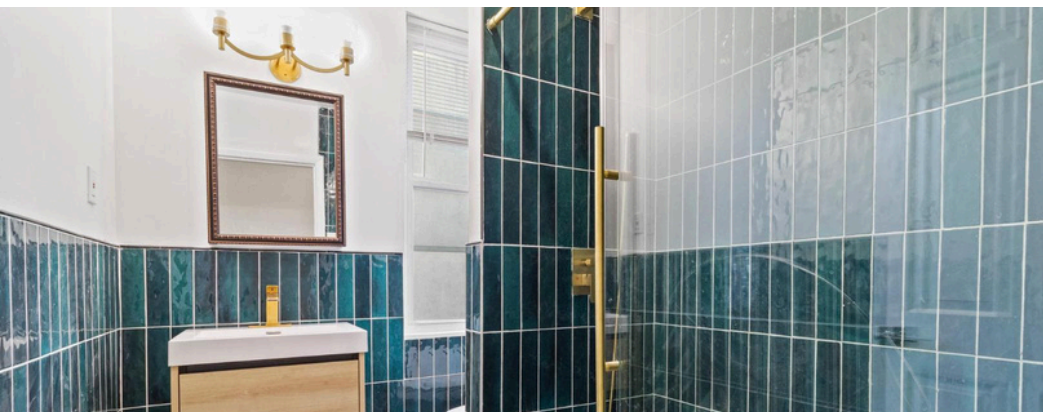


# 1602 S Broad St

PHILADELPHIA, PA 19145



**OFFERING  
MEMORANDUM**



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Philly CRE Advisors proudly presents 1602 S Broad St, a well-maintained mixed-use/multifamily property prominently positioned along the highly visible Broad Street corridor in South Philadelphia's Newbold neighborhood, offering a compelling opportunity for investors, owner-occupants, and especially medical professionals seeking a strategically located live-work or investment asset. The property features luxury residential finishes, in-unit washer and dryer, central air, and updated mechanical systems, delivering modern comfort with minimal near-term capital needs. The residential units are stabilized with strong in-place income, including Unit 3, a 2-bedroom, 2-bathroom unit leased at \$2,100 per month and Unit 2, a 2-bedroom, 1-bathroom unit leased at \$1,936 per month, creating immediate cash flow while providing flexibility for an owner-user or professional office presence. Its prime location offers close proximity to Methodist Hospital, the South Philadelphia Sports Complex and stadium district, Passyunk Avenue's dining and retail corridor, and convenient access to Center City via Broad Street transit, making it particularly attractive to healthcare professionals, investors, and business owners seeking strong visibility, accessibility, and long-term appreciation potential in one of South Philadelphia's steadily growing commercial corridors.



# PROPERTY INFORMATION

## HIGHLIGHTS

- Close Proximity to Methodist Hospital
- In-Unit Washer & Dryer
- Luxury Interior Finishes
- Updated Mechanical Systems
- Central Air Conditioning
- Stabilized Income Profile
- High-Traffic Location with Strong Visibility

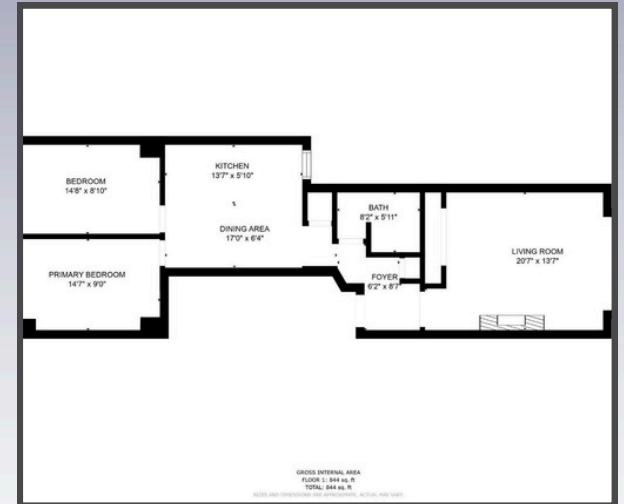
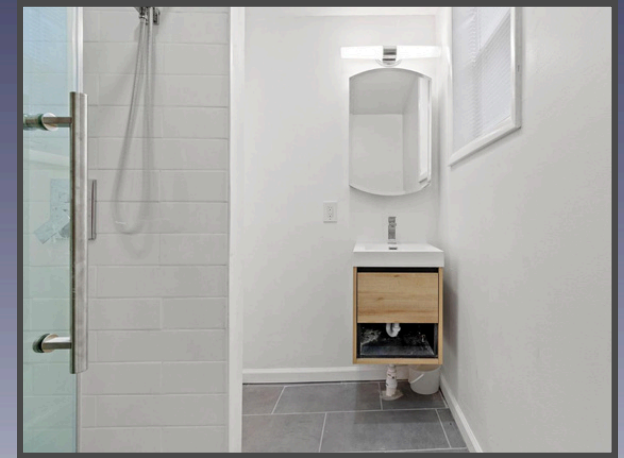
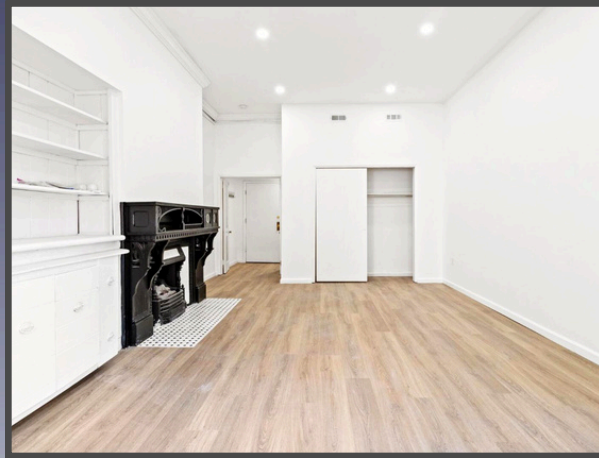


