

12 S WYCOMBE AVE

LANSDOWNE, PA 19050



WYCOMBE AVE

42-UNIT DEVELOPMENT SITE IN LANSDOWNE, PA

SAMANTHA MILLER 215.692.3107 ■ smiller@mpnrealty.com **KYLE RUFFING** 267.546.1719 ■ kruffing@mpnrealty.com

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About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 12 S. Wycombe Avenue, a 42-unit multifamily development opportunity in Lansdowne, PA. Ownership has obtained zoning approval for 41 apartments, 1,085 SF of commercial space and 11 on-site parking spaces. The apartment mix includes: (32) – 1 BR / 1 Bath, (4) – 2 BR / 1 Bath, and (5) 2 BR / 2 Bath. The site includes (3) parcels: 2 S Wycombe Ave, 10 S Wycombe Ave and 12 S Wycombe Ave and total 30,170 SF. The site is well located on the corner of S. Wycombe Ave and Baltimore Ave; Lansdowne’s main commercial corridor. 12 S Wycombe Ave presents a rare opportunity to develop a multifamily building in the heart of Lansdowne, a transforming neighborhood that includes the restoration of Lansdowne Theatre and a recently passed bill allowing alcohol sales in what was formerly a “dry town.” The property is located within a Qualified Opportunity Zone (QOZ), offering potential tax incentives and strategic benefits for investors and developers.



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Property Overview

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Address	12 S. Wycombe Ave, Lansdowne, PA 19050
Price	\$1,200,000
Number of Buildings (Proposed)	Two (2)
Number of Floors (Proposed)	Three to Four (3-4)
Number of Units (Proposed)	Forty-Two (42)
Lot Size*	168' x 180'
RE Tax Assessment 2026*	\$349,440
RE Tax 2026*	\$21,130
Zoning	Baltimore Ave Mixed Use District Qualified Opportunity Zone (QOZ)
Parking	11 proposed spaces
Lot Dimensions	
2 S. Wycombe Ave	98' x 180'
10 S. Wycombe Ave	35' x 179'
12 S. Wycombe Ave	35' x 179'
Proposed Unit Mix	
Number of Retail Stores	One (1)
Number of 1 Bed/1 Bath	Thirty-Two (32)
Number of 2 Bed/ 1 Bath	Four (4)
Number of 2 Bed/ 2 Bath	Five (5)
Total Number of Units	Forty-Two (42)
Number of Parking Spaces	Eleven (11)

*Per Lansdowne Borough

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Proposed Unit Mix

Unit Type	# of Units	Avg SF	Projected Monthly Rent (per unit)
Commercial	One (1)	1,100	\$1,850
1 Bed/1 Bath	Thirty-Two (32)	625	\$1,550
2 Bed/1 Bath	Four (4)	800	\$1,850
2 Bed/ 2 Bath	Five (5)	900	\$1,850
Total # Of Units	Forty-Two (42)	775 (Avg. Apt. SF)	
Parking	11 Spaces		\$100

