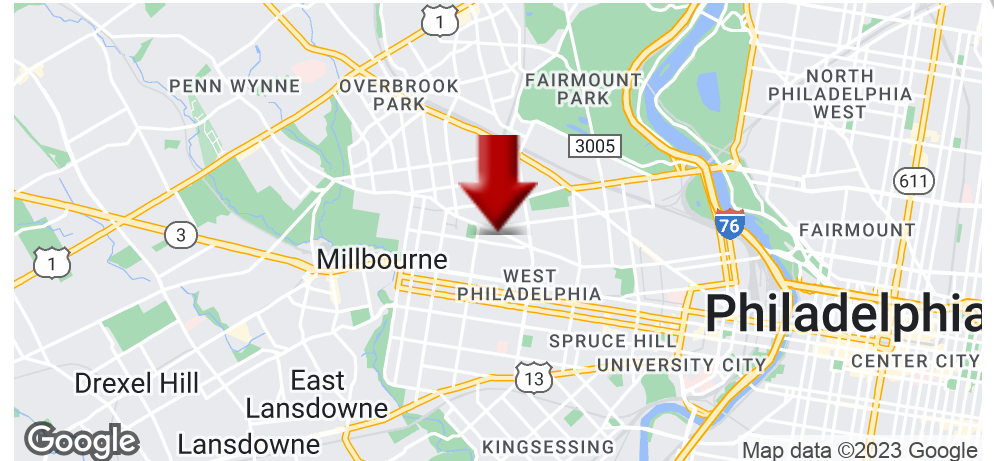


## LAND FOR SALE

# 5500 HAVERFORD AVE

5500 Haverford Ave, Philadelphia, PA 19139



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$525,000
<b>LOT SIZE:</b>	12,867 SF
<b>ZONING:</b>	CA1 - RSA5
<b>PRICE / SF:</b>	\$40.80

### PROPERTY OVERVIEW

Total of 12,867sf of land in West Philadelphia zone CA-1 / RSA5. Proposed use to Build 34 Apartment Units, no plans or permits in hand. All due diligence the responsibility of the purchaser.

The prior building was damaged in a building fire and the existing structure was demolished.

#### Assumptions

- 34 800sf Apartments @ \$1,100 per month rents
- Sub 20% Expense Ratio with Philadelphia Tax Abatement
- Projected NOI: \$370,000
- Stabilized Value: \$5,300,000 @ 7% Cap Rate

### PROPERTY HIGHLIGHTS

- Clear and Vacant Lot
- Signalized Corner Location
- High demand for rental units
- Easy access to Center City and i76

