

Investment & Redevelopment Opportunity

# AVAILABLE FOR SALE

4254 - 4258 Ridge Avenue, Philadelphia, PA



OFFERING MEMORANDUM



# DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.



Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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MARKET OVERVIEW

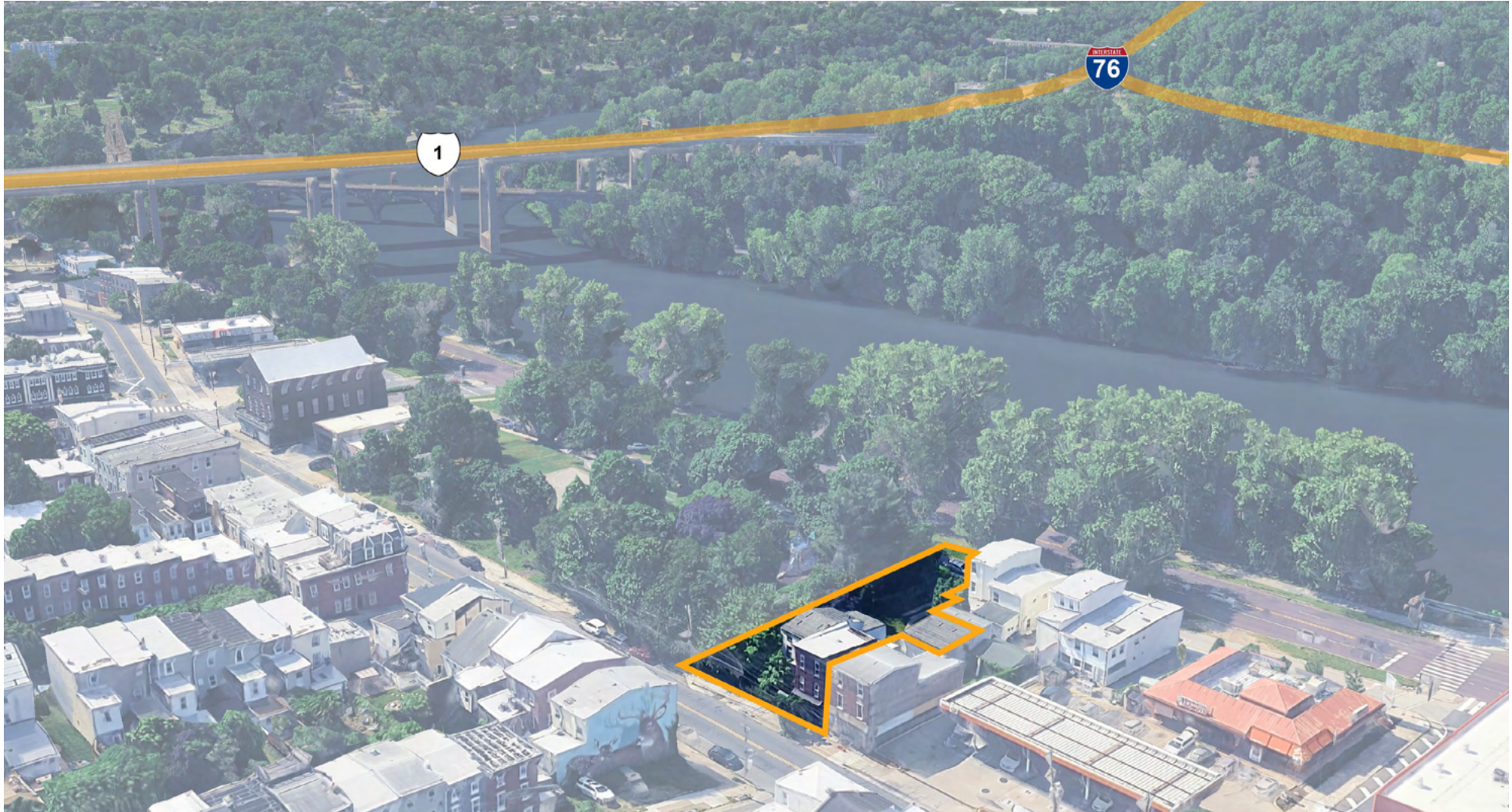
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BID INSTRUCTIONS

# EXECUTIVE SUMMARY



Binswanger is pleased to present 4254–4258 Ridge Avenue, a distinctive mixed-use investment and redevelopment opportunity located in the East Falls section of Philadelphia. The property includes approximately 4,800 square feet across a three-story mixed-use commercial/residential building, a single-family residential structure, and a two-car garage. There is also a current curb cut allowing for off street parking. With CMX-2.5 zoning, dual frontage along Ridge Avenue and East River Road, and a location within one of Northwest Philadelphia's most attractive and supply-constrained neighborhoods, the asset offers investors and developers the ability to capitalize on continued residential demand, strong neighborhood fundamentals, and meaningful future repositioning potential.