List of Approvals and Permits

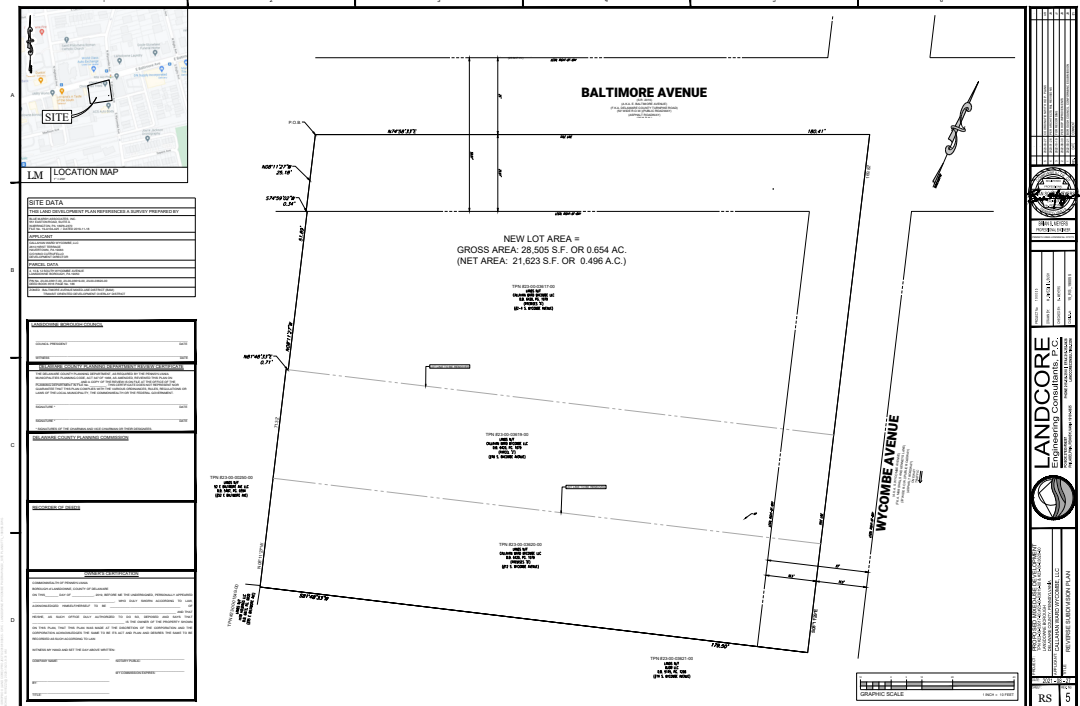
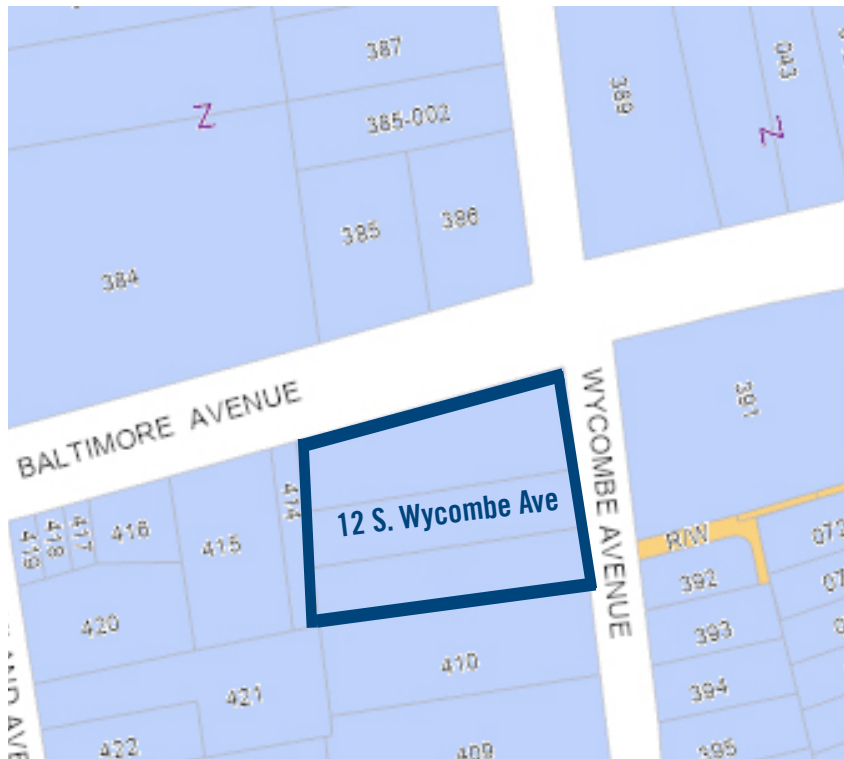
- » Zoning fully approved for 41 apartments, 1,085 SF of commercial space and 11 on-site parking spaces
- » Historic Review Architectural Review Board approval
- » Architectural plans completed for “original” version of the project with a residential lobby and elevator
- » Architectural plans +/-50-60% complete for the revised building design which eliminates the lobby and elevator
- » State Highway permits to tap into Baltimore Ave. for sewer connections – previously approved, needs revision for modified plans
- » Sanitary Sewer allocation for the full project