**KW COMMERCIAL**  
2401 Walnut Street,  
6/F  
Philadelphia, PA 19103

**BEAU MCGETTIGAN**  
O: 215.360.3560  
C: 484.459.7882  
bmack@kwcommercial.com

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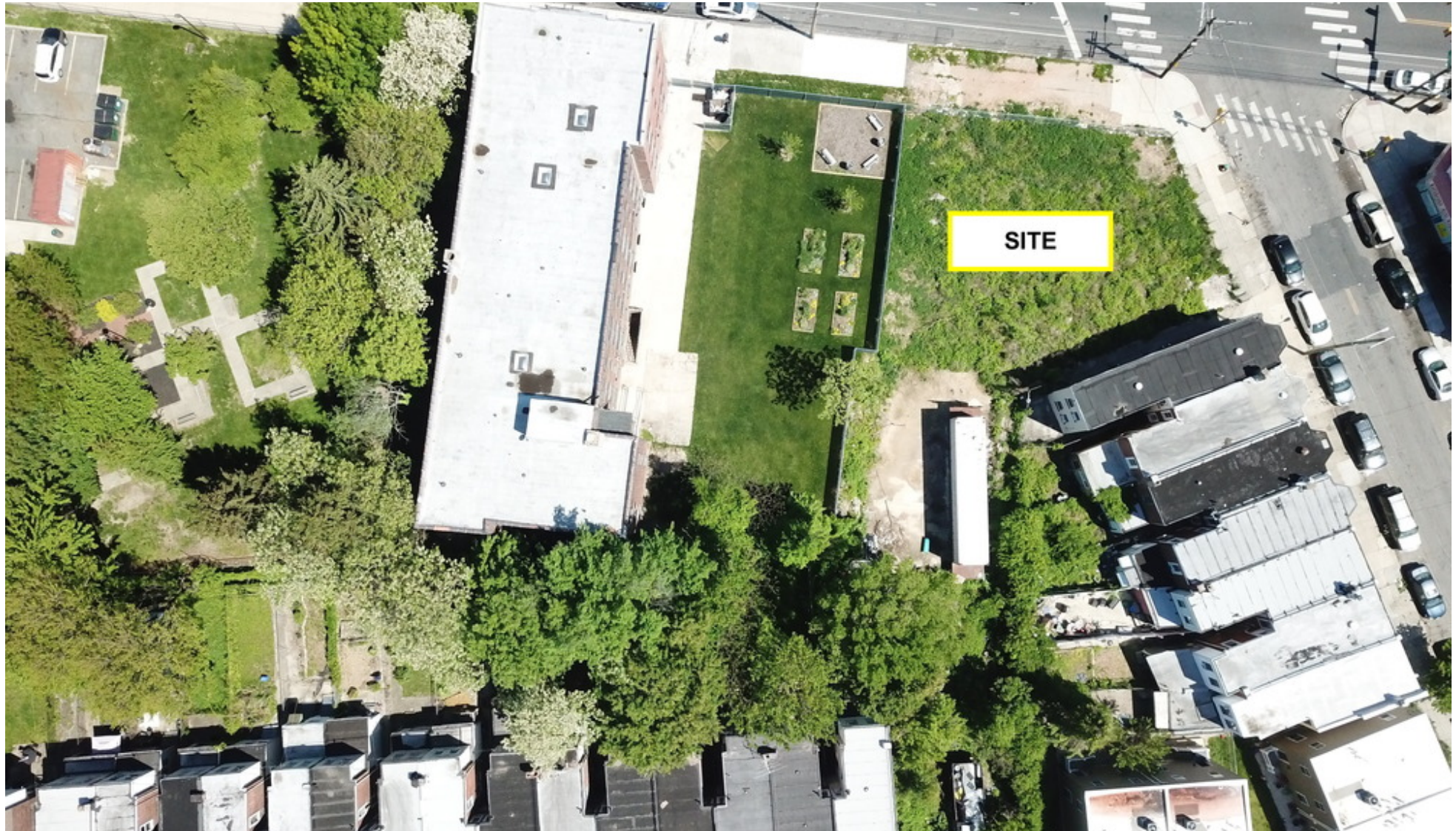
