BUILDING FOR SALE
4-STORY
CMX-3

240-242 N 3rd STREET
PHILADELPHIA, PA 19106

RD+
ROTHBERG
DUBROW

RD+ 240-242 N 3rd Street | **Sale & Building Information**

- Turnkey, CMX-3, mixed-use building in Old City
- Presently configured as 4 units that includes a newly leased commercial space, 2 newly updated 1 BR apartments and a bi-level 3-4 bedroom apartment with roof deck
- Upside for additional rental income by converting to a 5 unit building and updating the bi-level apartment
- Key location in Old City along N. 3rd Street with strong demand from apartment tenants, short term rental tenants and foot traffic

PROPERTY INFORMATION*

Year Built	1920
Latest Renovations	2022
Number of Stories	4
Numbers of Units	4 (previously 5)
Building SF	7,448
Lot Dimensions	37' x 53'
Lot Area	1,883
Real Estate Taxes (2022)	$19,527.00
Zoning	CMX-3 Permits Visitor Accomodation License as of right (short term rental)
Exterior	Brick Masonry
Roof	Rubber, replaced in 2006, updated in 2014

Heating & Cooling

- Commercial Space: 2 HVAC units with Heatpump (2017)
- Apartment 2A: HVAC with heatpump (2019)
- Apartment 2B: HVAC with heatpump (2019)
- Bi-Level Apartment (3rd & 4th Floor):
- Central AC (2017), gas fueled boiler with baseboard radiators

