

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

COMMERCIAL PROPERTY FOR SALE

141 LEAGUE ST

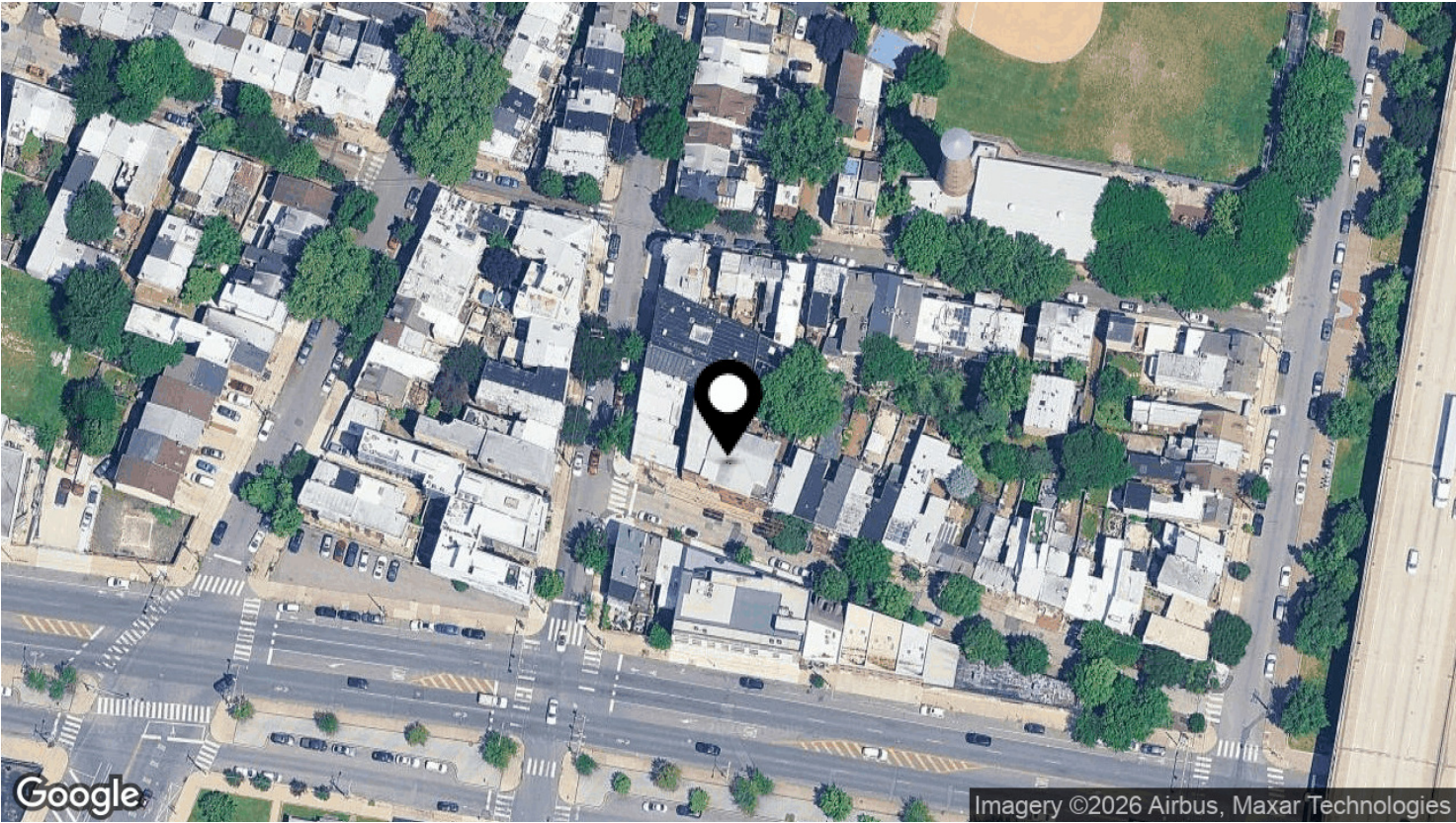
Philadelphia, PA 19147

6 Coulter Ave Fl 2, Ardmore, PA 19003 • 610.520.0100 •

PROPERTY SUMMARY

141 League St | Philadelphia

COMMERCIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

They don't make buildings like 141 League Street anymore. Set on a quiet Queen Village side street one block off Front Street, this circa-1900 masonry landmark rises three stories behind a dramatic pedimented facade — oversized industrial windows, private roof deck, and a full passenger elevator, a combination nearly impossible to find in one of Philadelphia's most desirable historic neighborhoods. The 10,206 SF building is 100% leased to two long-standing tenants (creative publisher, floors 1–2; established salon, floor 3) producing \$112,403 in scheduled income — an approx. 6.8% in-place yield on a net-effective basis, rising by contract in 2027.

The upside is defined: both leases expire 1/31/2028 with in-place rents around \$13/SF vs. estimated market rents of \$20–\$24/SF, giving the next owner a clear path to materially higher income — re-lease at market, renew, or occupy 5,800 SF (57%) as an owner-user with SBA financing and rental income offsetting carry. Median household income of \$97,514 within one mile, 395,000+ residents within three, pedestrian rating 100, and I-95 a tenth of a mile away.

A fully leased income property today, a mark- to-market event in 18 months, and a trophy Queen Village asset forever. Offered at \$1,650,000.