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Parcel Map



Lot	Dimensions	Tax Assessed Value	RE Tax 2026
2 S. Wycombe	98' x 180'	\$160,742	\$9,719.91
10 S. Wycombe	35' x 179'	\$94,349	\$5,705.19
12 S. Wycombe	35' x 179'	\$94,349	\$5,705.19
Total:		\$349,440	\$21,130.29

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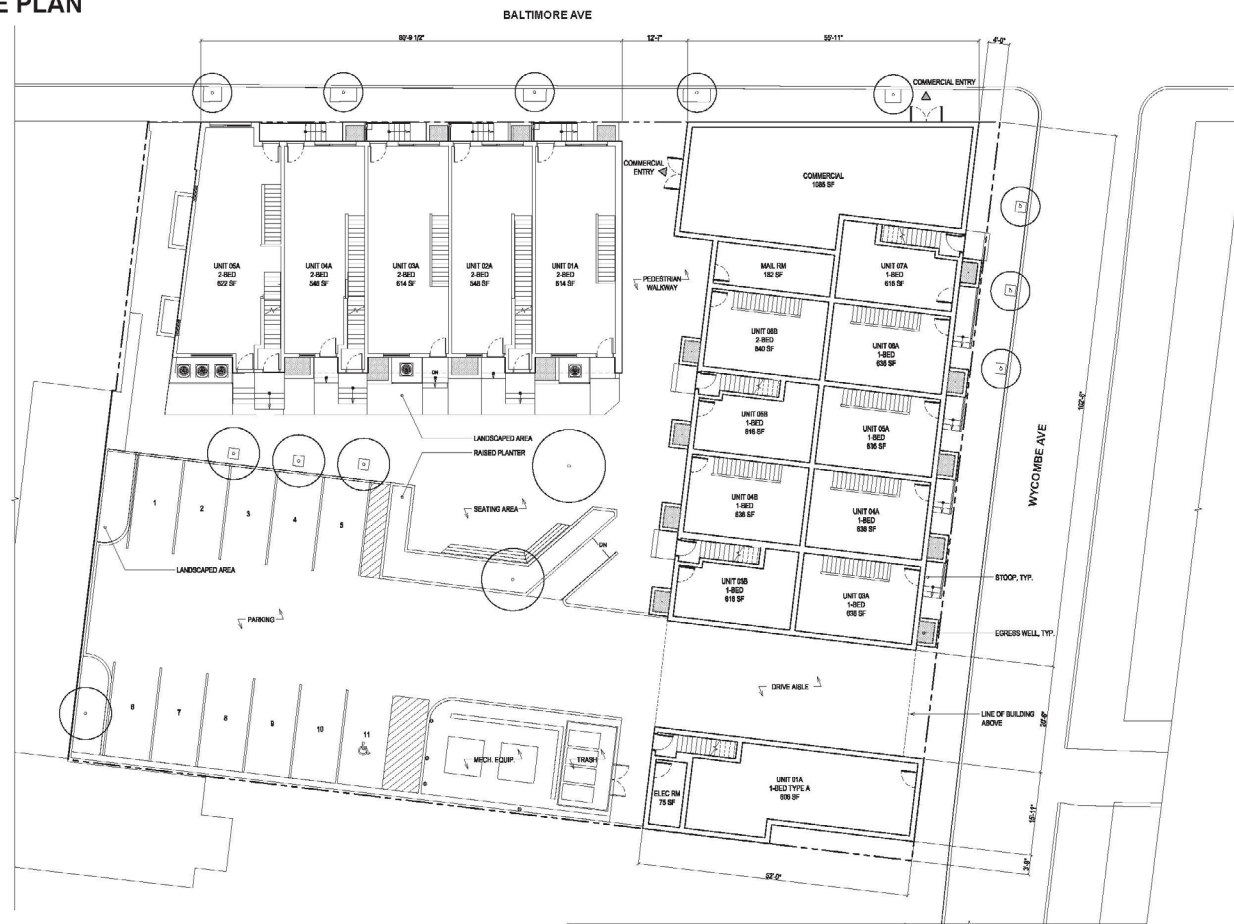
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Site Plan (Click for all plans/drawings)