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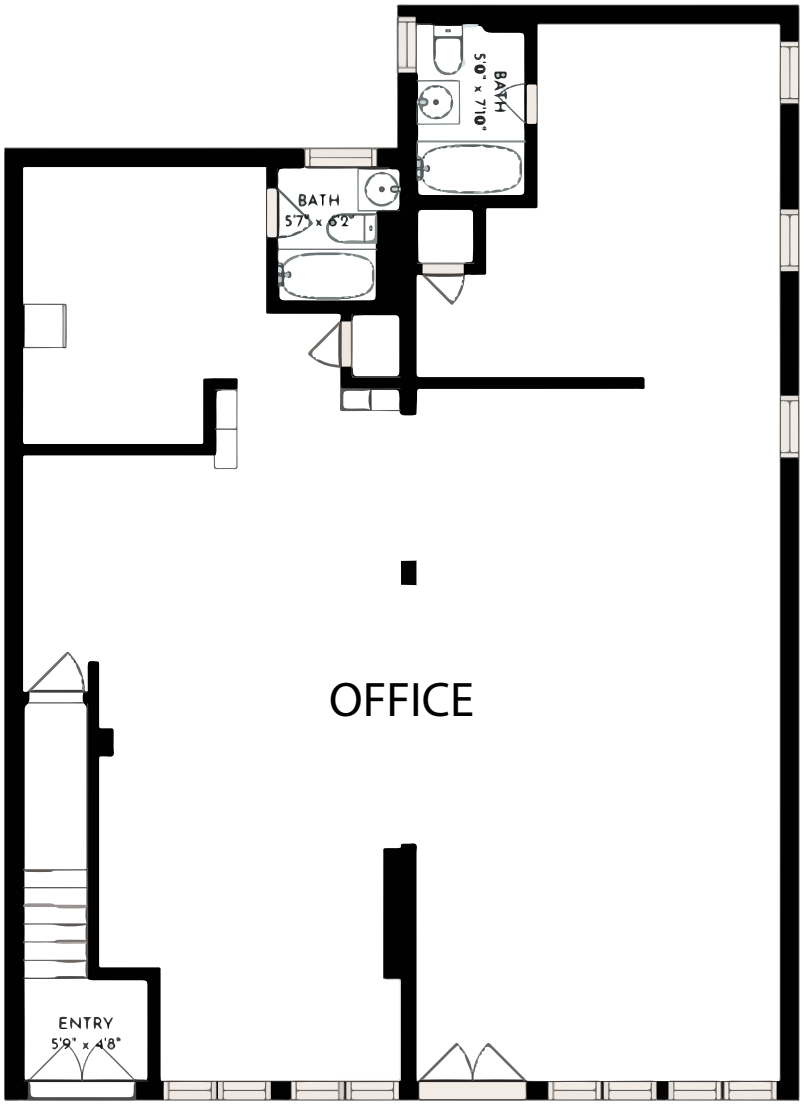
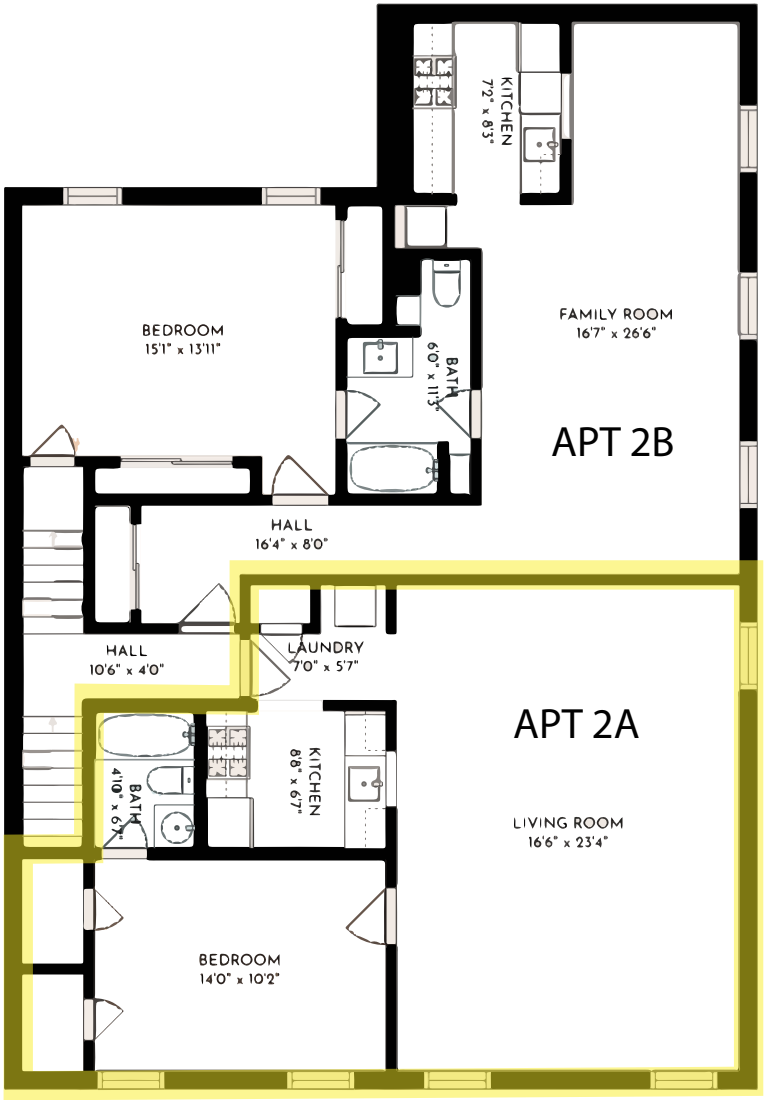
RD+ 240-242 N 3rd Street | 2nd Floor Apartments

