

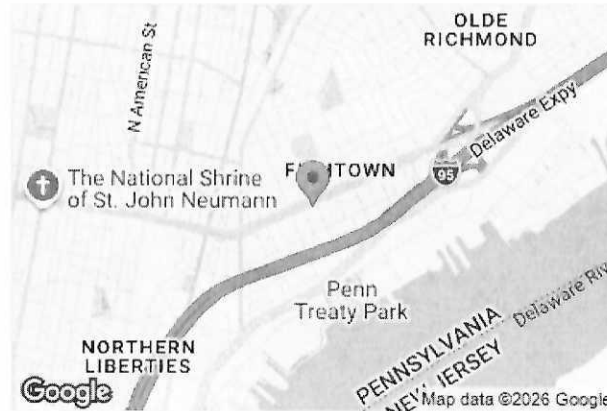
Agent Full

330-32 E Girard Ave, Philadelphia, PA 19125

Active

Commercial Sale

\$1,675,000



Recent Change: **04/22/2026 : New Active : ->ACT**

MLS #: PAPH2610678
Tax ID #: 871523630 885165800 882968665
Ownership Interest: Fee Simple
Sub Type: Mixed Use
Waterfront: No

Available SqFt: 5,789.00
Price / Sq Ft: 293.40
Business Use: Auto Related, Other/General Retail, Parking Lot
Year Built: 1915

Location

County: Philadelphia, PA
MLS Area: 19125 - Philadelphia County (19125)
Subdiv / Neigh: FISHTOWN

School District: Philadelphia City
Cross Street: Columbia Avenue

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$10,665 / 2026
County Tax: Annually
Clean Green Assess: No

Tax Assessed Value: \$761,900 / 2026

Zoning: CMX2
Zoning Description: All three parcels are zoned CMX2

Commercial Sale Information

Business Type: Auto Related, Other/General Retail, Parking Lot
Possible Use: Apartments, Automotive, Beer/Wine/Liquor, Commercial, Development, Mixed, Office, Professional Service, Restaurant, Retail

Potential Tenancy: Multiple
Building Total SQFT: 5,709 / Estimated

Building Info

Building Total SQFT: 5,709 / Estimated

Construction Materials: Masonry
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 1

Lot

Lot Acres / SQFT: 0.12a / 5400sf / Estimated

Lot Features: Corner

Parking

Car Parking Spaces: 6
Total Parking Spaces: 6

Features: On Street, Parking Lot

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Wall Unit, Window Unit(s); Cooling Fuel: Electric; Heating: Radiator; Heating Fuel: Natural Gas; Hot Water: Electric, Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Prime Fishtown corner location within the ORIGINAL Fishtown boundaries with many potential uses and/or redevelopment. Package includes 3 adjacent parcels: 330-32 E Girard Ave, 334-36-38 E Girard Ave & 1132-34 E Columbia Avenue. Retail store/office with bi-level 2-3 Bedroom Apartment, Parking lot with a legal curb cut that holds 6 cars and a one-story commercial garage presently used for Auto-Repair. All three properties will be vacant unless the new owner would like to negotiate a new lease for the present auto-repair garage tenant. The total lot contains 5,400 +/- sq ft. Building sq ft for 330-32 E Girard is 3165 +/- sq ft and the garage is 2624 +/-sq ft. Extensive 70 feet frontage exposure on Girard Ave and 75 feet on Columbia Ave. This is an ideal live-work environment or supplemental rental income for an owner-operator in a high demand market. Steps away from the waterfront at Penn Treaty Park. Fishtown is now known for its top

rated bars, restaurants and nightlife. Great location for a restaurant or other large commercial /residential uses. Easy access to 95 and public transportation including the historic Trolley Car Route #15 that stops in front of the properties. The Girard Ave properties are located within the Fishtown Area Business Improvement District.

Listing Office

Listing Agent: Wayne Leibovitz (3120229) (Lic# RM424488) (215) 634-0800
Listing Agent Email: wleibo@aol.com
Responsible Broker: Wayne Leibovitz (3120229) (Lic# RM424488-PA)
Listing Office: Leibovitz Real Estate, LLC (C21LEIB) (Lic# RB069131)
330 E Girard Ave, Philadelphia, PA 19125-3995
Office Phone: (215) 634-0800 Office Fax: (215) 634-6516
Office Email: wleibo@aol.com

Showing

Appointment Phone: (215) 852-9986
Showing Contact: Owner
Contact Name: Wayne Leibovitz Showing Provider: ShowingTime
Showing Requirements: 24 Hours Notice Lock Box Type: None
Cross Street: Columbia Avenue
Showing Method: In-Person Only
Directions: Corner of Girard & Columbia Avenues

Listing Details

Original Price:	\$1,675,000	Owner Name:	Wayne M and Denise Leibovitz
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	2 / 2
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	12/31/26
Dual Agency:	No	Documents Available:	Legal Description, Plot Plan
Sale Type:	Standard	Seller Concessions:	No
Listing Term Begins:	04/22/2026		
Listing Entry Date:	04/22/2026		
Possession:	Negotiable		
Acceptable Financing:	Bank Portfolio, Cash, Conventional		
Disclosures:	Agent has Financial Interest, Division potential		

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