# PROPERTY INFORMATION

**Total Lot Size: 10,265 sq. ft.**

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## **4254-56 Ridge Ave:**

- ✓ 1,656 sq. ft. on 7,658 sq. ft.
  - ✓ Three (3) Stories
  - ✓ Full Basement
  - ✓ 44' Frontage on Ridge Avenue
  - ✓ 20' Frontage on East River Road
  - ✓ Within the 100 & 500-year Floodplain
  - ✓ Year Built: 1939
  - ✓ Est. 2026 Taxes: \$5,753
- 

## **4258 Ridge Ave:**

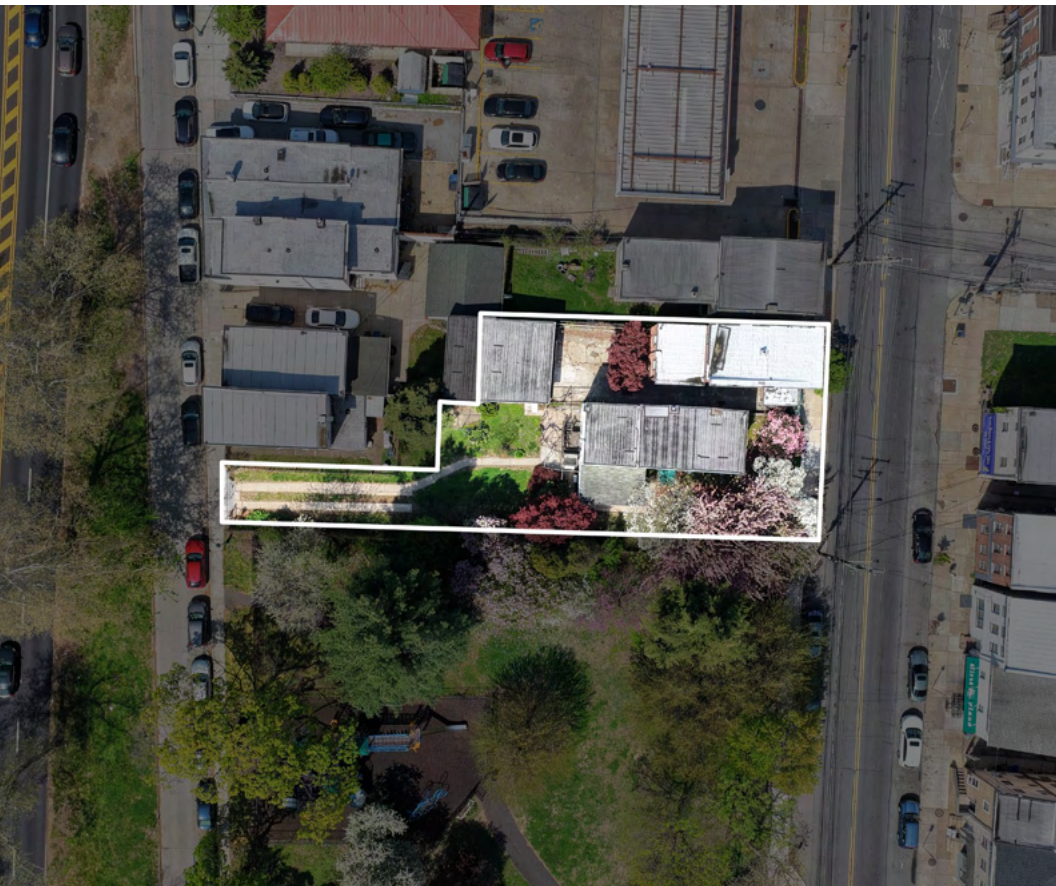
- ✓ 2,188 sq.ft. on 2,613 sq. ft.
- ✓ Three (3) Stories
- ✓ Full Basement
- ✓ 24' Frontage on Ridge Avenue
- ✓ Detached Garage approximately 900 SF
- ✓ Within the 500-year Floodplain
- ✓ Year Built: 1939
- ✓ Est. 2026 Taxes: \$2,086