## ESTIMATED RENT ROLL SUMMARY

| UNIT         | UNIT TYPE        | LEASE END DATE | CURRENT RENT | SPRING MRKT RENTS |
|--------------|------------------|----------------|--------------|-------------------|
| 2            | (2 Bed + 1 Bath) | 08/31/2026     | \$1,936      | \$2,000           |
| 3            | (2 Bed / 2 Bath) | 06/30/2026     | \$2,100      | \$2,400           |
| <b>TOTAL</b> |                  |                |              |                   |

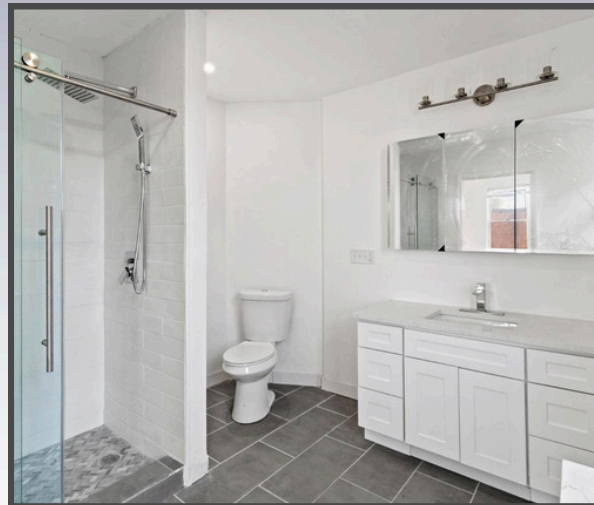
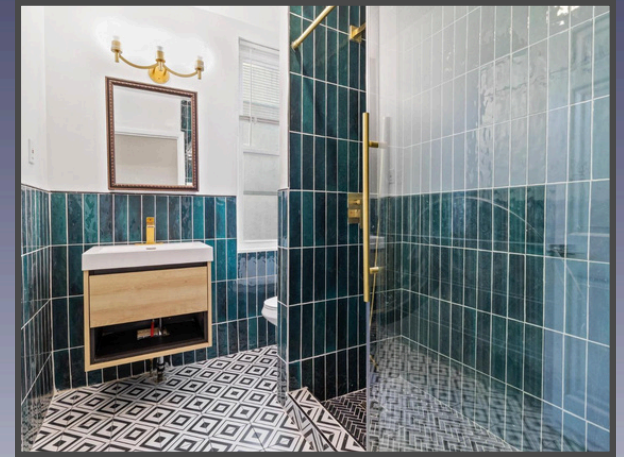
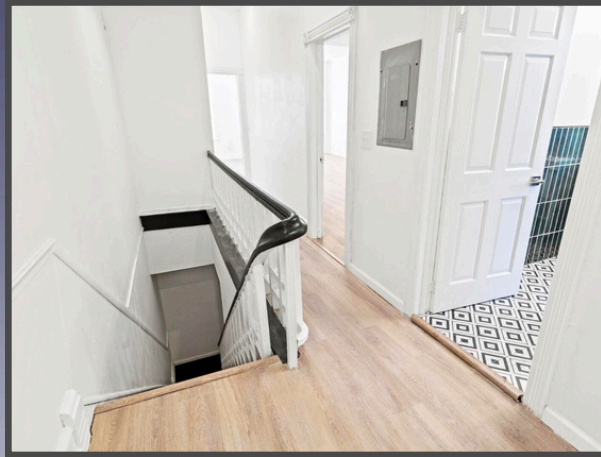
# 1602 S Broad St

