

commercial space for sale 31-33 N 2ND STREET PHILADELPHIA, PA 19106



An exquisitely restored historic building with retail and office space in Old City.

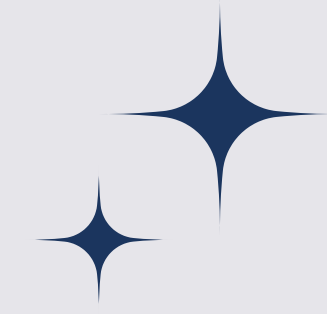
16,320 sq. ft

freight elevator

zoned CMX3

turn-key

PROPERTY OVERVIEW



- ✦ 3 STORIES, 16,320 sq. ft. Zoned CMX-3
- ✦ double-wide property
- ✦ Fully renovated in 2016
- ✦ 4 Retail/Office spaces
- ✦ FREIGHT ELEVATOR
- ✦ Roof deck
- ✦ Spectacular location
- ✦ Stunning views overlooking historical Christ Church
- ✦ Separately metered utilities; tenants share U/O charge



Elfant Wissahickon REALTORS invites you to tour this stellar property by appointment.



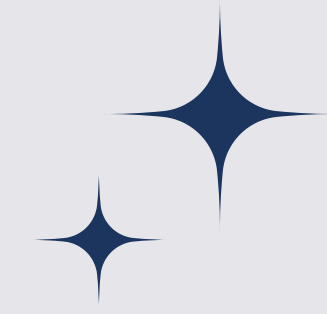
striking
roofdeck
views



original
tin
ceilings



WHAT TO KNOW



- The first floor and lower level is currently occupied by a top-notch European Furniture business, with gorgeous displays and immaculate showroom space.
- This space can be delivered occupied or vacant for an owner user.
- ~2,558 sq. ft of the 2nd & 3rd floors is rented by an architectural firm.
- The 2nd floor rear, ~1,600 sq. ft., is renovated and currently functions as a pop-up space for the furniture store.
- The 3rd floor offers a spectacular roof deck.
- Separate electricity for each tenant includes HVAC.
- Freight elevator access to every floor.
- Easy access to Routes 95, 676, Amtrak, the subway, trains and buses.
- 15 minutes to PHL International Airport
- Surrounded by abundant pay parking on the street.
- Old City is full of stellar restaurants, galleries, theaters, shops and history



VERY CONVENIENT AREA

Most major services in this area are located within **1** mile.



NEIGHBORHOOD EATS

This home is located near **230** moderately priced restaurants rated four stars and up.



Walker's Paradise

Daily errands do not require a car.



Rider's Paradise

World-class public transportation.



Very Bikeable

Biking is convenient for most trips.

PROPERTY FINANCIALS

P&L STATEMENT // RENTS



Expenses			Income	
2023 RE Taxes	\$24,627		Monthly Rent	\$25,065
2021 Gas	\$1,904		Annual Rent	\$300,778
2021 Electric	\$1,622			
Insurance	\$10,409			
Repairs	\$5,000			
Old City Service Dist.	\$1,260			
Use & Occupancy	\$20,076			
Water	\$1,332			
Total Expenses		\$66,230		
NOI		\$234,548		
Cap Rate		5.21%		



LOCATION OVERVIEW

PHILADELPHIA

Philadelphia, the largest city in Pennsylvania, is located in the southeastern portion of the state at the junction of the Schuylkill and Delaware Rivers. It is located along the northeastern corridor, situated **between Washington, D.C. and New York City. Philadelphia offers residents and visitors an abundance of art and culture, renowned performing arts companies, historic architecture, a walkable downtown, endless shopping and highly regarded restaurants.**



opportunity



historic homes



great location

NEIGHBORHOOD OVERVIEW

OLD CITY

Old City is part of Philadelphia's Historic District, and it spans from Vine Street to Walnut Street, and from 7th Street to the Delaware River. It's home to buzzed-about restaurants and beer gardens, owner-operated boutiques, boundary-pushing art galleries and more. Its proximity to the Liberty Bell, Penn's Landing and Benjamin Franklin Bridge makes Old City a favorite for out-of-towners and its residents who call it home. **People love the neighborhood for its fashionable boutiques, great restaurants, eclectic galleries and theaters, and vibrant nightlife.**