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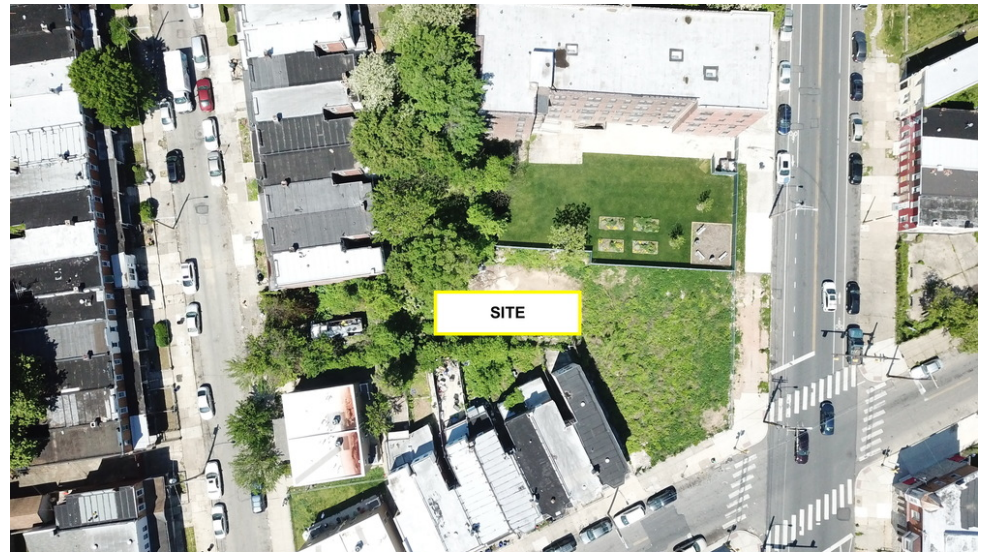
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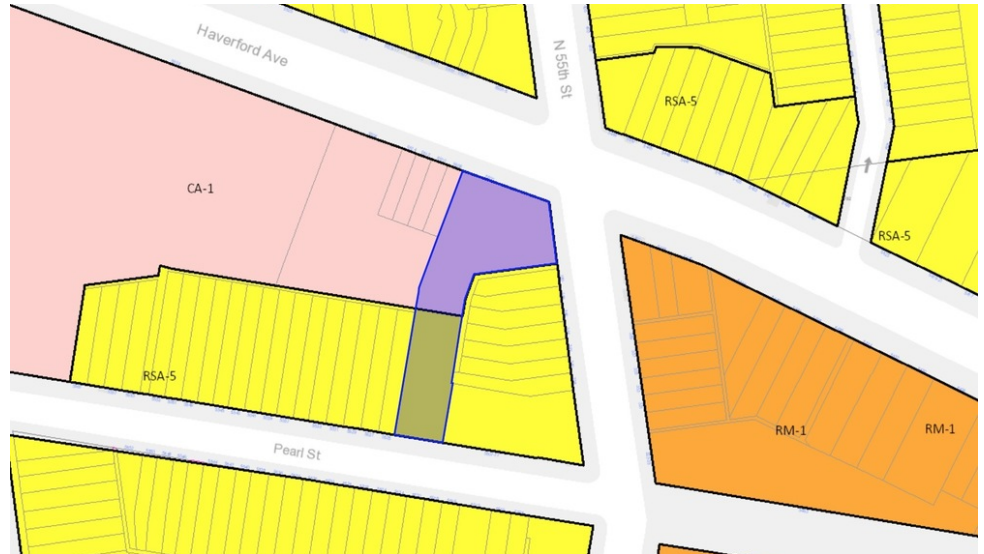
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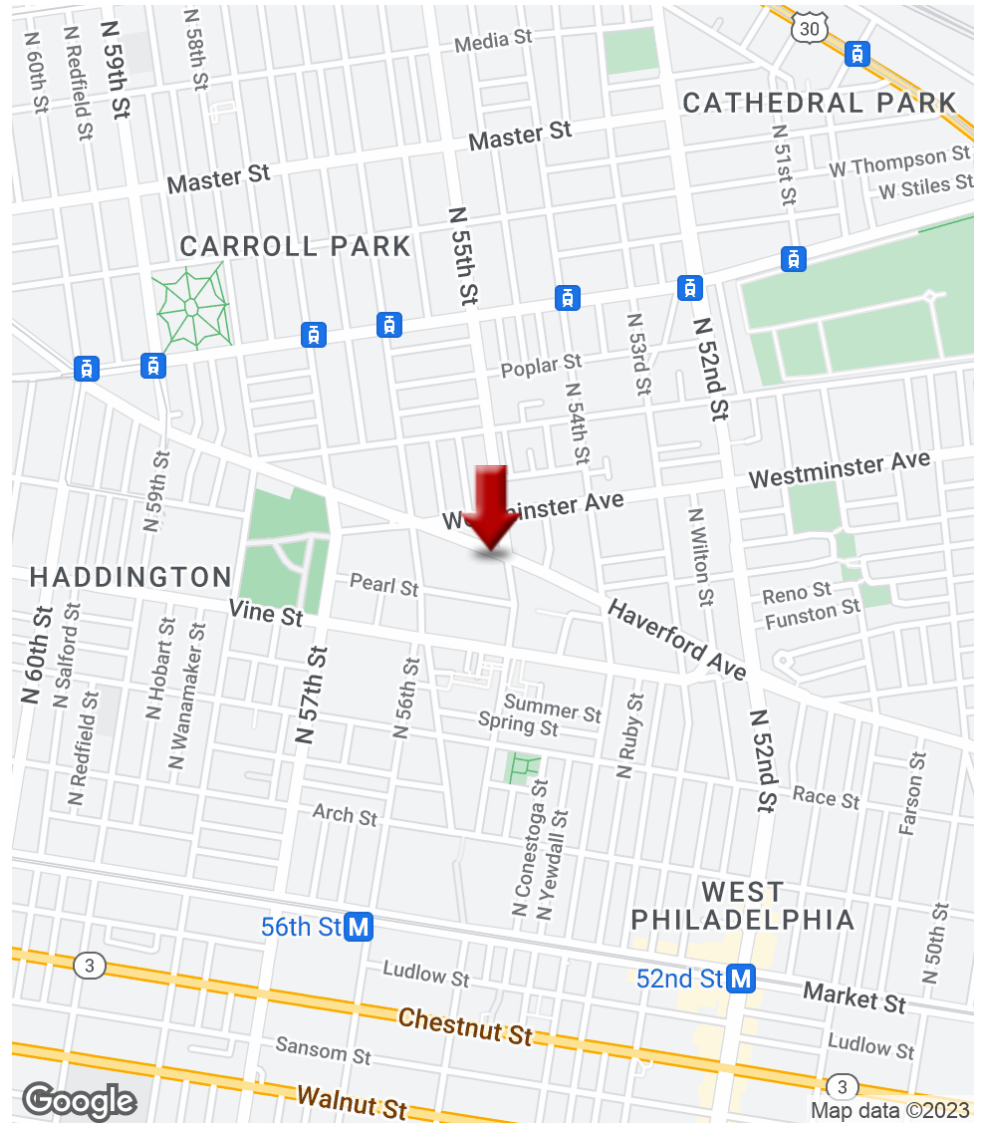
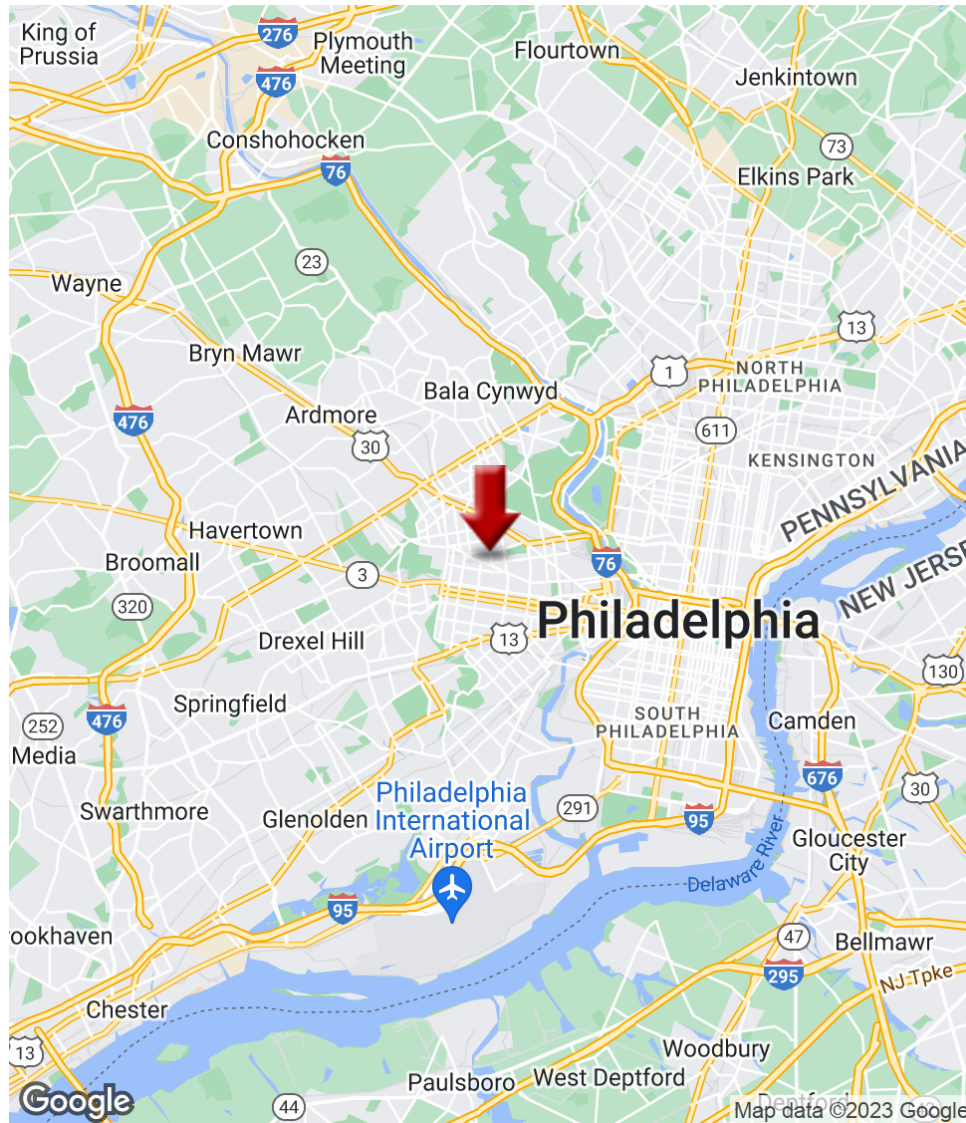