## UNIT 2 - INTERIOR PHOTOS



# 1602 S Broad St

## UNIT 3 - INTERIOR PHOTOS






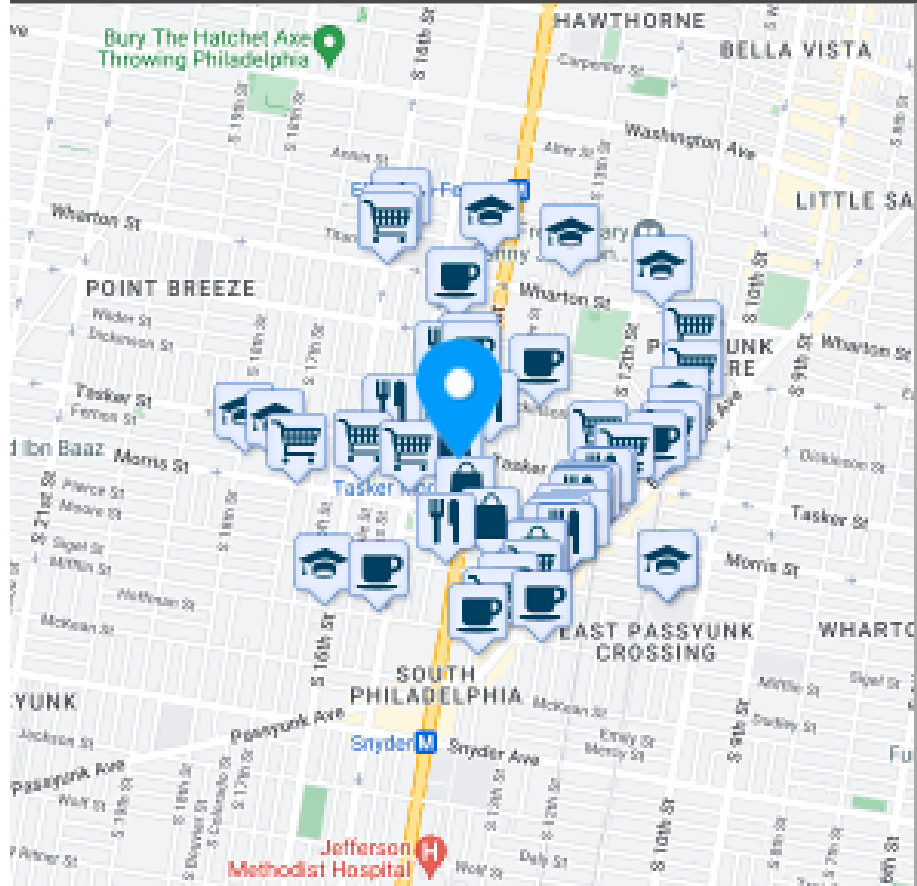
# NEWBOLD/EAST PASSYUNK

Newbold / East Passyunk continues to emerge as one of South Philadelphia's most attractive neighborhoods for real estate investors, offering strong rental demand, lifestyle appeal, and long-term growth potential. The area benefits from its close proximity to Methodist Hospital, making it especially appealing to healthcare professionals seeking convenient housing near work, as well as the nearby South Philadelphia stadium district, which drives consistent foot traffic, employment activity, and neighborhood vitality. Located just steps from the acclaimed Passyunk Avenue corridor, residents enjoy access to award-winning restaurants, cafés, boutiques, and everyday amenities that continue to attract both locals and visitors. Ongoing revitalization, new construction, and business investment have strengthened the neighborhood's trajectory, while easy access to Center City, the Broad Street Line, and major roadways enhances overall connectivity. With strong walkability, stable tenant demand, and relative value compared to Philadelphia's core neighborhoods, Newbold / East Passyunk offers investors a compelling opportunity to capture both steady income and long-term appreciation in one of South Philadelphia's most dynamic corridors.

## NEARBY UNIVERSITIES & HOSPITALS



- 
**Walker's Paradise**  
 Walk Score **94**  
 Daily errands do not require a car.
- 
**Excellent Transit**  
 Transit Score **79**  
 Transit is convenient for most trips.
- 
**Very Bikeable**  
 Bike Score **76**  
 Biking is convenient for most trips.



**PHILLY**   

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