store fronts



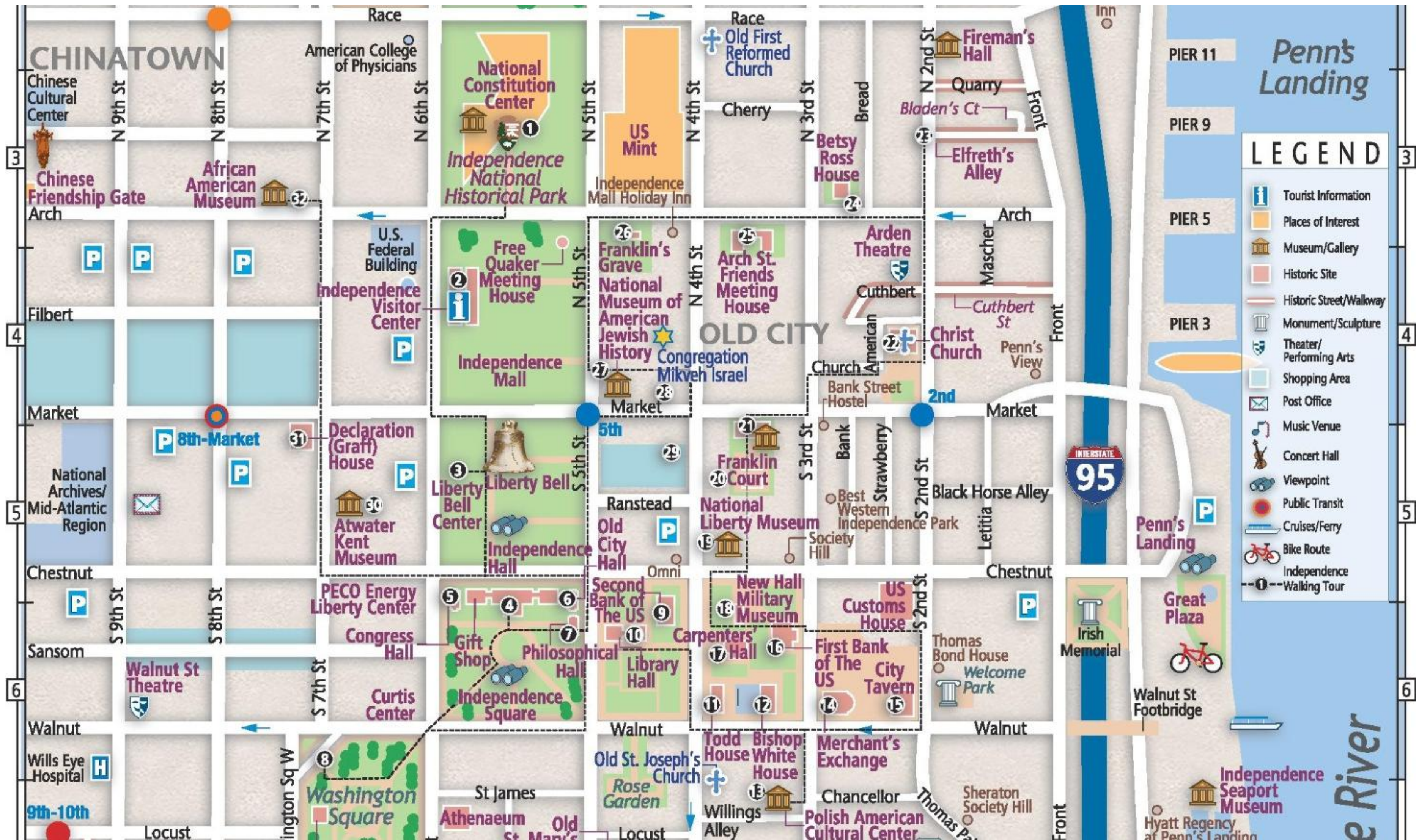
high foot traffic



community

NEIGHBORHOOD MAP

OLD CITY





31-33 N 2ND ST, PHILADELPHIA, PA 19106

AREA REPORT



VERY CONVENIENT

Some daily errands in this location require a car but most major services are within a mile. Fifteen minute drive from PHL International Airport and public transport is right at your doorstep.



