

3417 AMBER ST & 2105 E. ONTARIO ST

HARROWGATE, PHILADELPHIA 19134



TOWNHOME DEVELOPMENT SITE IN HARROWGATE

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About the Property

MPN Realty, Inc. is pleased to present a prime development opportunity at 3417 Amber Street and 2105 E. Ontario Street in Philadelphia's Harrowgate neighborhood. Comprised of two parcels totaling approximately 14,542 +/- square feet, the site is zoned RSA-5, making this an ideal townhome development site. The seller has provided a conceptual plan for a by-right 12 townhome development. Ideally positioned just minutes from the Aramingo Avenue commercial corridor with convenient access to I-95 and the Betsy Ross Bridge, this offering provides developers with a straightforward, well-connected residential project in a growing Northeast Philadelphia corridor.



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Property Overview

Property Overview	
Price	\$599,000
Total Lot Size	14,542 SF
2105 Ontario Street	
Lot Size	70' x 106'
Lot Area	7,402 SF
Real Estate Tax Assessment 2026	\$134,600
Real Estate Tax 2026	\$1,810
Surface Parking	Street
Street Frontages	East Ontario Street: 106' ; Collins Street: 70'
Site Shape	Irregular
Zoning	RSA-5
3417 Amber Street	
Lot Size	51' x 140'
Lot Area	7,140 SF
Real Estate Tax Assessment 2026	\$128,700
Real Estate Tax 2026	\$1,810
Surface Parking	Street
Street Frontages	Amber Street: 51' ; Collins Street: 51'
Site Shape	Rectangle
Zoning	RSA-5

*Per City of Philadelphia

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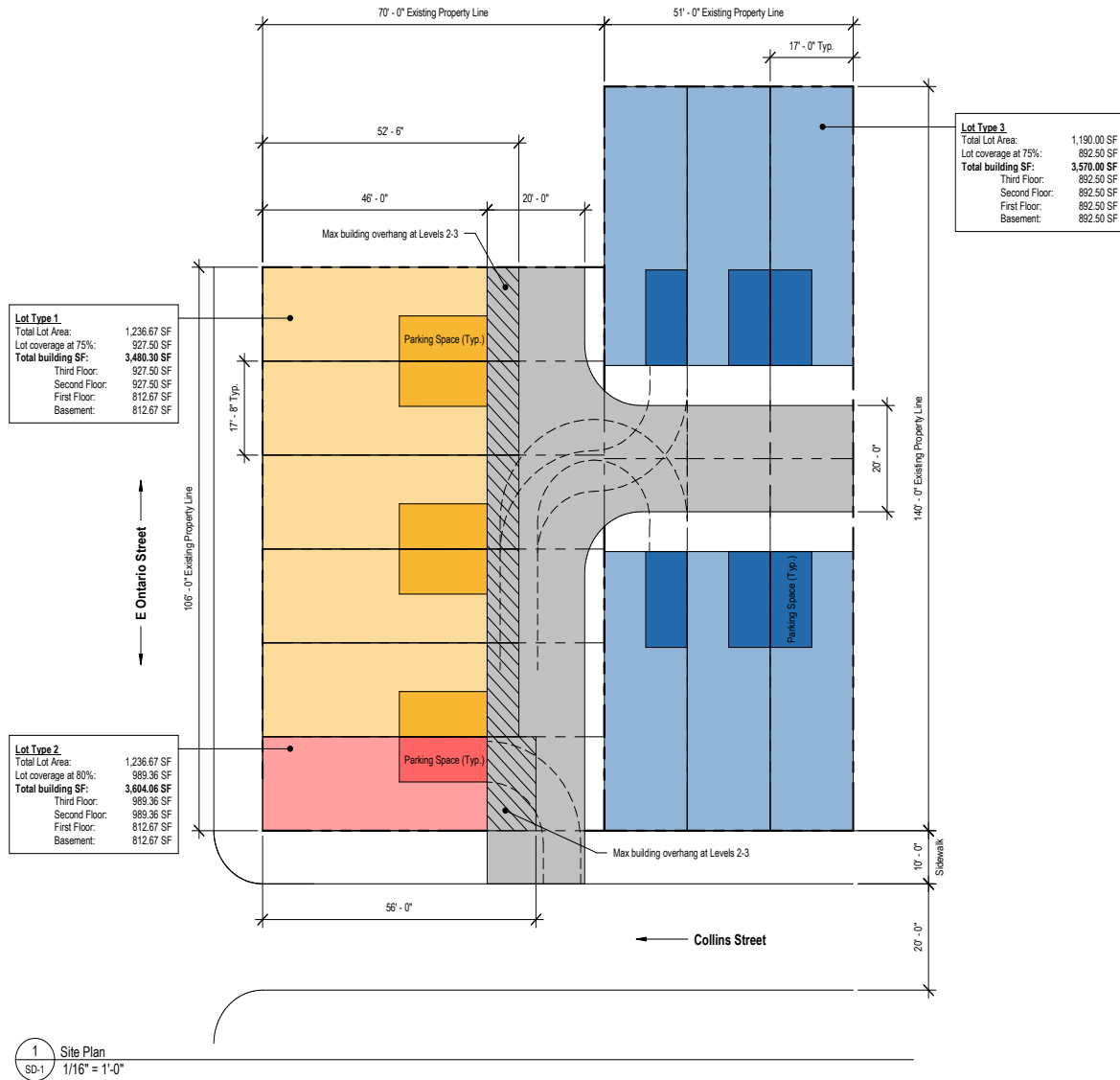
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Feasibility Site Plan



