

MIXED USE DEVELOPMENT FOR SALE

3041-43 NORTH BROAD ST

3141-43 North Broad St, Philadelphia, PA 19132



SALE PRICE: \$450,000

LOT SIZE: 0.09 Acres

APN #: 431185500/431185500

ZONING: RM-1

PROPERTY OVERVIEW

Corner lots available for sale. Located just one block from Temple University Medical Campus, this double lot is zoned RM-1, is at a signalized intersection, features designated turning lane from opposing traffic.

PROPERTY FEATURES

- Corner Property
- Signalized Intersection
- SEPTA Stops
- One Block From Temple Medical
- One Block From Subway Line
- Two Blocks from Amtrak Stop

KW COMMERCIAL
1619 Walnut Street
Philadelphia, PA 19103

ANDRE WATSON
Managing Director
O: 267.238.5735
C: 610.637.4422
andre_watson@kw.com
PA #RS305752

DEVAN ROBERTS
Associate Director
O: 267.539.1944
devangroberts@gmail.com

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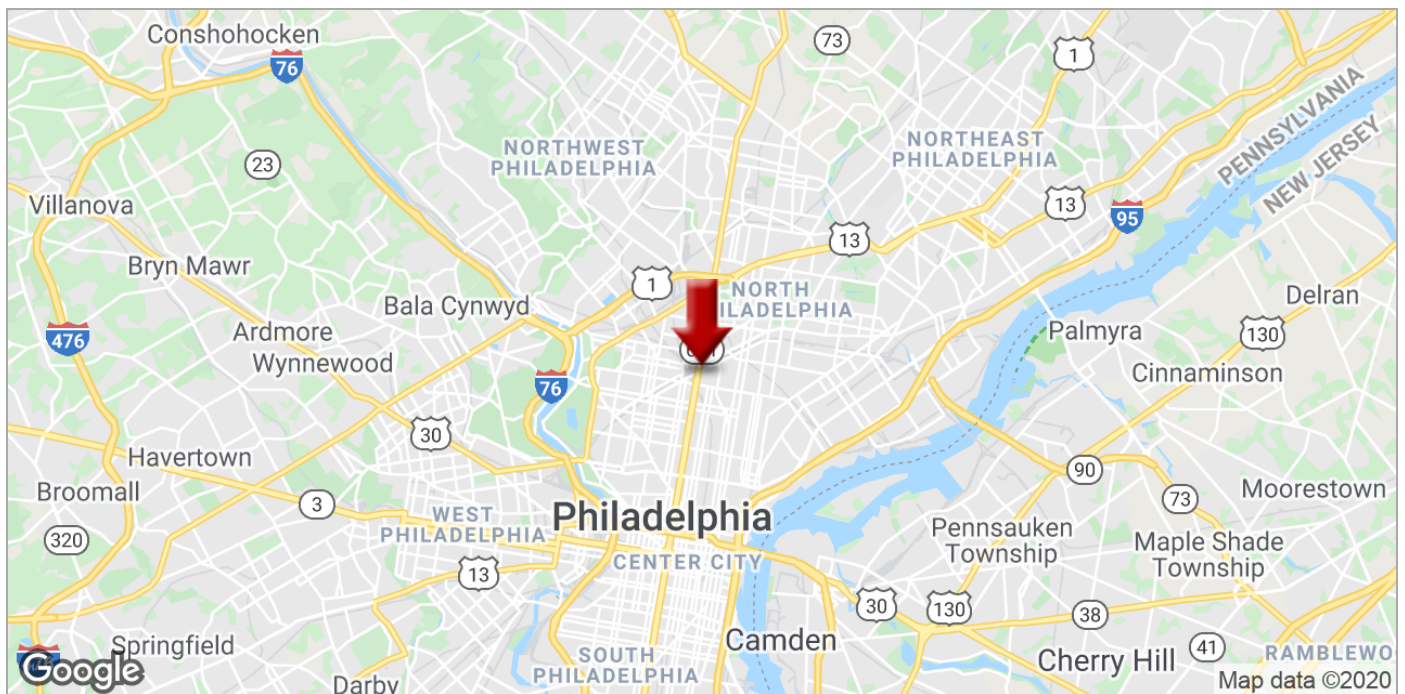
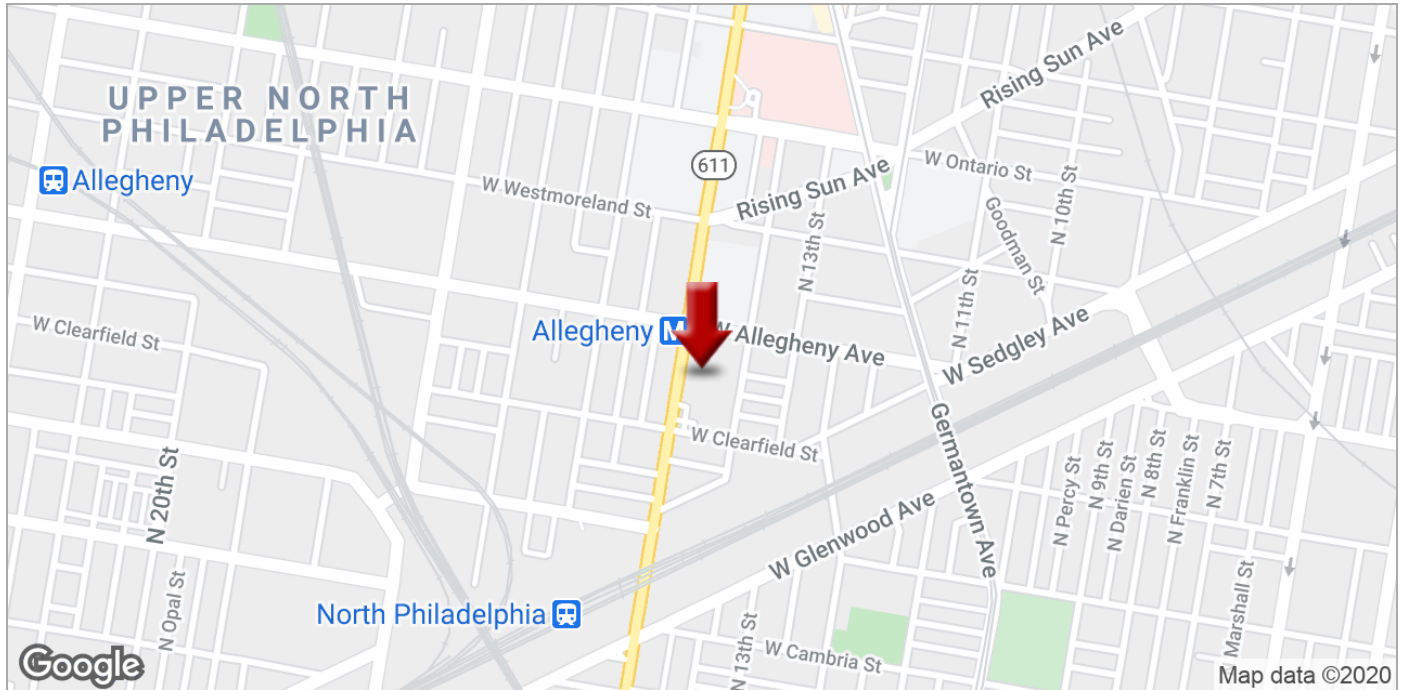