ATM



GYM



CLEANERS



COFFEE



GROCERIES



<0.1
MILES

0.1
MILES

0.1
MILES

0.1
MILES

0.1
MILES



GAS



MOVIE THEATER



MEDICAL



PHARMACY

0.3
MILES

0.2
MILES

0.1
MILES

0.1
MILES



31-33 N 2ND ST, PHILADELPHIA, PA 19106


OUTDOOR REPORT



THE GREAT OUTDOORS

This property is located near a variety of outdoor activities

POPULAR

	PARK THREE BEARS PARK	0.5 MILES
	DOG PARK MARIO LANZA PARK	1 MILES
	HIKING SCHUYLKILL RIVER TRAIL WALK	2 MILES
	GOLF COURSE STRAWBERRY GREEN DRIVING RANGE	3.1 MILES





31-33 N 2ND ST, PHILADELPHIA, PA 19106

FOOD REPORT



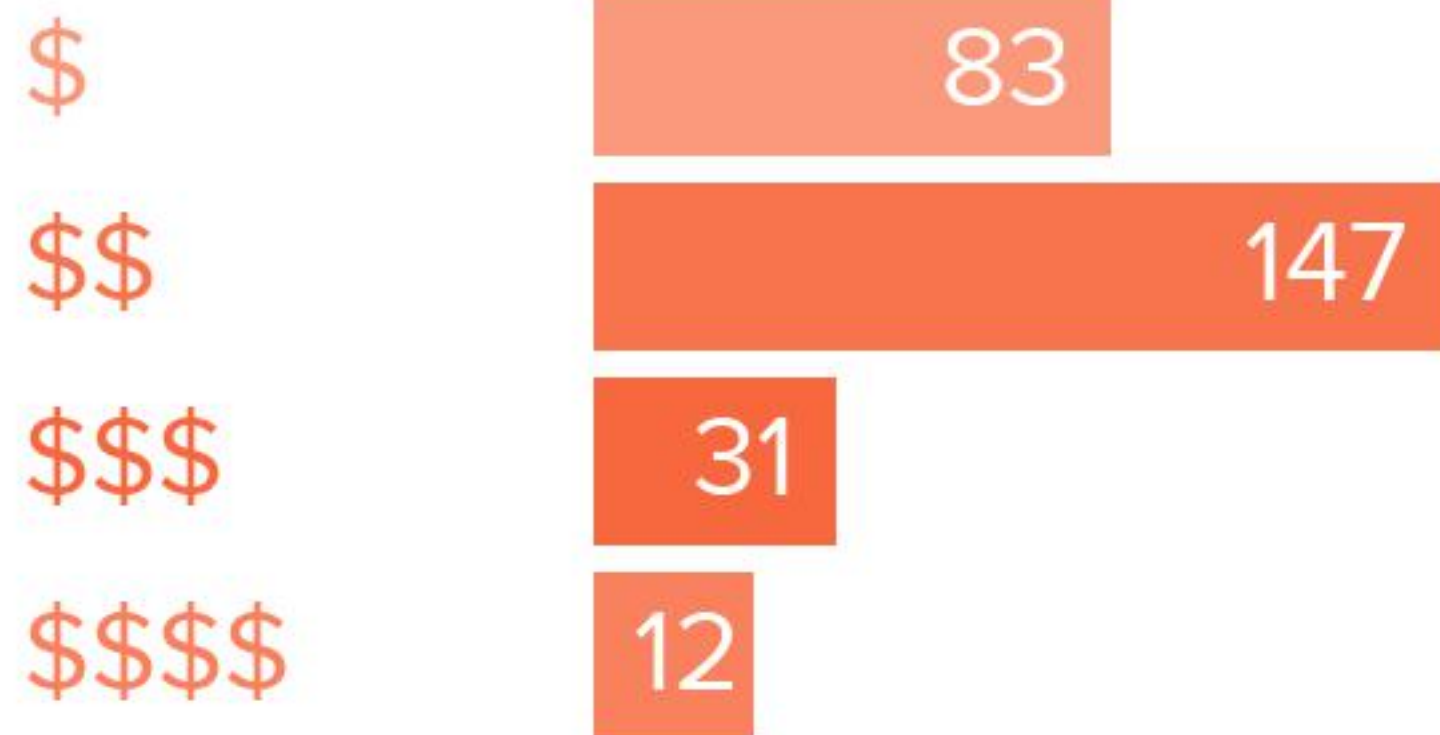
NEIGHBORHOOD EATS

Old City is a Foodie's Paradise. The property is located near an above average number and variety of well-reviewed restaurants