LOCATION DESCRIPTION

The property is conveniently located in the heart of Philadelphia, just a short distance from S Christopher Columbus Blvd. Traveling west on Washington Ave, then north on Front St, and finally west on League St will lead you to this prime location. This strategic positioning ensures easy access and high visibility, making it an ideal choice for retail and street retail investors looking to capitalize on the vibrant energy of the neighborhood.

OFFERING SUMMARY

Address / Parcel:	141 League St, Philadelphia, PA 19147-4224 OPA 883567500
Building:	10,206 SF gross improvement area; 3 stories; masonry/brick; built 1900; elevator-served; no basement (OPA)
Demised area:	8,550 SF under lease (5,800 SF floors 1–2; 2,750 SF floor 3); ≈ 1,656 SF common/core (≈16% load)
Occupancy:	100%
Zoning:	RSA5 — Residential Single Family Attached-5.
Sale Price:	\$1,650,000

TENANCY & INCOME

141 League St | Philadelphia

COMMERCIAL PROPERTY FOR SALE

RENT ROLL

Tenant	Premises	Demised SF	Current Rent/Mo.	Rent PSF/Yr	Expiration
Philadelphia Style, LLC	Floors 1–2	5,800	\$6,200.00	\$12.83	1/31/2028
MJM Headhouse, LLC (Headhouse Salon)	Floor 3	2,750	\$3,166.92	\$13.82	1/31/2028
Total / Blended		8,550	\$9,366.92	\$13.15	

SCHEDULED BASE RENT

Period	Annual Scheduled Base Rent
Current lease year	\$112,403
Final lease year (from 2/1/2027)	\$115,343

SCHEDULED BASE RENT

Tenant	Share	Reimbursed Categories
Philadelphia Style, LLC	66.60%	Real estate taxes, U&O tax, property insurance, elevator maintenance and inspections, City trash fee, gas
MJM Headhouse, LLC	33.40%	Same categories as above, at 33.4%