RD+ 240-242 N 3rd Street | **Bi-Level Apartment**

RD+ 240-242 N 3rd Street | **Floor Plan: 2nd Floor Apartments**

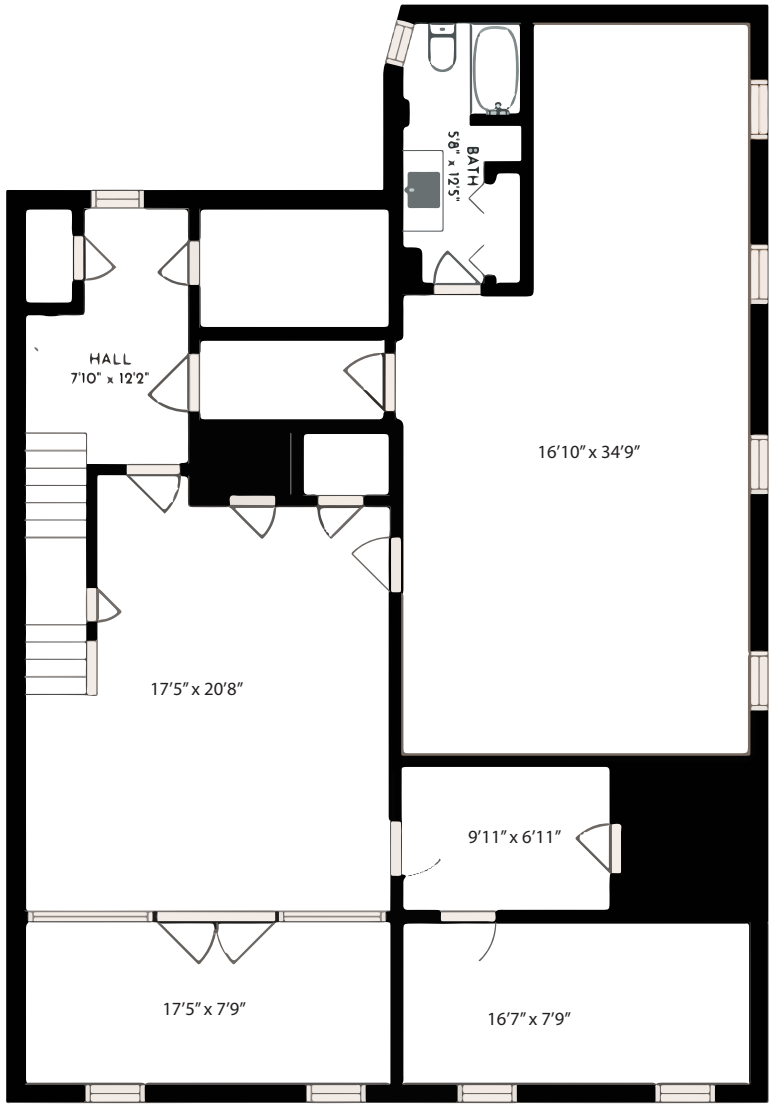


FLOOR 1

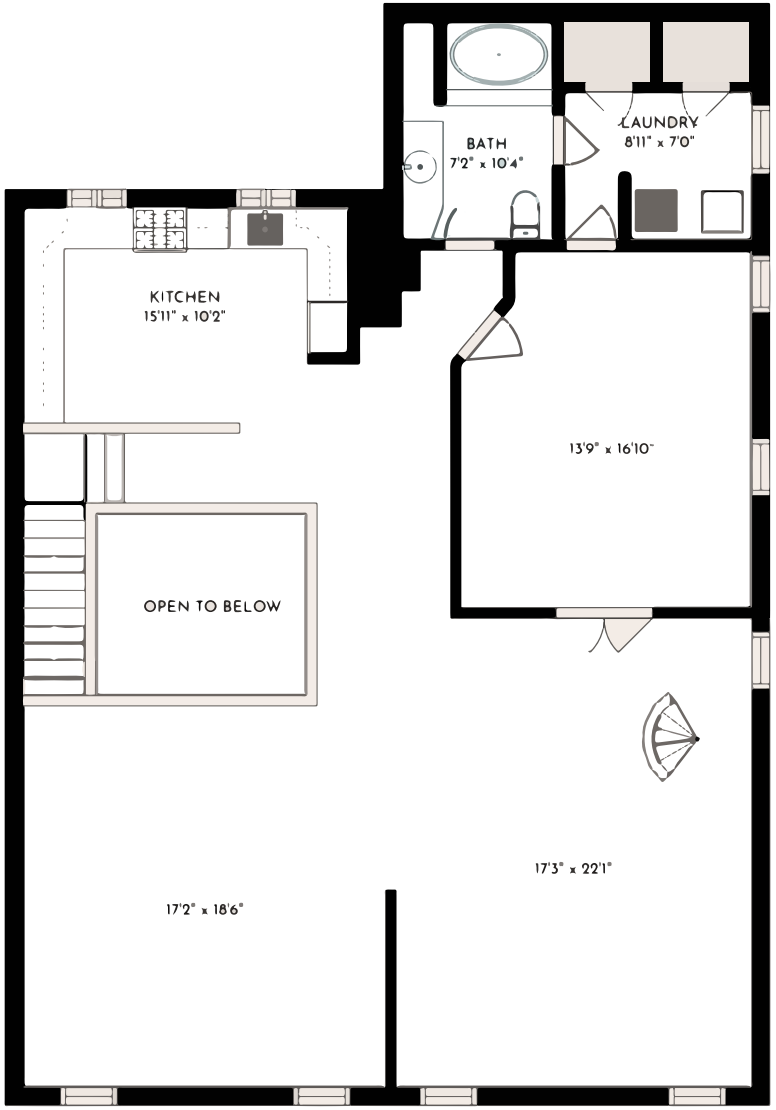


FLOOR 2

RD+ 240-242 N 3rd Street | **Floor Plan: Bi-Level Apartment**



FLOOR 3



FLOOR 4

240-242 N 3rd Street | **Location**

- Located in the heart of Old City, with standout restaurants, coffeeshops, and historical landmarks such as Independence Hall and the National Constitution Center