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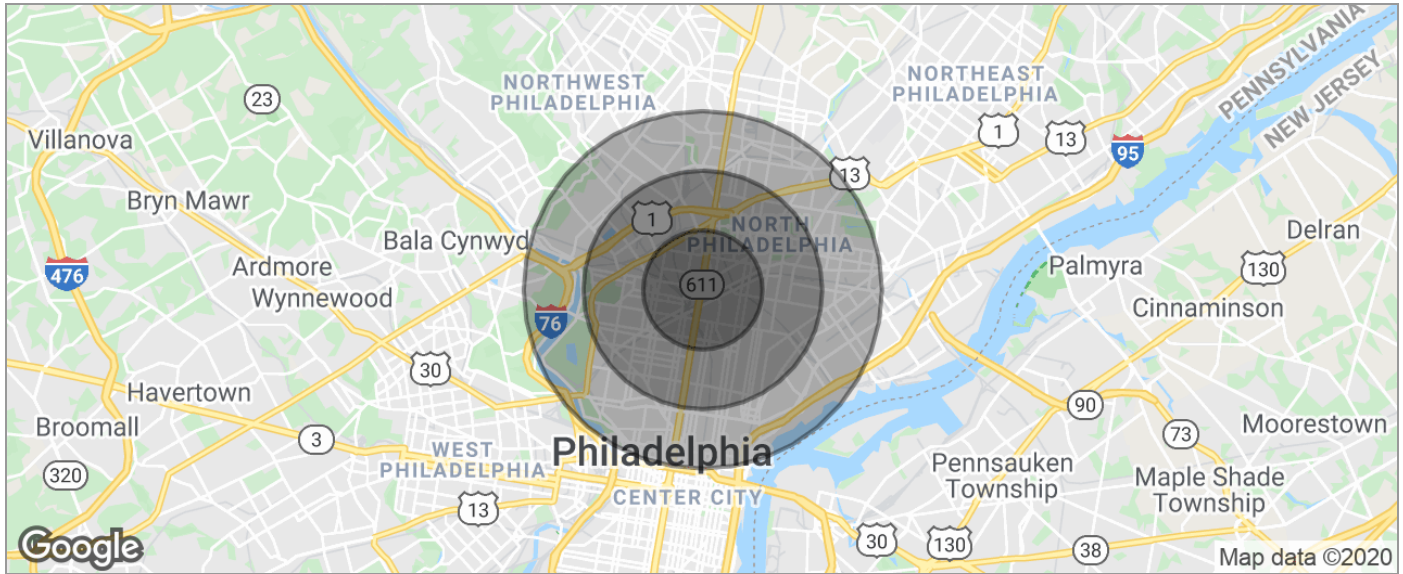
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|----------|----------|-----------|
| TOTAL POPULATION | 55,081 | 215,144 | 449,580 |
| MEDIAN AGE | 35.2 | 31.4 | 31.4 |
| MEDIAN AGE (MALE) | 32.6 | 28.8 | 29.6 |
| MEDIAN AGE (FEMALE) | 36.8 | 33.5 | 32.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| TOTAL HOUSEHOLDS | 20,633 | 75,429 | 163,141 |
| # OF PERSONS PER HH | 2.7 | 2.9 | 2.8 |
| AVERAGE HH INCOME | \$28,111 | \$29,469 | \$38,434 |
| AVERAGE HOUSE VALUE | \$61,877 | \$72,496 | \$127,627 |
| RACE | 1 MILE | 2 MILES | 3 MILES |
| % WHITE | 10.3% | 14.5% | 24.1% |
| % BLACK | 74.8% | 66.0% | 56.4% |
| % ASIAN | 0.4% | 1.4% | 3.0% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.2% | 0.3% |
| % OTHER | 12.8% | 15.9% | 13.9% |
| ETHNICITY | 1 MILE | 2 MILES | 3 MILES |
| % HISPANIC | 24.8% | 27.4% | 23.6% |