PHOTOS

141 League St | Philadelphia

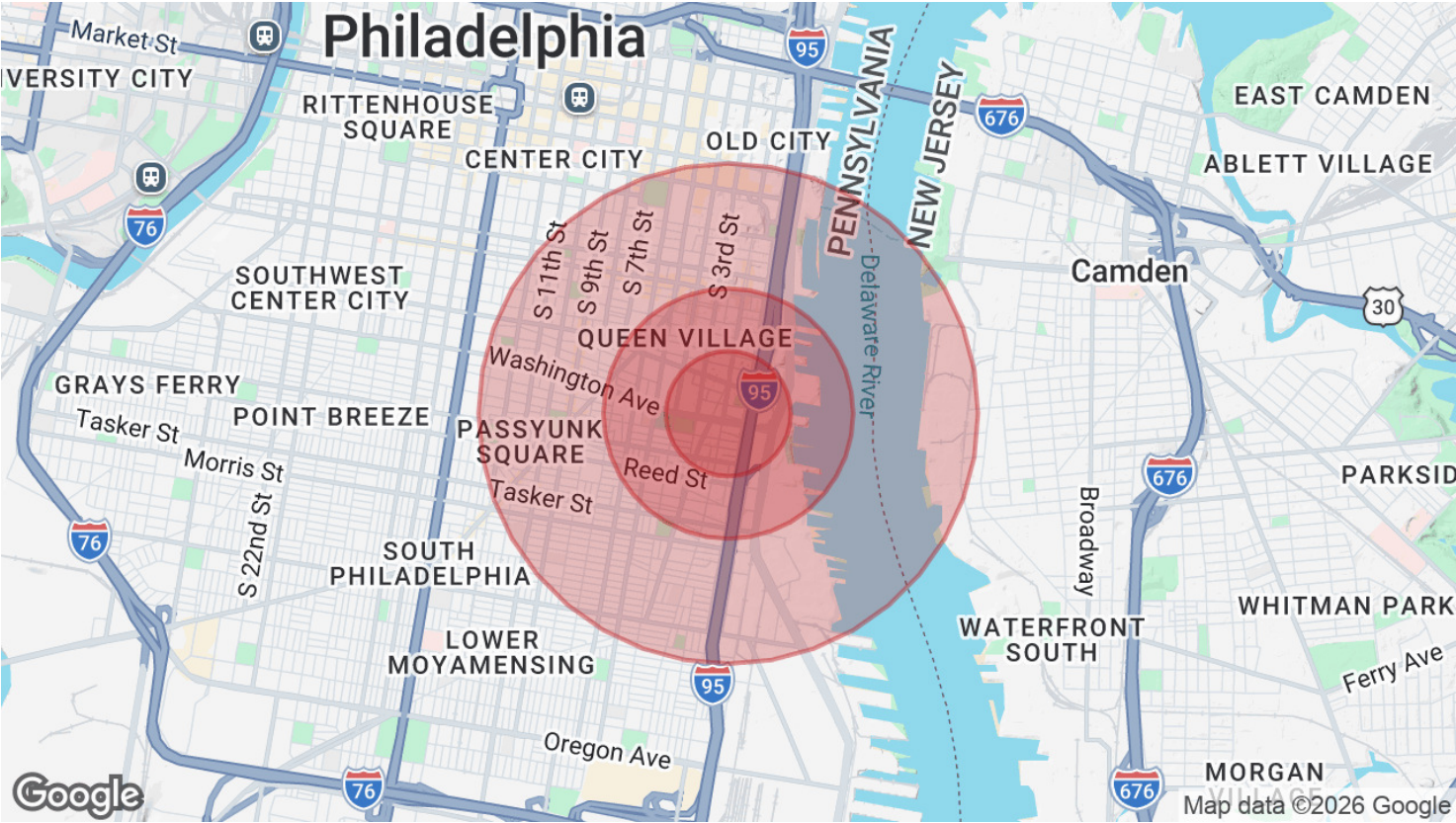
COMMERCIAL PROPERTY FOR SALE



DEMOGRAPHICS MAP & REPORT

141 League St | Philadelphia

COMMERCIAL PROPERTY FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,146	15,444	56,406
Average Age	37.9	36.3	39.3
Average Age (Male)	36.7	36.2	38.9
Average Age (Female)	44.2	37.9	39.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,072	7,460	28,311
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$149,560	\$165,702	\$151,502
Average House Value	\$596,656	\$577,797	\$522,056

2023 American Community Survey (ACS)

DEAL TEAM

141 League St | Philadelphia

COMMERCIAL PROPERTY FOR SALE



Jon O'Shea

M: 267.780.3419 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jon@McCannTeamCommercial.com

keller williams
· **MAIN LINE** ·
Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.