



3006-10
Germantown
Avenue
Philadelphia, PA 19133

\$449,900

PROPERTY HIGHLIGHTS

- Best value per sqft in the immediate area available
- Three combined parcels included in one sale
- Approximately **9,000 SQFT** three-story commercial building
- CMX-2 Commercial Mixed-Use zoning
- Located within a designated **Opportunity Zone**
- Open floor layouts on the second and third floors provide a blank canvas for redevelopment
- Delivered vacant at closing for immediate construction or occupancy
- Ideal for mixed-use, residential conversion, retail, office, educational, event, or institutional use
- Excellent visibility along a high-traffic commercial corridor
- Opportunity to subdivide the parcels (buyer to verify with the City of Philadelphia)





3006-10 GERMANTOWN AVENUE,
PHILADELPHIA, PA 19133

PROPERTY INFORMATION

Purchase one of Philadelphia's evolving commercial corridors with this exceptional three-parcel investment opportunity. Currently operating as a church, 3006-10 Germantown Avenue offers approximately **9,000 square feet** across three existing levels, providing an outstanding foundation for adaptive reuse, renovation, or complete redevelopment.

The property's CMX-2 Commercial Mixed-Use zoning creates exceptional flexibility for developers and owner-users alike. Whether your vision includes ground-floor retail with apartments above, professional office space, an educational facility, a community center, event venue, or continued religious use, the existing structure offers the scale and layout to bring that vision to life.

The second and third floors feature expansive open layouts, allowing developers to efficiently redesign the interior to suit a variety of commercial or residential concepts. With the property being delivered vacant, buyers can begin renovations immediately without tenant relocation concerns.

Located within a federally designated Opportunity Zone, this investment also presents potential long-term tax advantages while benefiting from continued revitalization throughout the surrounding neighborhood. Rare opportunities offering this combination of size, zoning flexibility, vacant possession, and redevelopment potential are increasingly difficult to find within Philadelphia's urban core.



CALL NOW 267-279-5854 OR 215-473-1800



TiaismyREALtor@gmail.com

POTENTIAL PROPERTY DETAILS

Property Type	Property TypeSpecialty / Religious Facility
Building Size	9,000 SF
Stories	3
Sale Type	Investment or Owner User
Zoning	CMX-2 Commercial Mixed-Use
Year Built	1935
Opportunity Zone	Yes
Occupancy	Vacant at Closing
Parcels Included	3

POTENTIAL USE

- Mixed-Use Development
- Retail + Apartments
- Multi-Family Conversion
- Professional Offices
- Medical or Wellness Facility
- Educational Facility
- Community Center
- Event Venue
- House of Worship
- Creative Commercial Space
- Nonprofit Headquarters
- Live/Work Development



PROPERTY PHOTOS