* Demographic data derived from 2010 US Census

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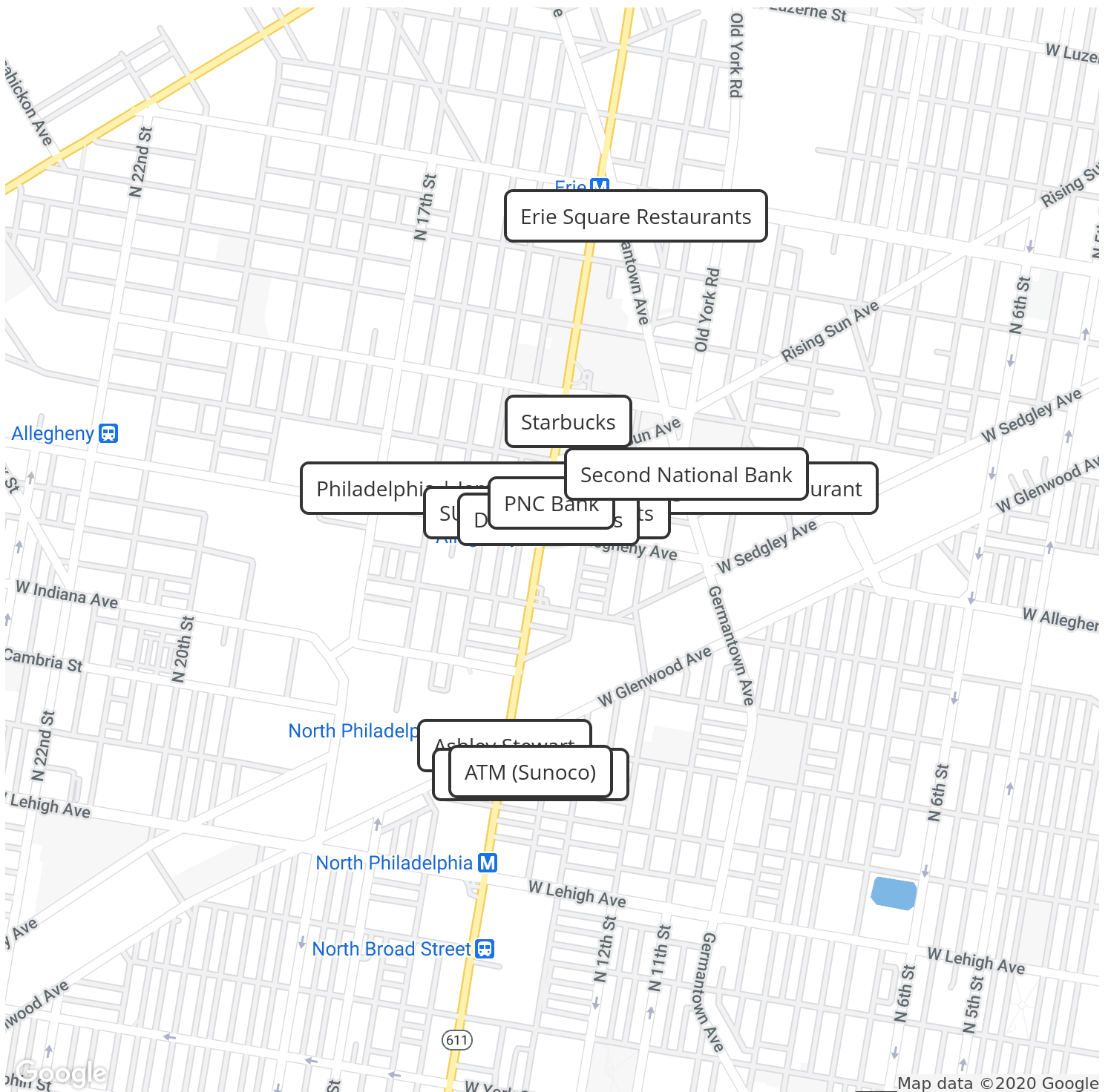
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ZONING DISTRICT