PROPOSED SITE PLAN



WYCOMBE AVE **ISA**

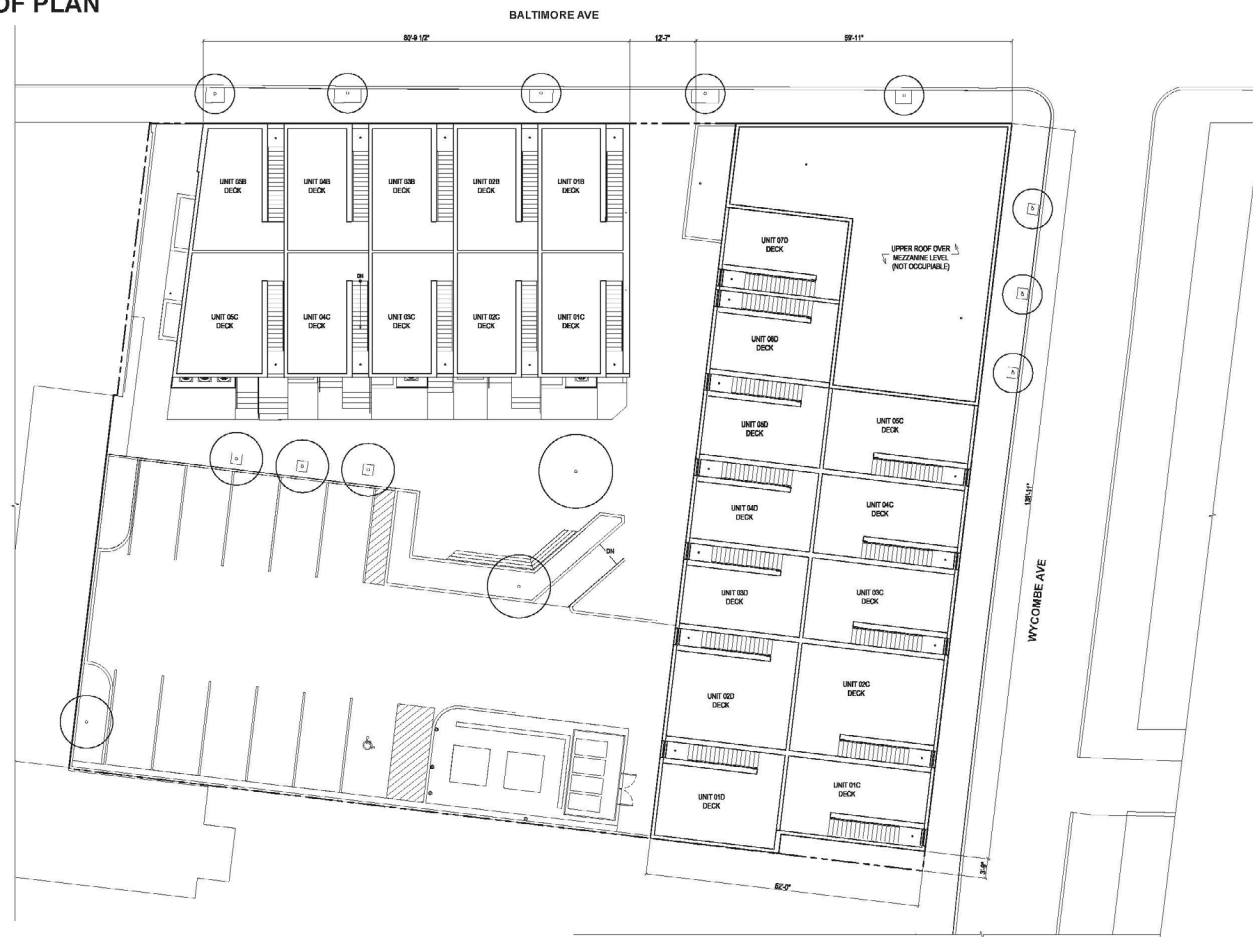
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Roof Plan

