

4487 – 4489 BOONE STREET

Roxborough / Manayunk | Philadelphia, PA 19128

\$475,000

PACKAGE PRICE



PERMIT-IN-HAND | SHOVEL-READY | TWO FULLY ENTITLED LOTS

2

Building Lots

2,297 SF

Per Unit (Approved)

3-Story + Roof Deck

Semi-Detached SFH

RSA-3

Zoning District

Rare opportunity to acquire a **shovel-ready, permit-in-hand infill package** in prime Roxborough/Manayunk (19128). This sale includes two fully entitled buildable lots at 4487 Boone St and 4489 Boone St with **active and transferable** zoning and building permits for two three-story semi-detached single-family homes with pilot houses and roof decks. Both lots have **approved 10-year declining tax abatements** that transfer to the buyer — a significant financial incentive for end purchasers. Months of entitlement work and risk have already been completed — a buyer can move directly into mobilization and construction.

ENTITLEMENT PACKAGE

BUILDING PERMITS

RP-2025-011951 & RP-2025-012004

PERMITS ISSUED

December 16, 2025

ZONING PERMITS

ZP-2025-008174 (issued 9/16/2025)

STREETS APPROVAL

SR-2024-026550 (no conditions)

GEOTECH REPORT

Fidelis Engineering (Aug 2025)

TAX ABATEMENT

10-Yr Declining Abatement Approved (both lots)

LOT DETAILS

4487 BOONE (PARCEL G)

3,198 SF | 0.073 acres

4489 BOONE (PARCEL F)

2,657 SF | 0.061 acres

COMBINED LOT AREA

5,855 SF | 0.134 acres

PARKING

Off-street, accommodated on-site

UTILITIES

Public water & public sewer

CURRENT USE

Vacant land / lots only

INVESTMENT OVERVIEW & SUBDIVISION UPSIDE

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POTENTIAL 3-LOT OPPORTUNITY

4489 Boone Street is a dual-frontage, through-block lot with street access on both Boone Street and Fleming Street. This configuration may offer the ability to **subdivide and create a third buildable lot** with separate frontage on Fleming Street — a configuration that typical mid-block lots cannot achieve.

With the right buyer, this package could yield **three homes instead of two**. The through-block characteristic is already documented in the Aqua Economics survey and site plan.

This optionality is presented as potential upside only and is not an existing entitlement. Subject to City approvals, survey confirmation, and buyer due diligence. Not represented as a guaranteed outcome.

DILIGENCE BINDER AVAILABLE

- Approved Architectural Plans (A-series) for both lots
- Structural & Framing Plans (S-series) for both lots
- Geotechnical Investigation by Fidelis Engineering, Inc.
- Civil / Site Plans, Earth Moving Plans, Tree Preservation Plans
- Arborist Reports & Tree Assessment Matrix
- Excavation Calculations & Sheeting/Shoring Specifications
- Streets Department Approval Letter (SR-2024-026550)
- Deed of Subdivision & Survey by Aqua Economics / Paul N. Lonie, PLS
- Issued Zoning & Building Permits (all transferable)
- 10-Year Declining Tax Abatement Approvals (both lots, transferable)

CONTACT FOR DILIGENCE BINDER & SITE ACCESS

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