- Convenient street parking available with direct access to I-95 and I-676 leading to New Jersey and the Philadelphia suburbs and numerous nearby parking facilities
- Located steps away from the new Penn's Landing Project led by The Durst Organization, see more on page 8
- Easily accessible by the Market-Frankford subway line and multiple SEPTA bus routes

AREA DEMOGRAPHICS
1 MILE RADIUS

Total Population	43,850
Average Household Income	$138,268
Average Age	37.9

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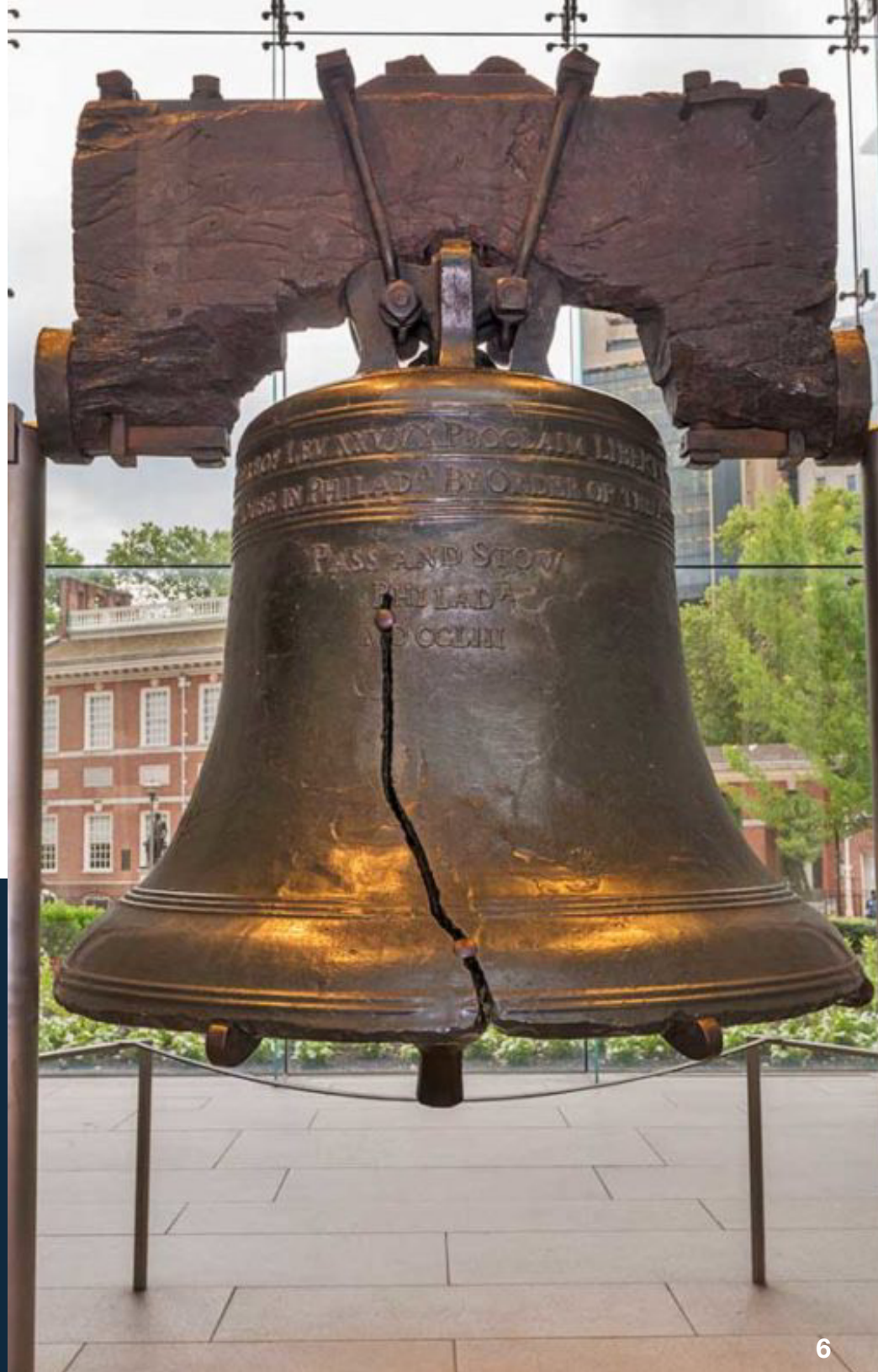