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Zoning

RSA-5



Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Min. Lot Width	16 ft.
Min. Lot Area	Council Districts 1,2,3,7: 960 sq. ft. [2] Council Districts 4,5,6,8,9,10: 1,440 sq. ft. [2]
Max. Occupied Area	Intermediate: 75% Corner: 80% [3]
Min. Front Setback	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/5ft. each Detached, Corner Lot: 5 ft. Semi-Detached: 5 ft.
Min. Rear Yard Depth	9 ft. [7]
Max. Height	38 ft.
Building Types	Detached, Semi-Detached, Attached

Accessory Dwelling Units in RSA-5

Permitted in historic structures or on lots 1,600 sq. ft or greater	Council Districts 1, 2, 3, 7
Permitted in historic structures only	Council Districts 4, 5, 8, 9
Not permitted	Council Districts 6, 10

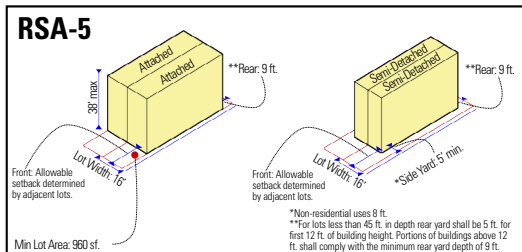


Table Notes:

- [2] In the RSA-5 district, a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:
 - a. At least 75% of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;
 - b. Each of the lots created is used for one single-family attached home; and
 - c. Each of the lots created meets the minimum lot width requirement of the zoning district.
- [3] In the RSA-5 and RSA-6 districts, buildings on lots equal to or less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [4] If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facades and the front lot line required by § 14-701(2)(b)[5] below, except this requirement shall not apply to corner lots.
- [5] In the RSA-5 and RSA-6 districts, front facades shall comply with the following:
 - a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line.
 - b. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade and the front lot line on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero.
 - c. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)[4] (Primary Frontage) shall be subject to the front facade requirements of (a) and (b) above.
- [6] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [7] In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 7 ft.

September 2022

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Retail Map



DEMOGRAPHICS (1 mile)	
Residents	53,600
Average household income	\$55,088
Est. Daytime population	15,145

Walk Score®

Walk Score
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About the Neighborhood: Harrowgate

Harrowgate, Philadelphia is a historic, working-class neighborhood in North Philadelphia, located near Kensington and Port Richmond and centered around Kensington and Allegheny Avenues. The area is characterized by traditional brick rowhomes, small multifamily properties, and long-established local businesses that reflect its strong residential roots and cultural identity. Generations of families have contributed to Harrowgate's close-knit community atmosphere, creating a neighborhood defined by resilience, pride, and long-term stability.



One of Harrowgate's greatest strengths is its excellent access to public transportation and major roadways.

Residents benefit from proximity to the Market-Frankford Line, multiple SEPTA bus routes, and key corridors such as Kensington Avenue and Allegheny Avenue, providing convenient connections to Center City, Northeast Philadelphia, and surrounding neighborhoods. This transit-oriented location supports daily commuting, local commerce, and walkable access to retail, dining, and essential services throughout the area.



Surrounding commercial corridors and nearby communities further enhance Harrowgate's livability and appeal. Local schools, community organizations, and neighborhood institutions play an important role in maintaining stability and supporting residents. With ongoing reinvestment, infrastructure improvements, and renewed interest in North Philadelphia, Harrowgate continues to attract attention for its affordability, accessibility, and growth potential, positioning it as a practical and promising option for residents, homebuyers, and investors seeking urban living with strong neighborhood character.

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