TYPICAL PLAN/BUILDING FORM

TYPICAL BUILDING

DIMENSIONAL STANDARDS

RM-1

Permitted Building Type: Detached; Semi-Detached; Attached; Multiple Buildings on a Lot

Uses permitted as of right: Single-Family; Two-Family*; Multi-Family*; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm

Uses requiring special exception approval:
Group Living; Personal Care Home; Single-Room Residence; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services; basic; Wireless Service Facility

RM-2

Permitted Building Type: Detached; Semi-Detached; Attached; Multiple Buildings on a Lot

Uses permitted as of right: Single-Family; Two-Family; Multi-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm

Uses requiring special exception approval:
Group Living; Personal Care Home; Single-Room Residence; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services; basic; Wireless Service Facility

RM-3

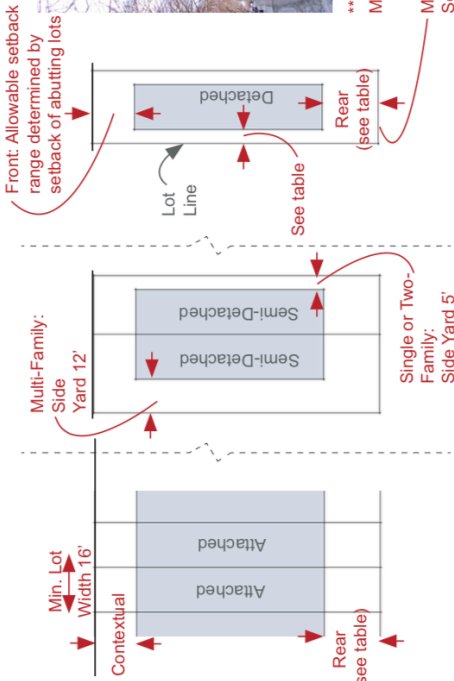
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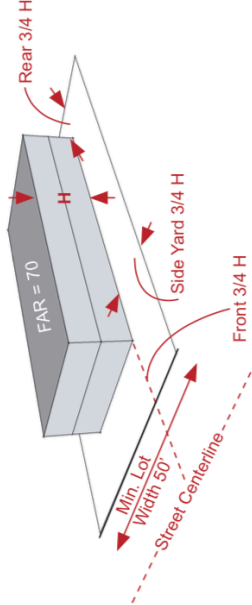
*A lot containing at least 1920 sq. ft. may be divided into lots with a minimum lot size of 960 sq. ft. if:

- At least 75% of adjacent lots are 1000 sq. ft. or less.
- Each lot is used for one single family or two family attached home.
- Each lot created meets Min. Lot Width for RM-1.



**For permitted nonresidential uses
Min. Side Yard Width: 12 ft. per side yard.

Min. Rear Yard Area: 144 sq. ft.
See Note (9) 14-701-2



**For permitted nonresidential uses
Min. Side Yard Width: 8 ft. per side yard.