PROPOSED ROOF PLAN



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Conceptual drawing



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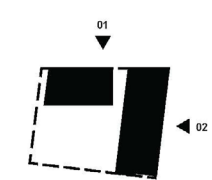
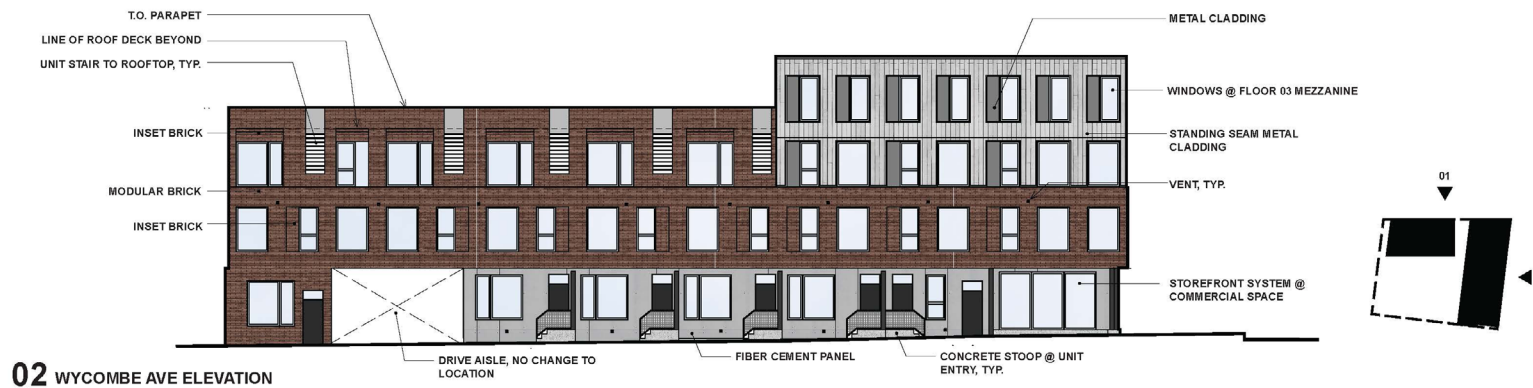
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Elevation

STREET ELEVATIONS



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Retail Map



DEMOGRAPHICS (1 mile)	
Residents	28,505
Average household income	\$79,911
Est. Daytime population	7,469

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About the Neighborhood: Lansdowne

Lansdowne, Pennsylvania has undergone a notable transformation in recent years, evolving from a historically “dry town” into a vibrant, culturally driven community. After decades of restrictions, voters approved a referendum allowing beer, wine, and liquor sales in restaurants and select retail locations, marking a major shift in the borough’s economic growth and appeal. This change built on earlier revitalization efforts, most notably the restoration of the iconic Lansdowne Theater. Originally opened in 1927, the theater sat vacant for over 30 years before undergoing an extensive restoration to return it to its former glory. Located just one block from the subject property at 12 S Wycombe Avenue, the theater now serves as a central hub for arts, music, and live entertainment, playing a key role in establishing Lansdowne as a destination for dining, nightlife, and culture.

Beyond its cultural resurgence, Lansdowne offers a highly walkable downtown environment centered along Lansdowne Avenue, where a mix of locally owned restaurants, cafés, and boutique shops contribute to a strong sense of community. The borough regularly hosts seasonal events, markets, and performances that attract both residents and visitors, further enhancing its appeal. With the introduction of liquor licenses, businesses have been able to expand and new concepts continue to emerge, strengthening the local economy. Coupled with its convenient access to Center City Philadelphia via Regional Rail and major roadways, Lansdowne presents an attractive opportunity for both residents and investors, supported by its historic charm, ongoing development, and increasing demand.



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