# PROPERTY ZONING

The property is zoned CMX-2.5 (Commercial Mixed-Use 2.5) by the City of Philadelphia, a designation that provides meaningful flexibility for mixed-use redevelopment. Based on the development assumptions outlined in the underwriting materials, the zoning can support a project that incorporates ground-floor commercial space with multifamily residential units above. The existing analysis contemplates a building up to 55 feet in height, commercial frontage extending approximately 68 feet along the first floor, and a residential development program of roughly 27-36 units across four residential floors over commercial space. This zoning framework is attractive because it allows for a higher-density mixed-use redevelopment approach in a proven residential neighborhood, while preserving street-level commercial activation along Ridge Avenue.

[CLICK HERE FOR MORE ZONING INFORMATION](#)





# MARKET OVERVIEW

# STRATEGIC LOCATION



The property is located in East Falls, a well-established neighborhood in Northwest Philadelphia known for its tree-lined streets, access to the Schuylkill River, and convenient connectivity to Center City and the surrounding suburbs. The location benefits from immediate access to I-76 and US-1, SEPTA Regional Rail service at East Falls Station, and multiple bus routes, providing strong commuter accessibility. East Falls also draws demand from young professionals, students, and medical employees due to its proximity to major institutions, nearby Manayunk, and recreational amenities such as Fairmount Park, Kelly Drive, and the Schuylkill River Trail.



EAST FALLS STATION  
**SEPTA**

**4254-58**  
Ridge Avenue

thunder mug  
Cafe

TAQUERIA  
**CRESTA**  
TACOS, CERVEZA, TEQUILA

LeBUS  
EAST FALLS

CRUST

The Famous  
4th Street  
Cookie

INN YARD PARK

EAST FALLS RIVERWALK

IN RIVA...

**DUNKIN'**

# EAST FALLS/MANYAUNK MULTIFAMILY SUBMARKET

**\$1,513**  
Market Rent/Unit  
(Q2 2026)

**6.3%**  
Vacancy Rate  
(Q2 2026)

**379**  
12-month Net Absorption Units  
(Q2 2026)

**1.7%**  
Annual Rent Growth  
(Q2 2026)

**24,583**  
Inventory Units  
(Q2 2026)

**193**  
Under Construction Units  
(Q2 2026)





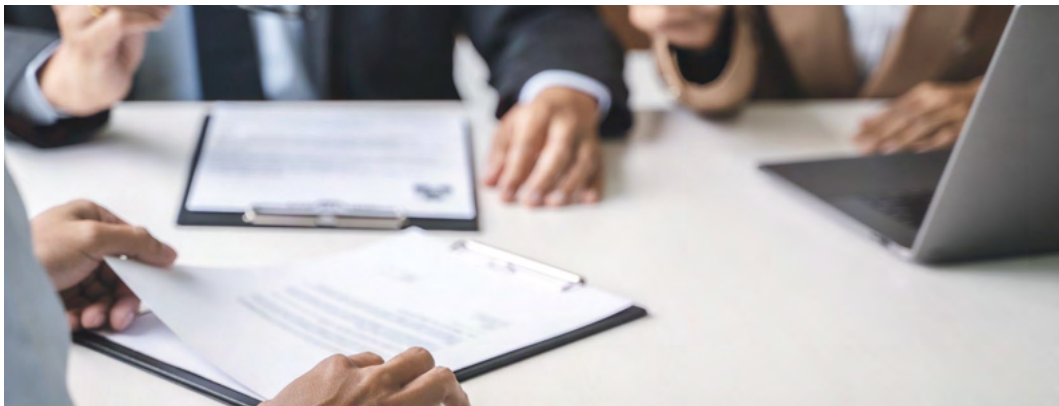
# BID INSTRUCTIONS

# SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the properties located at **4254 - 4258 Ridge Avenue in Philadelphia, PA.**

These Properties are being offered to prospective purchasers through an offer process. The Properties will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.



## TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

## OFFERING PROCEDURE

All submissions must be in electronic form submitted to **[cpennington@binswanger.com](mailto:cpennington@binswanger.com)**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

# CONTACT US

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