » Zoning: I-2
- » Walking distance to Septa bus line



Walk Score®

Walk Score
90

Walker's Paradise

Transit Score
80

Excellent Transit

DEMOGRAPHICS (workers within 1 mile)

Residents within 1 mile	76,473
Average household income	\$76,535
Est. daytime population	19,452

NEIGHBORS INCLUDE:



ROMAN MELNYK 267.238.1716 ■ rmelnyk@mpnrealty.com

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PROPERTY OVERVIEW

Price	Sale: \$3,500,000 Lease: \$18 NNN
Year Built	1925
Number of Buildings	1
Number of Floors	1
Number of Units	1
Lot Size	35'x219'
Lot Area	27,049 SF
Total Area of Building	12,213 SF
Real Estate Tax Assessment 2025	\$15,000,000
Real Estate Tax 2025	\$24,122
Surface Parking	Private gated parking of almost 15,000 SF
Frontage	Germantown Ave, Cecil B Moore Ave, N 4th Street
Site Shape	Irregular
Zoning	I-1
Ceiling Height	13'-15'

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Property Photos



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Aerial Map



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