Penn's Landing Project (Coming Soon)

The revitalization of Penn's Landing, led by The Durst Organization, is an awarded $2.2 billion multi-year plan for a sweeping mixed-use project. The plans call for 3.5 million square feet of mixed-use space, including thousands of new residential units, hundreds of hotel rooms and tens of thousands of square feet in retail space. It will be created by capping a portion of Interstate 95, and is predicted for completion in 2024.

RD+ 240-242 N 3rd Street | **Area Amenities**

FOOD & RESTAURANTS

1. Reading Terminal Market
2. Di Bruno Bros
3. La Famiglia Ristorante
4. Independence Beer Garden
5. La Colombe
6. The Bourse Food Exchange
7. High Street
8. Buddakan
9. Fork
10. Han Dynasty
11. Positano Coast
12. Stripp'd Juice
13. 2nd Story Brewing
14. Franklin Fountain
15. Zahav
16. Old City Coffee
17. Starbucks
18. Tomo Sushi
19. Oh Brother Philly
20. Cafe Ole
21. Oui
22. Tuna Bar
23. Race Street Cafe
24. Paddy's Old City Pub
25. Radicchio Cafe
26. Sang Kee Peking Duck House

FITNESS , RETAIL & GALLERIES

1. The Fashion District
2. CVS
3. Sweat Fitness
4. 3rd Street Hardware
5. Blokes
6. Center for Art in Wood
7. Wexler Gallery
8. Bulthaup
9. Bluestone Gallery
10. Target
11. Starbucks
12. Amazon Grocer (Coming Soon)

AREA ATTRACTIONS

1. Convention Center
2. Jefferson Hospital
3. Museum of the American Revolution
4. Independence Hall
5. Independence Visitor's Center
6. Independence Seaport Museum
7. Benjamin Franklin Museum
8. National Constitution Center
9. Race Street Pier
10. Cherry Street Pier
11. The African American Museum in Philadelphia
12. Elfreth's Alley
13. Fringe Arts
14. Spruce Street Harbor Park
15. Franklin Square Park

RD+ 240-242 N 3rd Street | **Transportation**

SEPTA Market-Frankford Line

1 2nd Street Station

PATCO Line

2 8th Street Station

SEPTA Bus Routes

3 Bus Route #42

4 Bus Route #5, #57

5 Bus Routes #5, #17, #33, #48

6 Bus Route #25

Indego Bike Station

7 4th & Wood Street

8 6th & Race Street

9 2nd & Market Street

Walk Score	Bike Score	Transit Score
99	96	100

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