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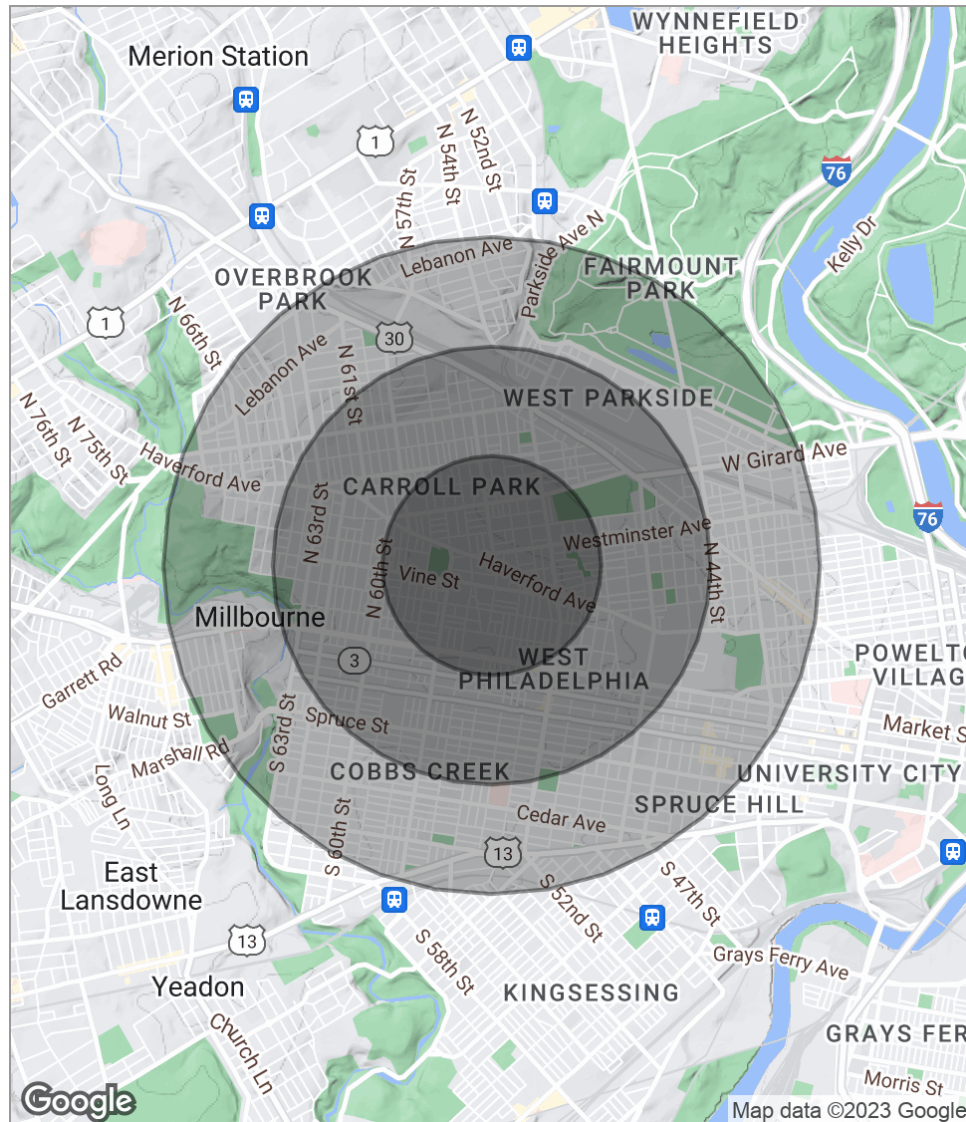


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	18,651	69,925	144,618
Median Age	32.6	34.8	34.7
Median Age (Male)	31.2	30.7	30.7
Median Age (Female)	34.4	37.7	37.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	7,184	26,843	55,715
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$29,247	\$34,057	\$37,609
Average House Value	\$87,855	\$85,673	\$90,048

\* Demographic data derived from 2020 ACS - US Census

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