273



WITHIN 5 MILES



GOOD EATS BY CATEGORY

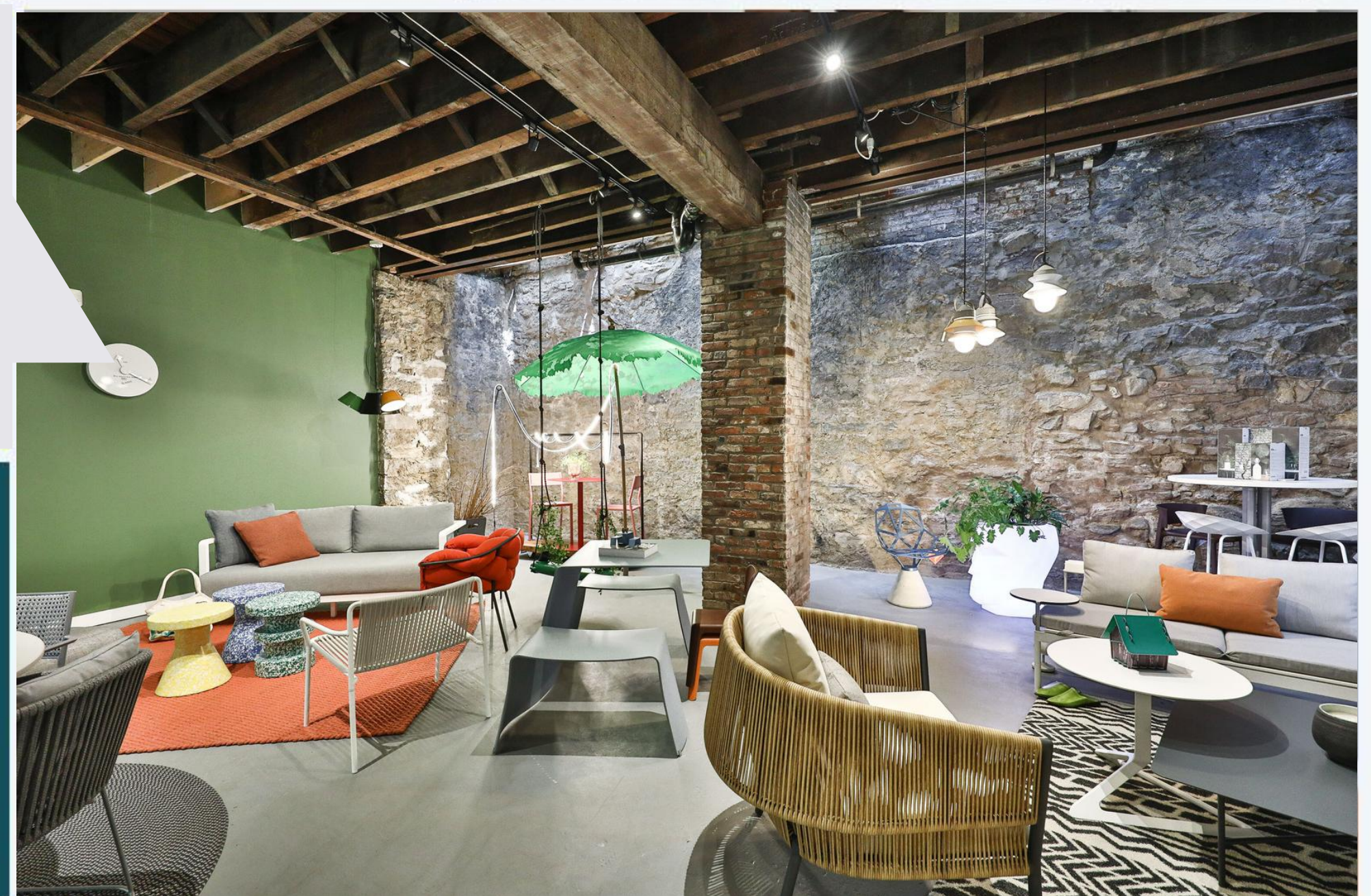
AMERICAN	100
BARS	39
FAST FOOD	21
SEAFOOD	17
ITALIAN	14
INTERNATIONAL	13
CAFES, COFFEE AND TEA	11
DELIS	10
FRENCH	7
OTHER	13



ample
natural
light



stellar
exposed
stone



To learn more about this property, please contact:



Karen Joslin, REALTOR
Elfant Wissahickon Realtors

☎ 215.219.7894
☎ 215.893.9920
🌐 thestellarchoice.com
✉ joslin@ewrhomes.com

Cammisa
Steinriede
Joslin

THE STELLAR CHOICE

Elfant 
Wissahickon
— REALTORS® —



Christopher Plant, REALTOR
Elfant Wissahickon REALTORS

P: (215) 247-3600 Ext. 244
C: (215) 740-2339
Christopher@ewrhomes.com